



Design Guidelines for the Milledge Avenue Historic District and Landmark Properties on Milledge Avenue



Athens-Clarke County, Georgia



Athens-Clarke County Unified Government

Athens, Georgia

Kelly Girtz

Mayor

Blaine Williams

Manager

Brad Griffin

Planning Director

Bruce Lonnee

Asst. Planning Director

Amber Eskew

Historic Preservation Planner

accgov.com/208/Historic-Preservation

Athens-Clarke County Charter Sec.8-5-1. Regarding Historic Preservation

In support and furtherance of its findings and determination that the historical, cultural, and aesthetic heritage of Athens-Clarke County is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity, and general welfare of the people; in order to stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business; to encourage the development of financial and other incentives at all levels of government and the private sector that will serve to promote the preservation of historic resources; in order to enhance the opportunities for federal tax relief of property owners under relevant provisions of the Economic Recovery Tax Act of 1981 allowing tax investment credits for rehabilitation of certified historic structures (26 U.S.C.A. section 191), the mayor and commission of Athens-Clarke County hereby declare it to be the purpose and intent of this chapter to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, objects, and works of art having a special historical, cultural, or aesthetic interest or value, in accordance with the provisions of the chapter.

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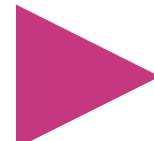
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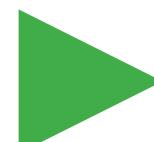


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Overview

Overview

Milledge Avenue is noteworthy on many different levels—for an amazing array of architectural styles, for the many renowned people associated with its homes and development, and its resilience despite continued growth and evolution. While many newer structures have been added since the original settling of the area and are clearly not historic, they add to our understanding of the streetscape over time. The historic character of the area remains prominent even with these more recent additions. It is the intention of historic designation to preserve and protect the character of a structure or neighborhood for future generations while allowing the protected properties to continue useful functions and necessary adaptations.

The goal of this document and the goal of the Historic Preservation Commission is to help residents, contractors, and others in planning these character preserving changes. It is important to make a distinction between this type of preservation and design review based on taste or a particular aesthetic. It is entirely possible to design a project that is deemed

attractive yet inappropriate because it does not adequately preserve the historic character. Conversely, a project can be found appropriate in its preservation aspects that does not necessarily meet society's current aesthetic ideals. While those serving on the Historic Preservation Commission have their own views of attractive aesthetics, their role in design review is limited to the ideals of historic preservation and to following these guidelines.

The Historic Preservation Commission and Planning Staff are eager to work with property owners and applicants in the development of appropriate projects and to provide assistance in understanding the Design Guidelines and tenets of historic preservation. In almost every instance, the Historic Preservation Commission is able to successfully work with applicants to modify designs when necessary to achieve a project that embodies both the preservation of the historic character and the functional and aesthetic goals of the applicant. In so doing, Milledge Avenue can continue to remain as one of the most beloved and prominent streets in Athens-Clarke County.

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CHAPTER 1

General Information

1A

1A. The History of Milledge Avenue

The creation of Athens, Georgia as well as Milledge Avenue as one of its most prominent streets largely owe their existence to John Milledge for whom the street is named. John Milledge was a member of the site selection committee for the University of Georgia that in 1801 chose the spot high on a hill owned by early settler and land speculator, Daniel Easley. Lacking funds to purchase the entire site, John Milledge purchased 633 hilltop acres from Mr. Easley and donated them to the University. The place was named Athens in reference to Athens, Greece as a center of classical culture.

As construction of a college slowly commenced around the humble early academic structures, village lots were sold by the University to pay for the construction. A portion of the street that would become known as Milledge Avenue in 1859, is shown on a plat dating to 1833. However, it is unknown what level of development existed in those earliest days. Certainly by the late 1850's a number of fine residential estates had formed along the street. The A.P. Dearing House at 338 S.

Milledge Avenue is referenced as being constructed in either 1856 or 1858, for instance. At that time the estates involved parcels many times the size of those found today and were representative of the largely agrarian community of a nascent Athens. With the introduction of the railroad to Athens in 1841, industry and university flourished. The town grew in both development and population and neighborhoods such as Cobbham and Dearing formed at the northern and central areas of Milledge Avenue. The more southern end of the street retained its agrarian roots for some time longer. In the years following the Civil War, John Armstrong Meeker bought 200 acres situated on both sides of Milledge Avenue and created an experimental farm known as "Cloverhurst." This farm continued for several decades until development pressure caused that area to be developed as the city pushed toward what would become Five Points.

One of the reasons that Milledge Avenue played such an important role in the development of these new areas was the pres-

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The History of Milledge Avenue

1A

ence of the streetcar line. In 1888 the line was started with mule pulled cars that were upgraded to electric cars a few years later. Initially the Milledge Avenue line turned off of Prince Avenue onto Hill Street and then onto Milledge Avenue at its northern end but extended only to Baxter Street where it then reversed its path. In 1910, the line was extended to Lumpkin Street and converted to a loop. The presence of the streetcar until 1930 cannot be discounted as a major factor contributing to the development of Milledge Avenue and its many neighborhoods. While a bus service replaced the trolley cars for a short time, the economic factors in the aftermath of the depression and the rising dependence on the automobile marked changing times for Milledge Avenue.

Due to difficulty maintaining the fine old mansions and estates in changed economic circumstances, several structures were sold to sororities and the gradual shift away from stately single-family homes to commercial and social institutions began. The A.P. Dearing House was purchased by the Kappa Alpha Theta sorority in 1938. The Hamilton-Hodgson House and Thomas-Carithers House were purchased in 1939 by the Alpha Delta Pi and Alpha Gamma Delta sororities respectively. These Greek organizations were able to maintain the properties and a large percentage of the streetscape as demolitions prevailed in a climate not always seeing its future in its past.

Despite the changing climate of land use, Milledge Avenue continued its prominence in the city of Athens through the mid-twentieth century. Athens High School was built at 350 S. Milledge Avenue in 1952, as an all-white school. While federal law passed in 1954 requiring racial integration, the law allowed the movement toward integration to proceed without a distinct timeline. It wasn't until 1970 that Athens High School was integrated and renamed Clarke Central High School. The last half of the 20th century brought many other changes to Athens and Clarke County through urban renewal, the creation of the nearby Beechwood Shopping Center in the late 1950's and the mall in 1981. Milledge Avenue saw the continuation of the trend away from single-family residential uses with many conversions and new constructions occurring for commercial offices, apartment buildings, and additional Greek organizations. While many of these new construction projects were undertaken with great care to continue the character of the street, a few projects took architectural approaches that, purposefully or not, caused them to stand out from their surroundings. The fact that new projects were not required to blend in with the historic character and that historic structures could be lost altogether through demolition or relocation, prompted community concern over protecting the character of this important Athens street.

Milledge Avenue District Map

1B



Milledge Avenue
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Explanation of Property Status

1C



1C. Explanation of Property Status

Milledge Avenue is noteworthy on many different levels—for an amazing array of architectural styles, for the many noteworthy people associated with its homes and development, and with how well these important aspects remain evident despite its continued development and evolution. This is largely due to how well the majority of the new structures fit into the area. While most of these newer structures are clearly not historic, some of these newer structures capture the essence of the street in their building designs.

Regulations for the creation of historic districts acknowledge that districts are composed of contributing and non-contributing properties. The contributing properties would be those structures that retain enough of their historic character for them to be readily recognizable as historic and for that character to speak to the historic development trends of the area. The non-contributing properties would be those that do not contain a historic structure or contain one that has seen changes over time that make its historic form less evident.

There are a surprising number of structures along Milledge Avenue that are less than fifty years old, the standard date to begin classifying properties as historic. Although these structures are not historic and therefore cannot be considered “contributing,” they are often largely in-character. And, while not necessarily meeting all of the design standards used today, they clearly show an intention to relate to the historic character of the street as a whole. The examples of properties that are non-contributing and out-of-character with the district are not necessarily bad architecture but simply architecture that does not reflect enough sensitivity to the historic surroundings to be considered in-character on Milledge Avenue.

As these guidelines address what types of changes are appropriate for Milledge Avenue, they will also address the process for getting changes approved. Depending on the project and whether a property is out-of-character or not, some applications may be approved at the staff level. Other projects require approval from the Historic Preservation Commission.

Explanation of Property Status



This house is a historic structure that is considered contributing to the historic character of the district.



This house is a recent construction but maintains the scale, massing, and materials of the district and therefore is considered to be non-contributing in-character.



Attractive and well maintained, the building above shares symmetry, building material, and a reference to Colonial Revival style architecture with many of the historic properties in the area. Yet, it is a single story building in an area with 1 1/2 to 2 story building and it lacks the massing typical of the area. Therefore, the property is considered non-contributing, out-of-character.

1C

How to Use These Design Guidelines

1D



1D. How to Use These Design Guidelines

These guidelines provide direction for appropriate design and material options for any proposed projects. Any proposed changes not adequately addressed by these design guidelines will be reviewed following the Secretary of the Interior's Standards for Rehabilitation as found in the appendices.

When using these guidelines to determine the appropriateness of a certain project, information can be found in each section indicating the three levels of review based on the project proposed:

- ◆ maintenance not requiring review
- ◆ what can be approved with staff level review
- ◆ what must be reviewed by the HPC at a public hearing

In some cases, what is possible is often directly linked to the status of a property as contributing, non-contributing in-character, or non-contributing out-of-character. If staff finds a project submitted for staff level review to be atypical, or borderline in its appropriateness or complexity, they may choose to forward the review to the Historic Preservation Commission.

It is highly recommended that all projects be discussed with staff ahead of time to determine the appropriate process and avoid unnecessary delays or confusion. The Planning Department staff will be happy to discuss the project, offer tips and suggestions, and even relate the outcomes of similar applications reviewed in the past.

For more information on the process of having changes reviewed see 1F: The Design Review Process on page 10.



The Historic Preservation Commission

1E

1E. The Historic Preservation Commission

The Historic Preservation Commission (HPC) is a seven (7) member board appointed by the Mayor and Commission to make preservation-related decisions and recommendations for Athens-Clarke County following established procedures. They are considered part of the planning functions of the Unified Government of Athens-Clarke County. The Historic Preservation Commission began in 1986 after the passage of the preservation ordinance by the City of Athens and continued after the city-county unification in 1991. Members serve three year terms with the potential for a second consecutive appointment.

Qualifications for membership include residency in Athens-Clarke County with a majority of the members having a demon-

strated interest, experience, or education in history, architecture, or preservation of historic resources. Members can't work for Athens-Clarke County Government and can't serve as elected officials of Athens-Clarke County while serving as a Historic Preservation Commissioner. Historic Preservation Commissioners serve without compensation.

The Milledge Avenue Local Historic District is the eleventh local historic district approved in Athens-Clarke County and includes eight of the forty-one local landmarks. The Historic Preservation Commission is responsible for reviewing changes at each parcel within one of these historic districts or landmark properties.

See Athens-Clarke County Code, Chapter 8-5 Historic Preservation for the complete ordinance.

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The Design Review Process

1F



1F. The Design Review Process

Once a completed Certificate of Appropriateness (COA) application has been accepted by staff its treatment will vary depending on if it can be reviewed by staff or must be put on the HPC meeting agenda. Staff reviewed applications do not require the advertising and property posting of HPC agenda items, therefore their review is much faster and more straightforward. Staff review the application, visit the site if necessary, and prepare a Certificate if the project is acceptable. The applicant is notified when the Certificate is ready. Staff review takes an average of three (3) business days. Applications for an HPC agenda must be submitted at least 30 days prior to a hearing. These applications require that a sign be posted on the property with notification of the hearing as well as advertising in the newspaper prior to the public hearing. The agenda for the HPC meeting is posted on the Planning Department website and sent to any nearby neighborhood groups or other interested parties. Prior to the meeting staff will scan all of the submitted drawings to use in a presentation at the hearing, copy

the 1948 Sanborn Maps for each location on the agenda, and write a staff report explaining the application and how it fits in with the Design Guidelines. All of this information is provided to HPC members ahead of the meeting.

At the hearing, staff makes a presentation for each item before the application is discussed with the applicant or other interested parties. The discussion is then closed to all except the HPC members. A motion is made and seconded and a vote taken. An application can be approved, approved with conditions, denied, or tabled (provided the applicant agrees, in writing, with tabling). Soon after the hearing, staff provides the applicant with written results of the meeting via email or standard mail that also includes their next steps in the process or explains how to appeal a decision. Decisions can be appealed to the Mayor and Commission to determine if the decision was an abuse of discretion. The Mayor and Commission have the ability to approve or approve and modify the decision of the HPC upon finding that there was no abuse of discretion.

The Design Review Process

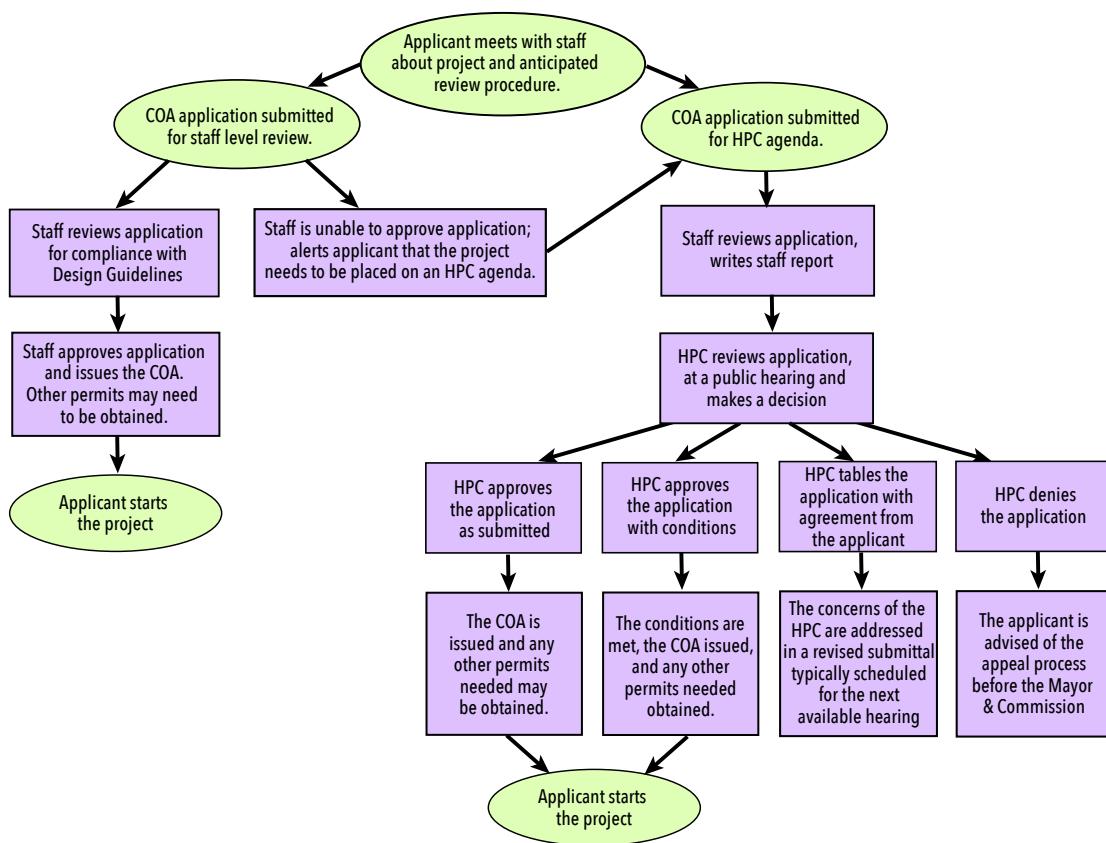
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or they may reject the decision of the HPC if an abuse of discretion is found.

A Certificate of Appropriateness is prepared for each approved application once any conditions of approval are met. The applicant is provided with one copy of the Certificate for their records and an original to submit when applying for a permit from the Building Inspections Department. When the applicant feels that a project is completed, they call for an inspection. Staff visits the site to determine

compliance prior to agreeing to the release of a Certificate of Completion or Certificate of Occupancy from the inspector.

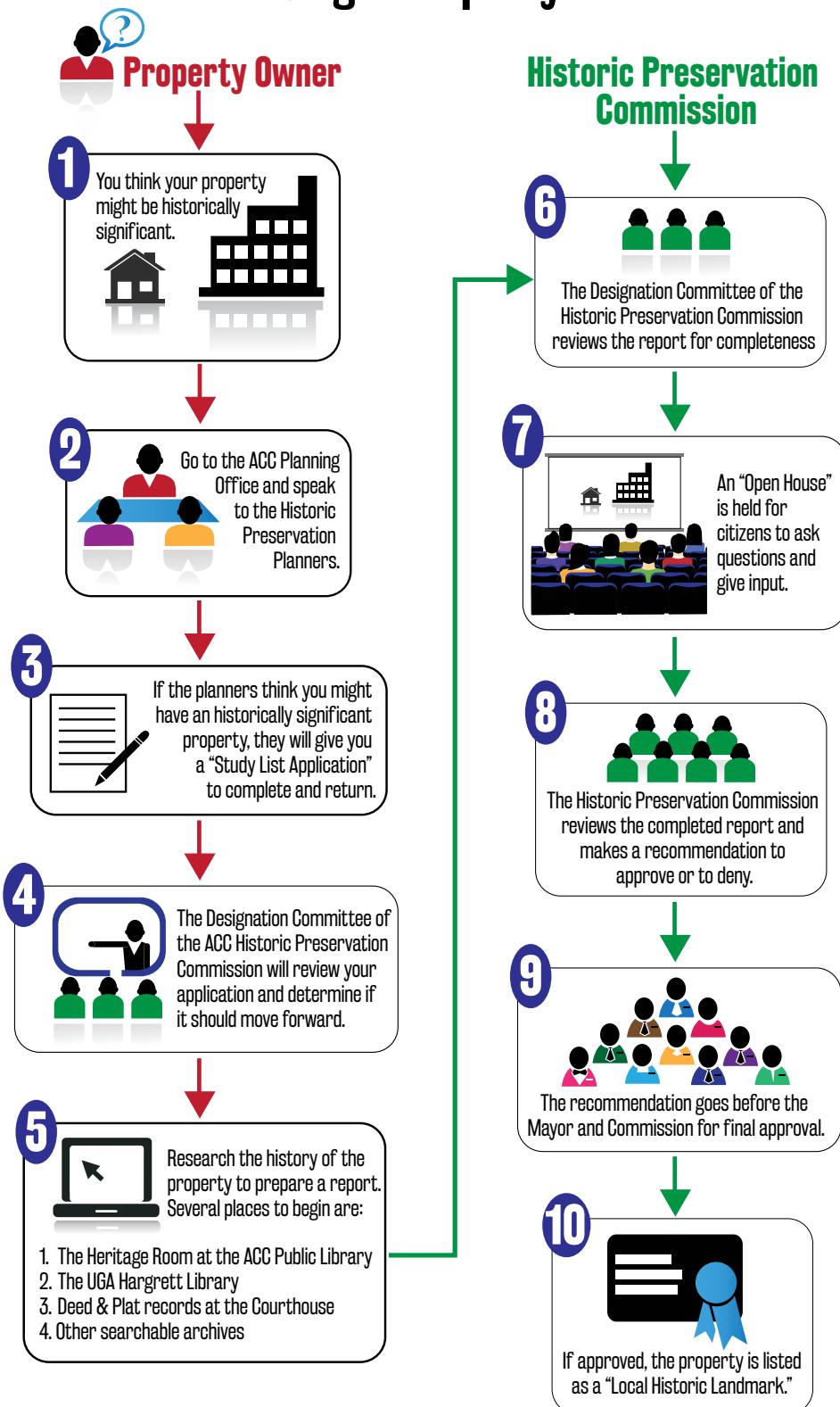
For information on the next submittal deadline and hearing schedule, copies of the application form and fee schedule please see our website at <https://www.acgov.com/808/Applications-Forms> or see the Planning Department staff. Discussion of your application with staff prior to the submittal is highly recommended.



The Design Review Process

1F

Path to Historic Landmark Designation for a Single Property in Athens





CHAPTER 2

Building Materials & Features

Roofs

2a.1

2A. Roofs

Roofs are essential to the preservation of a structure. Roofs not only provide protection to buildings components and interior, they are a character-defining feature through their shape, slope, material, and details such as cresting, chimneys, eaves, and dormers. Maintaining the character of the roof and its defining features is important to the preservation of the structure.

DISCUSSED IN THIS SECTION:

- 2a.1. Roof Shape
- 2a.2. Roof Slope
- 2a.3. Roof Materials
- 2a.4. Overhangs, Eaves and Cornices
- 2a.5. Chimneys
- 2a.6. Cresting and Finials
- 2a.7. Gutters
- 2a.8. Dormers
- 2a.9. Skylights and Solar Collectors

2a.1 Roof Shape

The roofs found in the Milledge Avenue Historic District are primarily of the gable or hipped styles. However, limited use of flat, mansard, and other roof types are seen in a few examples.

- These shapes should be maintained without alteration on contributing and non-contributing in-character examples since they may be a key feature in the style of the architecture, building type, or age of construction.

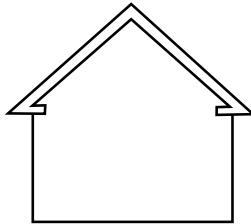
Noncontributing out-of-character properties where alteration to the roof shape is sought to gain greater conformance to the character of the area may request a Certificate of Appropriateness from the Historic Preservation Commission for this significant alteration. Refer to the new construction guidelines in this document for more information on roof shape.

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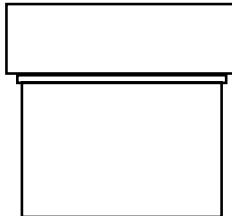
Roofs

2a.1

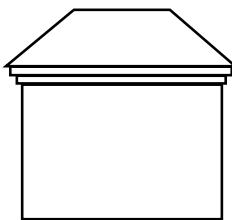
Front Gable



Side Gable



Hipped



Maintenance Not Needing Review

- ♦ **Not Applicable:** Changes to the shape of an existing roof are changes in the design of the structure and therefore not considered maintenance.

Work Qualifying for Staff Level Review

- ♦ **Not Applicable:** Changes in roof shape are considered significant alterations not eligible for staff level review.

Work Requiring Review at an HPC Hearing

- ♦ All Changes in roof shape for all properties in the Milledge Avenue Historic District

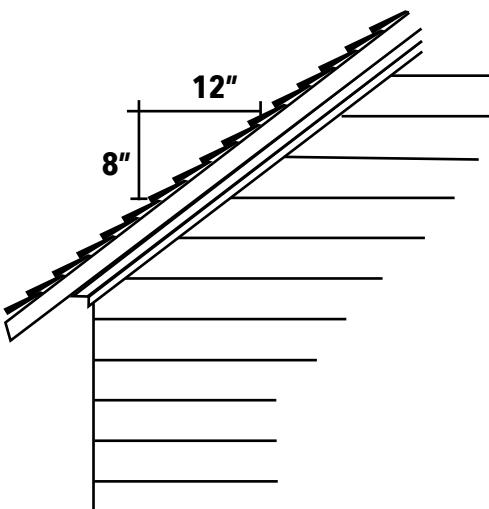
Roofs

2a.2 Roof Slope

The slope or pitch of a roof can be a factor of the architectural style or of the region where the structure is located. For instance, Queen Anne style buildings often have very steep roof slopes whereas craftsman style buildings often have much lower slopes. Typical Athens-Clarke County structures have moderate roof slopes, including those found on Milledge Avenue.

The slope of a roof can be an important indicator of a buildings' style, type, and age of construction. The slope, or pitch, of a roof is usually presented as a rise over a run or the number of inches it rises for each horizontal foot. This may be expressed as 4:12, 4/12, or similarly on drawn plans.

- ◆ The slope of a roof should be maintained without alteration on contributing and noncontributing in-character properties.
- ◆ Alteration of roof slope on noncontributing out-of-character properties requires a Certificate of Appropriateness (COA) be approved by the Historic Preservation Commission (HPC).



This is an example of a steep roof pitch. Steeply pitched roofs are common to the Queen Anne style of architecture among others.



This is an example of low roof pitch. Low pitched roofs are common to Craftsman and Greek Revival styles of architecture.

2a.2

Maintenance Not Needing Review

- ◆ **Not Applicable:** All changes to the slope of an existing roof are changes in the design of the structure and therefore not considered maintenance.

Work Qualifying for Staff Level Review

- ◆ **Not Applicable:** All changes in roof slope are considered significant alterations not eligible for staff level review.

Work Requiring Review at an HPC Hearing

- ◆ Changes in roof slope for all properties in the Milledge Avenue Historic District at a public hearing.

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Design Guidelines

2a.3

Roofs 2a.3 Roof Material

The roofing materials most common to Milledge Avenue are primarily asphalt shingles and metal shingles. However, other materials that can be found include standing seam, slate shingles, and tiles. Metal, tar, or rubberized roofing can be found on flat roofs. Maintaining the character of the original material is an important aspect of preserving a historic structure's character.

- ◆ The deciding factor in the appropriateness of a material is its relationship with the original roofing material and relationship with the area as a whole.
- ◆ When replacing a roof the most appropriate choice is to use the same type of material. If the original material is not available, the closest material to the visual appearance of the original should be used.

It is generally not appropriate to replace a roof on a historic structure with a new and different material as this always changes the character of the structure. An exception to this is when documentation exists showing the structure originally had a different roofing material.

- ◆ In these cases, removing the existing material and replacing it with the original type of material would be appropriate.

Replacement of roofs on non-contributing structures that are out of character with the district can be appropriate provided the new material is a composition shingle or standing seam metal to conform with the typical roofs of the area.



Standing seam metal roofs are more common to porch roofs than main roofs along Milledge Avenue. In this example, asphalt shingles are used for the main roof with standing seam metal on the porch.



Metal shingles are found on a number of properties along Milledge Avenue. This example has a pressed pattern in each shingle.

- ◆ For those properties that are non-conforming but in-character, the roofing material should maintain a relationship to the architecture of the structure and look consistent with similar properties if a change in material is needed.



While not common, tile roofs can be found in the Milledge Avenue Historic District along with the more common asphalt and metal shingles.

Green Tip

When replacing a shingle roof, consider the color of the new roof. Lighter colors can reflect more light-energy savings that can really pay off on your cooling bill.

Maintenance Not Needing Review

- Replacing an existing roof in-kind, with no change in the material design or type is considered normal maintenance and does not need review regardless of the contributing status of a property.

Work Qualifying for Staff Level Review

- Replacing the roofing material of a non-contributing structure that is out of character with the district can be allowed at staff level provided the new material is either typical composition shingles or standing seam metal, as they are the most common material to the area.
- Replacing the roofing material of a non-contributing but in-character property can be handled at staff level provided the new material is in keeping with other similarly designed properties within the Milledge Avenue Historic District

Work Requiring Review at an HPC Hearing

- Changes in roof material for contributing properties
- Changes to non-contributing, out-of-character properties desiring a material other than typical composition shingles or standing metal
- Changes to non-contributing in-character properties where the new material does not match or blend with similar properties within the district.

Roofs

2a.3

Roofs 2a.4 Overhangs, Eaves And Cornices

Eaves and overhangs enable a roof to provide shade to the structure, allow for ventilation, and reinforce the massing of the structure. The depth of the eaves or overhangs as well as the details of the cornice can be a defining feature of many styles of architecture. Attention to eaves and overhangs is important when designing compatible additions, accessory structures, or other types of construction.

- The alteration of a roof to add an overhang where one was not originally designed is usually inappropriate.
- Such a change to a non-contributing out-of-character property will be reviewed to ensure the change does not negatively affect the district.
- Such a change should not lead to confusion about a structure's age or draw undue attention by conflicting with the other architectural details.

Whether simple or highly decorative, the cornice is the uppermost section of molding along the top of a wall or just below a roof. The level of detail, width, and depth of the cornice can all be character-defining features to a structure and should be maintained on all contributing and non-contributing in-character properties.

- The addition or alteration of a cornice beyond returning a structure to a documented former condition is considered inappropriate for these structures.

Maintenance Not Needing Review

- Repairing damage to eaves, overhangs, and cornices is generally considered typical maintenance and does not require review provided the work is limited to the damaged area and doesn't include any changes in design or materials.
- It is advisable to determine the cause of the damage, such as faulty gutter connections, etc. and fix any such problems prior to undertaking the repair.

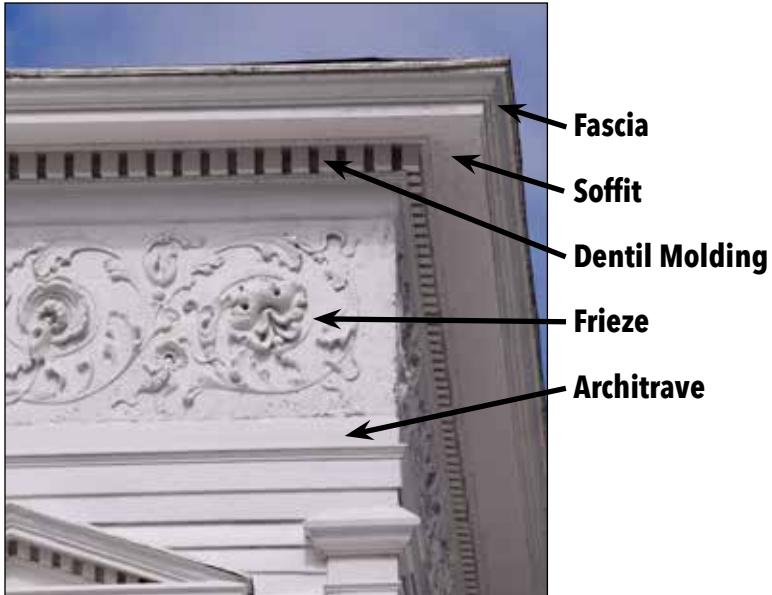
Work qualifying for Staff Level Review

- When restoring eaves, overhangs, and cornices to a known previous condition for contributing properties, the approval is typically handled at staff level provided ample documentation is available.
- When undertaking changes to these features for non-contributing out-of-character properties, staff level approval can be granted provided the change will result in a greater conformance with the district without confusing the age of the structure and does not conflict with the overall architecture of the site.

Work Requiring Review at an HPC Hearing

- Alteration of eaves, overhangs, or cornices without ample documentation to a known previous condition requires review at a public hearing to ensure that the result would not provide a false sense of history or otherwise adversely affect the structure.
- This is also true of noncontributing in-character properties as these features can result in a falsely historic appearance or detract from the continuity of architectural character in the district.

Roofs



2a.4



- ♦ For non-contributing, out-of-character structures, adding or altering a cornice might be considered appropriate if the change allows the property to become better visually aligned with the other structures in the district.
- ♦ In all cases of change, the design should avoid confusing the new changes with the historic, original architectural details.

2a.5

Roofs 2a.5 Chimneys

While fireplaces are seldom used as the primary means of heating structures today, chimneys can also be important keys when determining a building type or age of construction.

- Chimneys are an important reminder of the past and should therefore be preserved, regardless of their functionality.

Maintaining the structural integrity of masonry chimneys is important and proper repointing techniques should be followed.

- The use of a trained professional is recommended.
- The application of stucco or otherwise coating a chimney that was not coated historically is considered inappropriate.

When constructing a new chimney with additions or new construction, the traditional chimney form with brick or stucco masonry exterior that extends to the ground is most appropriate.

- Non-masonry chimneys and chimneys that do not extend to the ground are inappropriate.

Maintenance Not Needing Review

- Repointing of existing chimneys is considered maintenance not requiring review.

Work qualifying for Staff Level Review

- The addition of chimney caps can be handled by staff level review provided the cap chosen is either of a simple, not highly visible style, or mimics a known previous condition.
- The removal of chimneys on non-contributing out-of-character structures can be handled at staff level.
- Chimneys on non-contributing in-character structures can be replaced in-kind where deterioration requires rebuilding.

Work Requiring Review at an HPC Hearing

- The addition of new chimneys on any property or the removal of chimneys on contributing or non-contributing in-character properties.



Roofs

2a.6

2a.6 Cresting and Finials

Cresting is an architectural detail, often made of metal, which runs along the peak of a roof, or was used to define a widow's walk, cupola, or other architectural feature. Finials are most commonly seen as either the end pieces of cresting or as the cap to a spire or tower roof.

- ♦ Maintaining or restoring cresting or finials where evidence exists of their original use is appropriate.
- ♦ The introduction of these features without evidence of their original use is inappropriate.



Maintenance Not Needing Review

- ♦ Repair of damaged cresting or finials is considered normal maintenance and does not require review.

Work qualifying for Staff Level Review

- ♦ The removal of cresting or finials on non-contributing out-of-character properties
- ♦ The reproduction of cresting and finials known to have existed at a property but missing or damaged beyond repair.

Work Requiring Review at an HPC Hearing

- ♦ The removal of cresting or finials on contributing or non-contributing in-character requires review.
- ♦ The introduction of cresting or finials to any property within the district without documentation of its prior existence.



Roofs 2a.7 Gutters

When adding gutters to a structure, consider the material, shape, and placement of both the gutter and downspouts.

- ◆ New gutters and downspouts should blend in with the architecture and avoid interrupting the lines and details of the character-defining features.
- ◆ It is not appropriate to remove or cover integral or built-in gutters. These are character-defining features of some historic structures and should be maintained.
- ◆ The use of cisterns, rain barrels, and similar devices to contain water on site for re-use is encouraged. Placement of these containers at secondary elevations is recommended.



A downspout extends from an attached gutter.



A downspout extends from a built-in gutter.

Maintenance Not Needing Review

- ◆ In-kind replacement of external gutters and downspouts.
- ◆ Introduction of rain barrels and non-visible cisterns to secondary elevations and yards.

Work qualifying for Staff Level Review

- ◆ Adding external gutters or downspouts on structures without built-in gutters.

Work Requiring Review at an HPC Hearing

- ◆ Elimination or visible modification of built-in gutters or their associated downspouts.
- ◆ Use of rain barrels, cisterns, or other water retention devices at highly visible locations.

Green Tip

Rain barrels, cisterns and similar devices to collect roof water on site for reuse are encouraged for secondary elevations. This water is an excellent way to irrigate vegetation not meant for consumption, which both saves on your water bill and conserves water.

Roofs

2a.8

2a.8 Dormers

Dormers are important character-defining features to several architectural styles and types and should not be added to or removed from primary facades.

Dormers typically incorporate the same siding and roofing materials of the main structure and complement its scale and massing. When proposed for a structure, new dormers:

- ♦ Should be located on secondary elevations that are less visible to the public rights-of-way.
- ♦ Should consider the scale, massing, and materials most appropriate to the features of the structure. Some structures may not lend themselves to the addition of dormers as well as others.
- ♦ Should NOT alter the symmetrical character of a property or its architectural style by introducing elements not already found on the structure.

- ♦ Should utilize a simplification of design or similar modification from replicating the existing design details to let the new dormers be visibly of their own time and not confused as historic elements.



Maintenance Not Needing Review

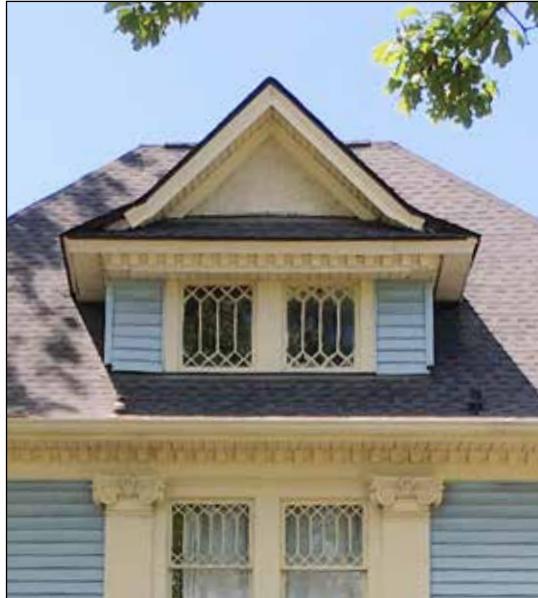
- ♦ In-kind repair of existing dormers.

Work qualifying for Staff Level Review

- ♦ Introduction of dormers on elevations of non-contributing structures that are non-visible from any public street.

Work Requiring Review at an HPC Hearing

- ♦ Addition of dormers on elevations of any structure within the Milledge Avenue Historic District that is visible from a public street.
- ♦ Addition of dormers at any locations on contributing structures including those not visible from a public street.



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Roofs 2a.9 Skylights and Solar Collectors

Skylights and solar collectors are both modern features that would not have been found on historic architecture. Therefore their use should be limited to secondary facades that are less visible from streets.

- The materials should be such that reflected light does not draw unnecessary attention to the device.
- The profile of the device should be as minimal as possible, preserving the character of the roof.

It is understood and expected that as the solar industry changes new and different technology will arise. In such cases an applicant needs to submit materials explaining the technology and how it complies with the intent of the design guidelines to ensure the character of the historic structure or area is affected as little as possible.

Maintenance Not Needing Review

- In-kind repair of existing skylights or solar collectors.

Work qualifying for Staff Level Review

- Introduction of skylights or solar collectors to elevations of non-contributing structures that are not visible from any public street.

Work Requiring Review at an HPC Hearing

- Introduction of skylights or solar collectors on elevations of any structure within the Milledge Avenue Historic District that are visible from any public street.
- Introduction of skylights or solar collectors on contributing structures at any location.





Windows

2B

2B. Windows

The value of windows in a structure extends beyond the ability to admit light and provide emergency egress. Windows speak to the style of a building and can impart a rhythm through their placement. Windows can suggest the interior function of a building part such as a stairwell or bath by changes in size or placement from the rest of a structure.

Windows and their associated trim and details are character-defining features. That said, in the Milledge Avenue Historic District the windows are primarily vertical in their shape and double-hung sash in type; however other shapes and types of windows can be found as well.

- ◆ Original windows should be preserved on existing structures.
- ◆ Windows on new construction should be designed to complement the historic examples nearby.

DISCUSSES IN THIS SECTION:

- 2b.1. Types of Windows
- 2b.2. Parts of a Window
- 2b.3. Storm Windows and Screens
- 2b.4. Security Bars
- 2b.5. Awnings
- 2b.6. Shutters
- 2b.7. Replacement Windows and Energy Efficiency
- 2b.8. Rhythm and the Solid-to-Void Ratio

2b.1

Windows 2b.1 Types of Windows

The most common window type in the Milledge Avenue Historic District is the double-hung sash.

- ◆ A double-hung sash means that the window is composed of two sashes one located above the other and each on a separate plane so that it can be raised and lowered to admit fresh air.
- ◆ Many of the new windows available these days have the same appearance but are actually single-hung sash which means that only the bottom sash can be raised and lowered and the top sash is stationary.
 - As the single and double-hung windows are identical in exterior appearance, there is generally no need to distinguish between these two similar window types during review.



Another window type occasionally found in this area is the casement window.

- ◆ A casement window uses hinges to swing open to one side although when closed, it looks very much like a fixed window that does not open at all.
- ◆ Large fixed windows are often referred to as picture windows when found on residential structures.
 - The fixed windows in the Milledge Avenue local historic district, however, are more likely found on more recent commercial construction.



Jalousie windows may occasionally be found in this area.

- ◆ This type of window involves the use of slats that can be opened or closed together by turning a crank.

Green Tip

Studies have shown that windows account for only 10-15% of a structure's energy loss. The most gains in efficiency come from properly insulating attics and walls.

2b.2 Parts of a Window

Understanding windows and how their various parts come together can be advantageous when maintaining and repairing windows, when contemplating window replacement and in appreciating the level of craftsmanship put into historic windows.

Each sash is composed of a top rail, a bottom rail, and a stile at each side. This makes the frame into which either a single piece of glass would be placed or in which the area could be divided up into several smaller panes. The material used to divide the glass panes is called a muntin. Each of these panes is referred to as a “light” therefore, “light configuration” means the way those lights are patterned.

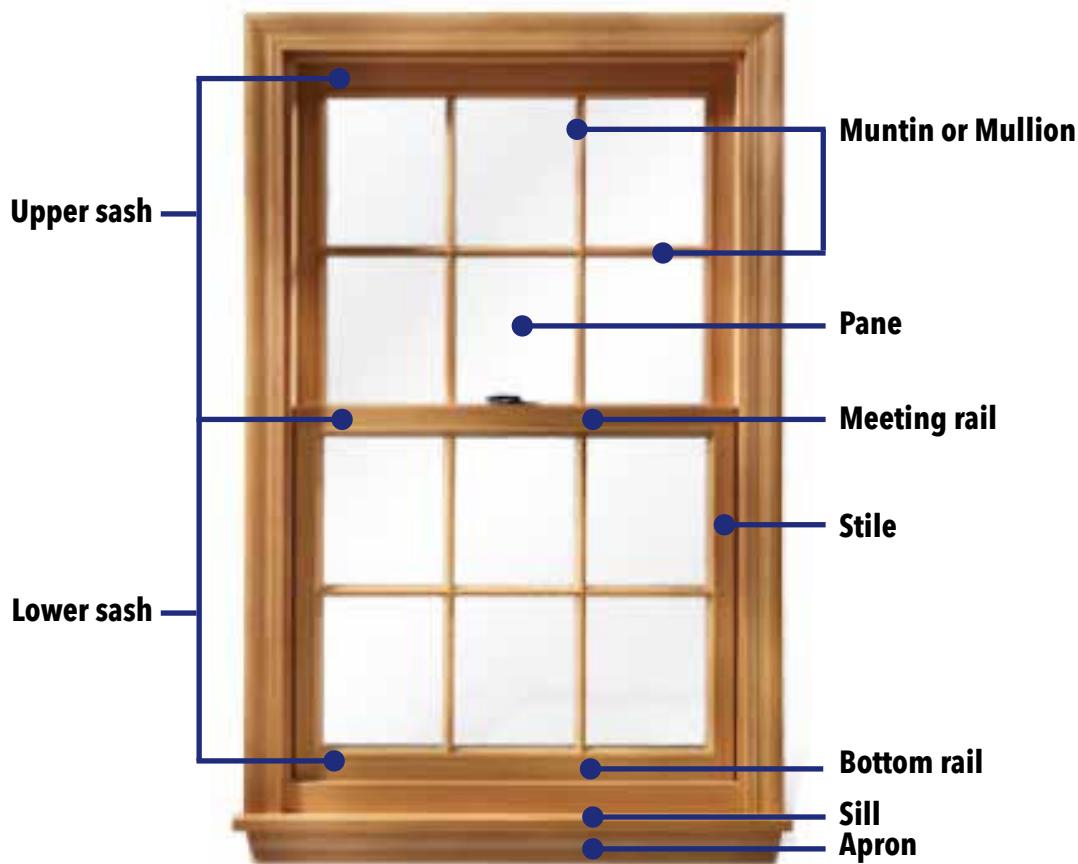
The light configuration is often spoken of as being the number of divisions of the top sash over the number of divisions of the bottom sash:

- ◆ The division could be three over one (3/1) or six over six (6/6).
- ◆ The division could have tracery.
 - For example, when a sash is divided up with much more detail such as into a series of diamonds.

The other parts of the window, into which the sash is placed, include:

- ◆ The jambs which frame the depth of the window opening.
- ◆ The casing or exterior trim framing the jambs.
- ◆ A sill composed of a stool and apron.
- ◆ Sometimes a header or window hood will be included above the top framing.

2b.2



Milledge Avenue
Historic District
Design Guidelines

2b.3

Windows 2b.3 Storm Windows and Screens

Many of the windows in the Milledge Avenue Historic District have seen the addition of screens or storm windows. Screens are:

- typically the full size of the window for those windows where both sashes open
- only at the bottom sash for single-hung windows
- of a density that ensures the window remains visible
 - Density refers to the number of spaces that exist within a square inch of the screen material.
- minimized to cover only the sash to be opened

Storm windows come in both interior and exterior applications. Storm windows involve the use of tempered glass or various clear plastics within a framing of wood or metal and the frames are then attached over the existing window.

- Interior applications are the most appropriate for historic structures as they allow the historic window to be fully visible on the exterior.
- The frames should cover only the rails and stiles of the window and not disrupt the glazing.

It must be noted that while energy efficiency gains can be realized by adding storm windows, it remains important to properly maintain, seal, and caulk the existing window system.



Maintenance Not Needing Review

- In-kind repair or replacement of existing screens and storm windows.

Work qualifying for Staff Level Review

- Adding screens or storm windows consistent with the guidelines for both contributing or non-contributing properties.

Work Requiring Review at an HPC Hearing

- Adding screens or storm windows with a design or material inconsistent with these guidelines as determined by staff.

Green Tip

Storm windows added to the interior or exterior of original wood windows that are properly caulked and glazed can approximate the energy efficiency of double-glazed replacement windows with much less expense.

Windows

2b.4

2b.4 Security Bars

Security bars are not often used in Athens-Clarke County but a few examples can be found. While the use of an alarm system can provide security without altering the exterior of a structure and would be preferred, security bars are not prohibited. However, they often portray a negative image of crime that detracts from the historic character of the area and should therefore only be considered where other options have been unsuccessful.

- ◆ The bars should be limited to less visible secondary elevations. This not only maintains the most visible elevations intact, but the less visible locations are most likely to be targeted by criminals.
- ◆ The bars should not extend beyond the lower sash and should not introduce any pattern not existing on the sash it protects.

Maintenance Not Needing Review

- ◆ In-kind repair or replacement of existing security bars.

Work qualifying for Staff Level Review

- ◆ Introduction of security bars on elevations not facing a public street for both contributing and non-contributing properties.

Work Requiring Review at an HPC Hearing

- ◆ Security bars placed on street facing elevations of either contributing or non-contributing properties.



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Design Guidelines

2b.5

Windows 2b.5 Awnings

Awnings are used to provide shade or protective covering at a door or window opening. Awnings are rarely original to a structure; however they may be a historic addition.

- ♦ Historic awnings should be repaired rather than replaced.
- ♦ If new awnings are to be introduced to a structure they need to be carefully designed.
 - The awnings should not obstruct the view of the opening it is to shield.
 - The awning should be of a shape and size to correspond with the opening it is to shield.
 - The awnings should be of an appropriate material such as weather resistant canvas.
 - Aluminum and similar material awnings are generally not considered appropriate.

When adding an awning to a residential structure that has been converted for non-residential use, it is important that the structure retain the residential character

- ♦ Commercial style awnings, including those with signage, may not be deemed appropriate.



Maintenance Not Needing Review

- ♦ In-kind repair of any awnings or in-kind replacement of existing non-historic awnings. Permanent removal of any non-historic awning.

Work qualifying for Staff Level Review

- ♦ Addition of appropriate awnings at secondary elevations of any property or primary elevations of non-contributing properties.

Work Requiring Review at an HPC Hearing

- ♦ Addition of awnings at primary elevations of contributing properties.

2b.6 Shutters

Shutters originally were used much as storm windows and screens are today. They were typically closed during a storm to protect the window from drafts and driving rain and could be drawn in summer to allow air flow without adding the heat of light. These uses for shutters are still possible today and the use of operable shutters is encouraged.

- ◆ Original shutters should be maintained and repaired rather than replaced whenever possible.
- ◆ Replacement shutters and those for new construction should follow the same sizing and placement as operable shutters even if non-operable shutters are used.
- ◆ Shutters should not be added to historic structures without evidence of their original use.
- ◆ Wood is the ideal material for shutters as it allows for the maintenance and selective replacement when necessary rather than the total replacement that is often needed when a plastic or aluminum shutter is damaged.
 - However, plastic and aluminum are not prohibited provided the shutter has a painted finish.
- ◆ Shutters with cut-out details and other embellishments are rarely suited to the architecture of Milledge Avenue and should be avoided.



Maintenance Not Needing Review

- ◆ In-kind repair of any shutters or in-kind replacement of existing non-historic shutters. Permanent removal of any non-historic shutter.

Work qualifying for Staff Level Review

- ◆ Adding appropriate shutters at secondary elevations of non-contributing properties not visible from a public street.

Work Requiring Review at an HPC Hearing

- ◆ Adding shutters to contributing properties.
- ◆ Adding shutters to primary elevations or to visible secondary elevations of non-contributing properties.

2b.7

Windows 2b.7 Replacement Windows and Energy Efficiency

When properly maintained most historic windows will last indefinitely. Carpenters knowledgeable in window repair are able to assess a window's condition and repair the deteriorated parts with like materials.

Repairing of deteriorated windows is almost always possible and the most appropriate action.

Many people are concerned about energy efficiency and its impact on their finances and the environment. However, energy efficiency is often misrepresented by those selling replacement windows.

For those rare instances when a window is found to be deteriorated beyond repair, it is important that the replacement window is carefully chosen.

- ◆ Replacement windows should match the original window in size, shape, type, materials and light division.
- ◆ The light division should maintain a true divided light through the use of muntins rather than a grid embedded between two pieces of glass or snapped in.
- ◆ The use of an applied exterior grid in lieu of true divided lights for replacement windows will be considered on a case by case basis.
- ◆ Additions and new construction should include windows that thoughtfully correspond with the originals or the historic windows in the area, these applications allow for more options than replacement windows.

Ways that Heat Transfers through Windows:

- ◆ **Conduction:** Transfer through glass because of the difference in interior and exterior temperatures;
- ◆ **Radiation:** Transfer of heat that has been absorbed by the window itself and objects in the room;
- ◆ **Convection:** Transfer due to air movement caused by temperature differences.



Windows

2b.7

Maintenance Not Needing Review

- ◆ In-kind repair of existing windows is considered maintenance. Replacement of windows is not maintenance and requires review.

Work qualifying for Staff Level Review

- ◆ In-kind replacement of individual existing windows that are demonstrated to be beyond repair.
- ◆ Any modification of window material, style, or size may be approved at staff level for non-contributing properties provided the new materials and design are appropriate and in keeping with the existing character of in-character properties and the area's general historic character for out-of-character properties.

Work Requiring Review at an HPC Hearing

- ◆ Any replacement of windows that are not beyond repair on contributing properties.

Green Tips

- ◆ When considering window replacement, don't forget to calculate the embodied energy loss and loss of landfill space when existing windows are discarded. These losses are environmentally significant and often successfully mitigated by repairing the existing windows and incorporating storm windows.
- ◆ Windows do not account for the bulk of energy loss in structures. This is especially true when windows are well maintained with regular caulk and glazing.
- ◆ Considering the minimal gain in efficiency with the high price and lower life-span of replacement windows, they rarely make sense.
- ◆ Several power providers in the area offer energy audit services that can make a detailed evaluation of a property and report where the most gains in efficiency can be found.

2b.8

Windows 2.b8 Rhythm and the Solid-to-Void Ratio

With most historic structures there is a rhythm to the placement of the door and window openings. While modern air conditioning has largely ended our dependence on architecture for cooling, historic structures tend to have openings on every side of a structure—often aligned with one another. This rhythm stems from regular or patterned placement of openings, which provided cooling air flow during hot summer months.

- Window rhythm should maintain a common head height and windows typically align vertically on different stories.
- Window size and placement creates a solid-to-void ratio based on the amount of openings (voids) in relationship to the amount of opaque wall siding (solids).



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- The placement of windows should respect the aesthetic of the past by avoiding large expanses without openings and maintaining a standard window size wherever possible.
- The use of true windows is most appropriate. However, the use of a faux shuttered window can occasionally succeed in maintaining the rhythm and solid-to-void ratio.

Maintenance Not Needing Review

- The removal or addition of new window or door openings cannot be considered maintenance. Review is required.

Work qualifying for Staff Level Review

- The alteration of the solid-to-void ratio through the addition or removal of openings on secondary elevations of non-contributing out-of-character properties can be handled at staff level provided the change brings the property better into keeping with the historic properties nearby.

Work Requiring Review at an HPC Hearing

- The alteration of the solid-to-void ratio on any primary elevation or secondary elevations on contributing or non-contributing in-character properties.



The side of this commercial structure lacks any openings (voids), which is not in keeping with the historic structures in the Milledge Avenue Local Historic District.



Entrances

2C

2C. Entrances

The doors and surrounding components that make up an entrance, primary and secondary, are considered contributing elements to the character of structures. Main entrances of the Milledge Avenue Historic District incorporate a variety of components not only to allow access but to draw the eye to a focal point and enhance the architecture of the structure. Main entrances can be simple or elaborate, but in any case, they are larger in scale than secondary entrances. Secondary entrances rarely have the same level of detail as a main entrance and are usually much simplified versions.

DISCUSSED IN THIS SECTION:

- 2c.1. Parts of an Entrance
- 2c.2. Screen, Storm, and Security Doors
- 2c.3. Replacement Doors and New Construction Doors



Milledge Avenue
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Design Guidelines

2c.1

Entrances 2C.1 Parts of an Entrance

An endless amount of variation is seen in entrances using the same basic components with differing details and degrees of elaboration.

The main components include a door, transom, sidelights, and surrounds. The original doors remaining in place in the Milledge Avenue Historic District are predominantly wood. Some doors are painted while others are stained. Some doors have glass panes. Some have wood panels. Some have both. Frequently, the doors of the district have a transom window above them. Occasionally the transom extends over sidelights as well.

The variation in the door configurations found in the Milledge Avenue Historic District speaks to the variety of architecture and degrees of ornamentation found.

- The variation and the configuration of the many entrances are contributing features of the district and the properties and should be maintained.



These examples show both a historic and non-historic structure having an entrance with a transom above and sidelights at each side.

Maintenance Not Needing Review

- In-kind repair of damaged portions of an entrance is considered maintenance and does not require review.

Work qualifying for Staff Level Review

- The return of an entrance to a known previous condition can be handled at staff level with adequate documentation. Alteration of the configuration of an entrance on an out-of-character noncontributing property can be handled at staff level provided the requested design is appropriately suited to the building without appearing falsely historic.

Work Requiring Review at an HPC Hearing

- Alteration of the configuration of an entrance on contributing or in-character non-contributing properties.



2c.2 Screen, Storm, and Security Doors

As with windows, property owners may desire alterations to the typical door opening in the form of screen doors, storm doors or security doors.

- ♦ All of these products can be appropriate provided the materials correspond well with those of the original door features and that the design is such that those features remain visible.
- For instance, a screen door might have a wood frame painted to match the door and use a screen with a density that allows the glazing or panels of the door to remain visible. Screen and storm door frames should match the finish of the true doors.

Security doors are rare in the Milledge Avenue Historic District and, when found, are almost always non-historic additions that disrupt the continuity of character in the district.

- ♦ The use of security doors should be limited.
- ♦ Security doors will be considered for secondary elevation entrances on a case by case basis provided the security door complements the character of the original door and does not block its view.

Maintenance Not Needing Review

- ♦ In-kind repair of damaged portions of a screen, storm, or security door.

Work qualifying for Staff Level Review

- ♦ The return of an entrance to a known previous condition.
- ♦ The addition of a screen, storm or security door for any secondary entrance.

Work Requiring Review at an HPC Hearing

- ♦ The addition of a screen, storm, or security door for any front entrance.



These screen doors match the opening and paneling of the primary doors at the main entrance.

Entrances 2c.3 Replacement Doors and New Construction Doors

In those rare instances when an original door has deteriorated beyond repair or a new door is desired to replace an unoriginal and inappropriate door, new replacement doors may be needed.

When choosing a replacement it is important to base the decision on information gleaned from the house. For instance:

- ◆ The opening size should be maintained.
- ◆ Sidelights and transoms should not be added unless there is documentation to their previous use at that entry.
- ◆ The details of the door design and style should be consistent with the type of architecture involved and the level of detail found (i.e. a highly ornate Queen Anne house might incorporate a door with carvings or stained glass panels better than a simple, vernacular shot-gun house).
- ◆ All main entrances should have some level of detail through simple glazing, paneling, etc. Solid, flush doors are not characteristic of residential spaces or highly visible commercial entrances.
- ◆ Wood doors are the most appropriate; however, other materials will be considered on a case by case basis.
- ◆ Choosing a door for new construction does not differ greatly from finding appropriate replacement doors. The design of the structure is the basis for the choice.

The formality of the architecture and its level of ornament will place limitations on what kind of door would be appropriate. Wood doors are recommended; however, new construction does allow more flexibility for other materials.

Maintenance Not Needing Review

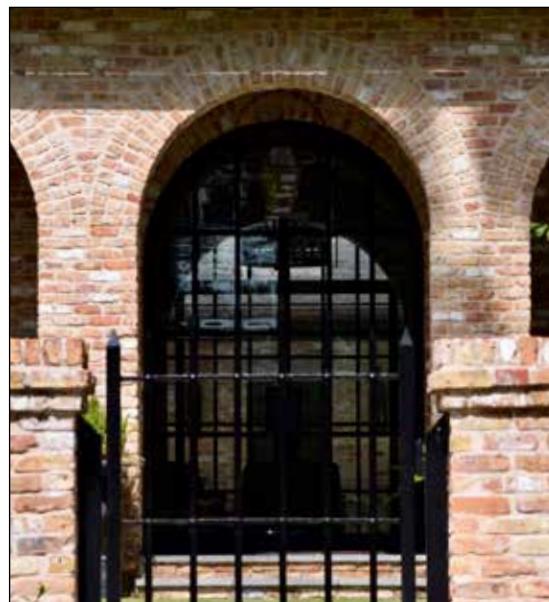
- ◆ Repair of existing doors or replacement of door hardware and locks is maintenance not requiring review.

Work qualifying for Staff Level Review

- ◆ In-kind replacement of doors at contributing properties or the use of a design documented to have been previously used at the site.
- ◆ Replacement of doors within the existing opening space for non-contributing but in character properties provided the new door reflects the architecture of the structure.
- ◆ Any door replacement at non-contributing out-of-character properties that does not create a false historic appearance and complements the architecture.

Work Requiring Review at an HPC Hearing

- ◆ Use of an unprecedented new door design at contributing properties.
- ◆ Alteration of the opening at non-contributing but in-character properties.





Porches

2D

2D. Porches

Porches are a major character-defining feature of historic residences. Porches function as additional living space for residences as well as providing an area for community interaction. Porches can also make economic sense because the shade provided by a porch may greatly reduce energy bills. House styles often sport very special configurations and design elements as a part of the porch. Historically, residential porches in their many forms (stoops, porticos, terraces, entrance courtyards, porte cochères, patios, or verandas) served a variety of functions. They provided a sheltered outdoor living space in the days before reliable climate controls: they defined a semi-public area to help mediate between the public street areas and the private area within the home and, they provided an architectural focus to help define entryways. The importance of the porch is not diminished even when a building is no longer used as a residence and should remain a major character-defining feature.

DISCUSSED IN THIS SECTION:

- 2d.1. Types of Porches
- 2d.2. Elements of the Porch
- 2d.3. Changing Existing Porches
- 2d.4. Adding, Reconstructing, or Removing a Porch
- 2d.5. Recommended Porch Maintenance



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2d.1

Porches 2d.1 Types of Porches

Porch types are usually defined by their width in relationship to the main massing of the structure. For instance, a porch could be full-width or partial-width. When a porch is within the main house massing it is described as recessed. The location of the porch, its roof type, and its use of screening or other enclosures can be added for a more descriptive porch type. Examples include a full-width open front porch that wraps to a partial width side porch or a shed-roofed, partial-width, rear screened porch. Some types of porches are defined by their use. The porte cochere is a covered drive-through often located on a side elevation. A stoop can be either covered or without a roof and is of a size limited to the width of the entry with just enough space to allow entry. A portico is a covered walkway that uses columns for support often connecting structures.



Wrap porch

Milledge Avenue
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Porte Cochere



Stoop



Portico

2d.2 Elements of the Porch

The porch is usually made up of certain components such as a roof, columns or other roof supports, a flooring system, railings, and steps. The roof types are most often shed-style, gabled, or hipped. Columns have a wide degree of variation such as classical columns with decorative capitols at the top and possibly fluted column shafts to simple, unadorned 6" square posts. Columns can extend the full length from roof to flooring or can rest on piers. Columns or piers rest on the porch floor, which is usually the only visible part of the flooring system as it is often hidden behind a skirt board or apron that abuts the foundation.

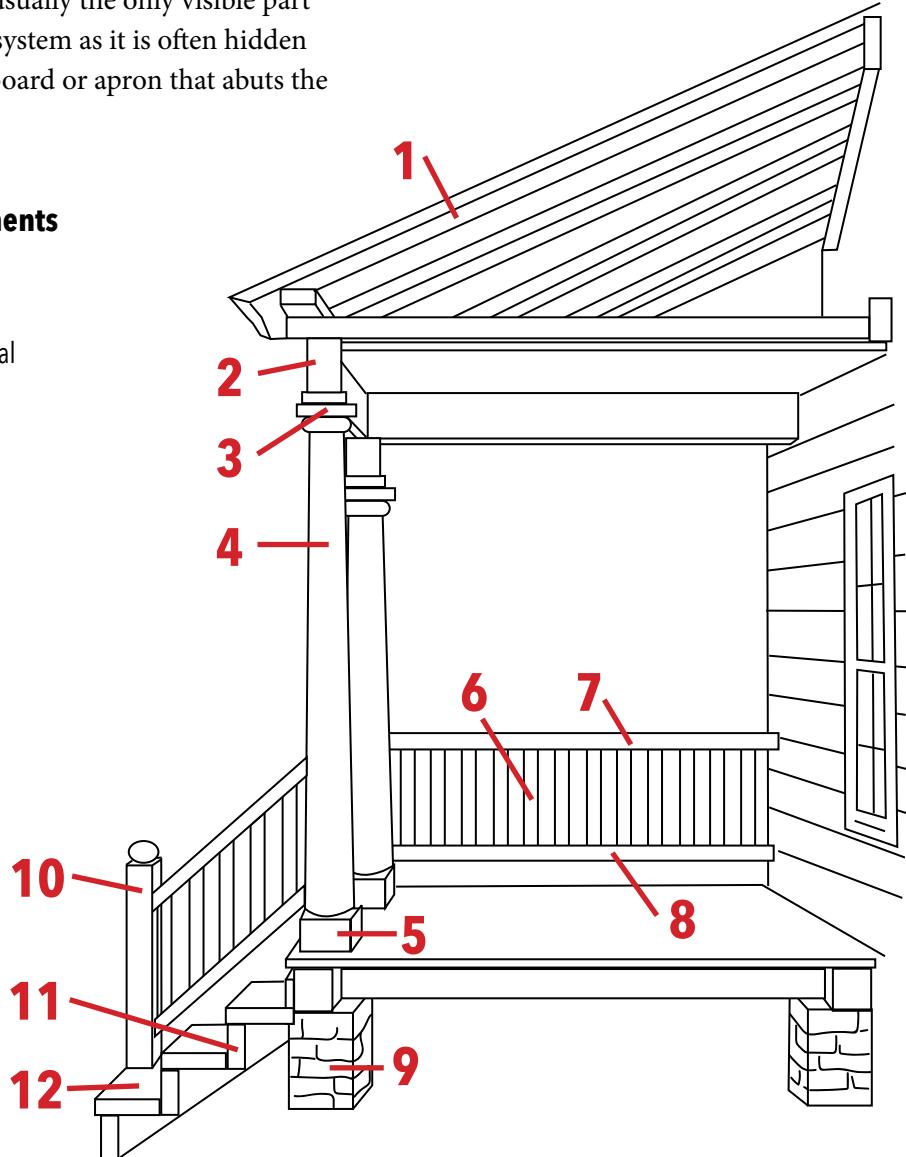
Porch Components

1. Rafter
2. Cornice
3. Column Capital
4. Column
5. Column Base
6. Baluster
7. Top Rail
8. Bottom Rail
9. Pier
10. Newel
11. Riser
12. Tread

Railings, often referred to as a balustrade, act as a safety device for taller porches while adding decorative detail to many architectural styles with simple, turned, or even intricate sawn details. Steps are most often outside of the cover of a porch and may be of a material to match the foundation or the porch itself.

Porches

2d.2



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Porches 2d.3 Changing Existing Porches

As a major character-defining feature of most structures, extreme care must be taken when planning a change to a porch. The most common change proposed to porches is their enclosure with screening or glass.

- This action is most appropriate on secondary elevations allowing the front of the structure to retain its open connection to the street and the public realm.
- The enclosure should be designed to allow the retention of the porch components including any railings by installing the enclosing material directly behind the railing. By respecting the divisions of the porch created by the columns, an enclosure can gain the necessary structural support without disrupting the architectural detailing.

Another common change proposed for porches is the replacement of railings or other features due to deterioration or missing components.

- Deteriorated components should be repaired, if possible, or replaced in-kind if beyond repair.
- Missing details should be replaced using the simplest design possible unless documentation or physical evidence suggests otherwise.
- It is not appropriate to alter a porch to suggest a style or adding detailing not known to have previously existed at the particular property.

Maintenance Not Needing Review

- Repair of existing porch components in-kind is maintenance not requiring review.

Work qualifying for Staff Level Review

- In-kind replacement of whole porch features with documented deterioration at contributing properties or the use of a design documented to have been previously used at the site. Replacement of porch features within the existing porch massing for non-contributing but in-character properties provided the new design and materials reflect the architecture of the structure.
- Any porch or component replacement at non-contributing out-of-character properties that does not create a false historic appearance and complements the architecture.
- Screening or glass enclosure of any secondary elevation porch.

Work Requiring Review at an HPC Hearing

- Use of an unprecedented new porch component design at contributing properties.
- Alteration of porch massing for contributing or non-contributing but in-character properties.
- Any enclosure of a front porch or any more opaque enclosure than screening or glassing at any porch.

2d.4 Adding, Reconstructing, or Removing a Porch

In cases proposing the addition of a porch or reconstructed porch where one was known to have once existed, there are certain criteria to keep in mind.

- ♦ First, porches should not be added to a front elevation unless it is through a reconstruction with strong documentation to the original design.

While documentation is necessary with any reconstruction, the impact to a primary elevation makes it absolutely necessary to protect the original character.

- ♦ Consider creating a simplified design, using stock lumber, and moldings that convey similar visual characteristics as the original porch.
- ♦ Duplicating the dimensions and materials is important but not necessarily the detailing. The resulting porch can then complement the structure without appearing falsely historic.

Secondly, porch additions need to follow the design criteria used for new construction. Even when dealing with secondary elevations, the scale, massing, materials, and other new construction criteria are vital to ensuring an addition that complements the existing structure.

Lastly, when considering the removal of a porch it is important to remember that previous additions have often reached a level of importance in their own right and provide evidence of a property's evolution.

Maintenance Not Needing Review

- ♦ **Not Applicable:** No porch addition, reconstruction or removal can be considered maintenance.

Work qualifying for Staff Level Review

- ♦ Porch addition, reconstruction or removal on any secondary, non-street, elevation of a non-contributing property provided the design and materials proposed do not convey a falsely historic appearance without documentation about the previous appearance

Work Requiring Review at an HPC Hearing

- ♦ Any porch addition, reconstruction or removal on a contributing property or any such work on a street facing elevation of a non-contributing property.



This porch was reconstructed during a recent renovation.

These porches, as well as original porches, are part of a property's defining characteristics and integrity and should not be removed.

Exterior Siding

2E



2E. Exterior Siding

Exterior siding contributes to the character of a structure and district through its pattern, scale, texture, finish, and details. These characteristics can be seen in each of the most common exterior siding materials found in the Milledge Avenue Historic Districts: wood lap siding, wood shingle siding, brick, stone and stucco.

Some additional exterior siding materials found less commonly in the district include asbestos siding, cement based siding, vinyl siding, and aluminum siding. These are not appropriate as replacement siding as they impart a different character inconsistent with the historic characteristics and have the potential to damage the original structure. Removal of synthetic replacement siding from historic structures is encouraged. The use of cement based siding or other modern synthetic sidings for new construction and additions will be reviewed on a case by case basis to ensure that the product is in keeping with the character of the district and/or the original structure.

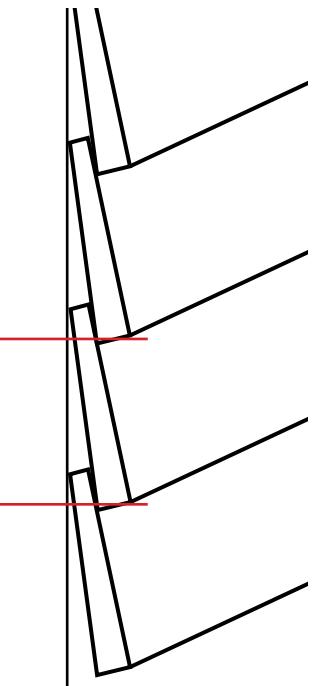
DISCUSSED IN THIS SECTION:

- 2e.1. Wood Siding
- 2e.2. Brick and Stone
- 2e.3. Stucco
- 2e.4. Composite/ Cement Based
- 2e.5. Vinyl and Aluminum

2e.1 Wood Siding

Wood siding is found in many different styles such as board and batten, shingles, shiplap, lap siding, and tongue and groove. Each of these styles is a character defining feature offering pattern, scale, texture, finish, and details to the structure. Therefore, wood siding should be maintained with replacement only of damaged or rotten boards that are beyond repair. Replacement should be in-kind with the new wood matching in dimension, profile, and spacing. Attention should be paid to the reveal of the siding and the sealing of all parts of the new wood to prevent water infiltration.

The reveal is the space of a clapboard that is visible.



Wood Lap Siding

Lap siding is one of the most common wood sidings along Milledge Avenue.

Maintenance Not Needing Review

- ◆ In-kind replacement of individual boards or shingles due to damage or deterioration.

Work qualifying for Staff Level Review

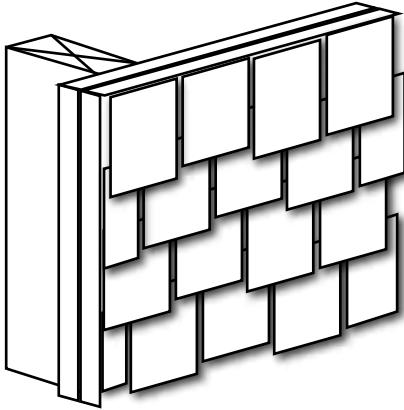
- ◆ Replacement of entire sided areas in-kind when significant deterioration is evident and correction of the cause of the damage is occurring.
- ◆ Replacement of siding material on out-of-character non-contributing properties with an approved material provided the alteration does not create a falsely historic appearance while allowing the structure to better coordinate with the historic examples in the area.

Work Requiring Review at an HPC Hearing

- ◆ Any siding replacement on contributing or in-character non-contributing properties.

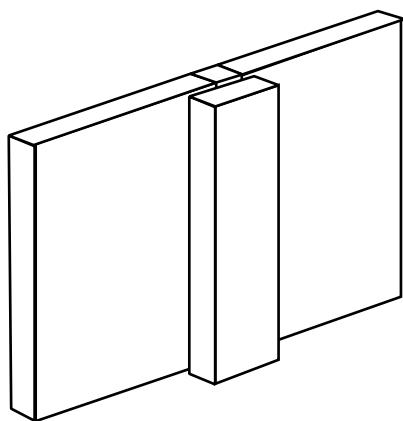


Exterior Siding

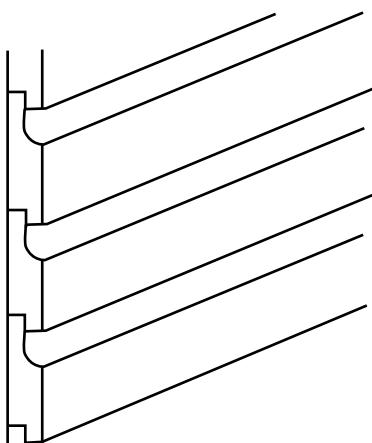


Shingles

2e.1



Board and Batten



Novelty Siding

Exterior Siding

2e.2

2e.2 Brick and Stone

Brick and stone are found in the Milledge Avenue Historic District with a variety of different sizes, textures, colors, and bond patterns often making them character-defining features of the properties on which it is found. As such, it should be maintained and protected through appropriate techniques.

- ♦ Brick and stone should never be sandblasted as this causes irreparable damage!
- ♦ A low pressure wash under 200 psi with a neutral detergent, if needed, should be adequate for cleaning without risk of damaging the structure. Paint or other sealers should only be used on those elements that were historically coated.

When damage or deterioration to joints between masonry elements is noted, repointing of the mortar may be necessary. This involves hand-raking the joints to avoid further damage of the masonry before new mortar is applied. Mortar joints should match the original in width, depth, color, raking profile, composition, and texture. The use of portland cement or other hard mortars is inappropriate as they are too hard for historic brickwork and will cause damage when the masonry expands and contracts with temperature changes.

Maintenance Not Needing Review

- ♦ In-kind repointing of mortar joints or replacement of individual bricks or stones with matching, like materials.

Work qualifying for Staff Level Review

- ♦ Replacement of entire areas in-kind when significant deterioration is evident and correction of the cause of the damage is occurring.
- ♦ Replacement of brick or stone material on out-of-character non-contributing properties with a consistent material provided the alteration does not create a falsely historic appearance while allowing the structure to better coordinate with the historic examples in the area.

Work Requiring Review at an HPC Hearing

- ♦ Any siding replacement on contributing or in-character non-contributing properties.



Milledge Avenue
Historic District
Design Guidelines

2e.3

Exterior Siding 2e.3 Stucco

Stucco is found on many different architectural styles in a variety of different application compositions and textures making it a character-defining feature of the property on which it is found. Therefore, it should be maintained and protected with appropriate techniques. When repair is necessary, it should involve removing the damaged material and patching with new stucco that matches the old in terms of strength, color, composition, and texture. Replacing stucco with a synthetic stucco or other material is inappropriate as these alter the historic character and longevity of the material.



Maintenance Not Needing Review

- In-kind patching of small damaged or deteriorated areas of stucco

Work qualifying for Staff Level Review

- Larger areas of damaged or deteriorated stucco being replaced in-kind using the same material, texture, and finish provided the cause of the damage is also corrected.
- Application of stucco on a structure documented to have previously been finished with stucco and returning the structure to a known previous condition.

Work Requiring Review at an HPC Hearing

- Application of stucco on any existing structure not known to have previously included the material.



Exterior Siding

2e.4

2e.4 Composite and Cement Based Siding

Composite or cement based siding, such as Hardiplank™, has become increasingly popular for use on additions and new construction. This is because the product is able to approximate the appearance of wood siding while keeping the construction as a product of its own time period. Nevertheless, replacement of wood siding on existing historic structures with a new material, even one approximating the original appearance, is considered inappropriate.

Did You know?

Composite products are available beyond lap siding. Products that mimic stone, shingles, and other materials are also available. The same rules for appropriateness would apply as when mimicking wood lap siding.



Maintenance Not Needing Review

- In-kind replacement of individual damaged pieces of composite or cement based siding or similar product.

Work qualifying for Staff Level Review

- Larger areas of damaged or deteriorated composite or cement based material being replaced in-kind with consistent material, texture, and finish provided the cause of the damage is also corrected.
- Application of composite or cement based siding on non-historic accessory building that are not highly visible to the public right-of-way.

Work Requiring Review at an HPC Hearing

- Application of composite or cement based siding on any existing main structure or any existing historic or highly visible accessory structure.

Exterior 2e.5 Vinyl and Siding Aluminum

Generally, vinyl, aluminum, and other synthetic sidings do not adequately provide similar pattern, scale, texture, finish, or details to historic siding options. Therefore, they are considered inappropriate for both replacement siding and new construction.

- The removal of synthetic siding from historic structures is encouraged as they may mask drainage problems or insect infiltration and may prevent adequate ventilation.



Vinyl siding



Aluminum siding

Maintenance Not Needing Review

- In-kind replacement of individual damaged pieces of vinyl or aluminum siding or similar product.

Work qualifying for Staff Level Review

- Larger areas of damaged or deteriorated vinyl or aluminum siding material being replaced in-kind in regard to material, texture, and finish provided the cause of the damage is also being corrected.
- Removal of vinyl or aluminum siding applied as a replacement siding with the repair and restoration of the original material underneath.

Work Requiring Review at an HPC Hearing

- Application of vinyl or aluminum siding for any main structure or accessory building. However, it should be noted that these materials are rarely determined to be appropriate.



Foundations

2F

2F. Foundations

Foundations, including both basements and the piers, are character-defining features of buildings in this area. Southern houses of the nineteenth and early twentieth centuries were commonly built off the ground on piers due to the warm, moist climate. Over the years, many of these have been filled in to keep out pests or to protect mechanical systems. In more recent years, the introduction of modern heating, cooling, and plumbing has increased the use of continuous foundations and slab foundations. However, the topography of Athens-Clarke County often allows for basements to be used both historically and in new construction. Foundations are a strong visual element in historic areas and the treatment of foundations, in order to preserve the original relationship of the house to the ground, is an important consideration.

Foundation design should be maintained, meaning:

- Wherever possible, original piers should be retained in the course of modifying historic buildings.
- Where piers exist, they should not be removed and replaced with a continuous foundation.

Common foundation problems such as rising damp, excess moisture and structural upgrading should be addressed without alteration of the foundation form or materials.

DISCUSSED IN THIS SECTION:

- 2f.1. Infill Between Piers
- 2f.2. Porch Foundations
- 2f.3. Foundations for New Construction

Foundations 2f.1 Infill Between Piers

2f.1

Maintaining open pier foundations is encouraged, and infilling between piers is discouraged. However, if necessary, infill material should be recessed from the front face of the piers to retain the distinction of the piers from the infill material. The visual impact of non-historic material can be lessened further by painting it a dark color and/or plantings.

- Care should be taken NOT to paint the original or historic foundation material unless previously painted.
- If concrete block is used as infill it should be recessed enough to allow for other treatment to cover the block, taking care not to cover the piers.
- If block or other material has been used as infill and is flush with the piers, an attempt should be made to make a visual distinction between the two. The block can be given a skim coat of stucco and then painted a dark color to contrast with the brick.

Over time piers will need repair, and the repair should maintain the original design and use materials that match the historic materials. If the piers are brick, care should be used in selecting a mortar for repair, as modern cement is rigid and will cause damage to historic bricks which expand and contract. Brick piers that have not been previously painted or covered over with stucco should not have these treatments applied. Do not paint original foundation materials which have never been painted.

Maintenance Not Needing Review

- Repointing or structural repair and upgrading not affecting the exterior visible surfaces of the foundation are considered maintenance and do not require review.

Work qualifying for Staff Level Review

- Infill between piers on secondary elevations can be reviewed at the staff level for any property.
- Infill between piers at any location of non-contributing out-of-character properties, provided the alteration will bring the property into greater conformance with the rest of the district.

Work Requiring Review at an HPC Hearing

- Infill between piers for front or side street elevations for contributing or non-contributing in-character properties.



2f.2 Porch Foundations

Porch piers and foundations should be treated much like other foundations.

- ♦ Original piers should be left in place and exposed.
- ♦ Continuous foundations, such as continuous brick foundations, should be left intact.
- ♦ Spaces between piers should only be filled in with traditional materials, such as lattice. If the spaces have already been filled, lattice panels can be used to correspond with earlier openings to further define the original foundation style. Lattice should never be applied over the piers or extend up to cover the porch sill.
- ♦ Another option could be painting the infill material a darker color than the piers and/or screening the foundation with shrubs.
- ♦ The uniform stuccoing of piers and infill severely alters the appearance of porch foundations and therefore should be avoided.



Maintenance Not Needing Review

- ♦ Repointing or structural repair and upgrades without affecting the exterior surfaces of the porch foundation are considered maintenance and do not require review.

Work qualifying for Staff Level Review

- ♦ Infill between piers with lattice on porches can be reviewed at the staff level for any property.
- ♦ Other means of differentiating original piers from later infill.

Work Requiring Review at an HPC Hearing

- ♦ Any infill between porch piers with a material other than lattice or similar.
- ♦ Any surface application over the original piers such as stucco or paint.

Foundations 2f.3 Foundations for New Construction

2f.3

The height of a foundation is one of the elements of form that give a building its particular silhouette and footprint. A new building in a historic district should be set on a foundation which is approximately the same height and proportion as adjacent and nearby historic buildings. The foundation height of a new addition should match that of the original portion of the building. This is especially important the closer together the adjacent buildings are located.

Other information to glean from the original structure or adjacent structures includes the choice of material and finish, use of piers, continuous foundations, and any differentiated treatment of the front porches or previous additions. While duplication of these features is not always necessary, it is important to respectfully consider these elements to ensure compatibility.

Maintenance Not Needing Review

- ◆ **Not Applicable:** New construction cannot be considered maintenance.

Work qualifying for Staff Level Review

- ◆ Alteration of foundation heights, materials, finishes, etc. for new construction designs (when consistent with any previous conditions of approval for the project.)

Work Requiring Review at an HPC Hearing

- ◆ Any application to change a detail for which a condition of approval exists. (New construction approvals may specify a foundation detail such as material, height, or finish.)



Architectural Details

2G

2G. Architectural Details

Architectural details range from those common to many historic structures regardless of style or type, such as corner boards, to those found only with a particular style of architecture such as gothic arches. The level of detailing and the details themselves play a key role in defining a structure as high-style or vernacular as well as differentiating evolving styles. This makes the architectural details character-defining features.

As character-defining features, no details should be added or removed unless consistent with documentation that shows the previous condition of the site. New construction and additions should carefully consider the degree and types of ornamentation found in the area or on the existing structure when designing ornamentation for new construction and additions. However, replication of detailing on a new addition or new structure may confuse the age of new construction and should be avoided.

The following involve several of the common architectural details found in the Milledge Avenue Historic District. Because there is a wide range of architectural details that cannot be addressed in depth in this document, historic architecture reference books should be consulted for additional information.

DISCUSSED IN THIS SECTION:

- 2g.1. Corner Boards
- 2g.2. Column Details
- 2g.3. Eave Brackets
- 2g.4. Half-timbering and Gable Trusses

Architectural **2g.1** Corner Boards

Details

Corner Boards mark the corner of a particular massing area of a structure, and they are found on most buildings using wood siding often with a width greater than that of the siding material. When properly installed and maintained, corner boards protect the end of the wood siding from damage and deterioration. Corner boards should be retained when making additions as they help to define the original massing and evolution of a structure. This would apply to both historic and non-historic structures regardless of their contributing status.

Maintenance Not Needing Review

- The repair or in-kind replacement of damaged corner boards.

Work qualifying for Staff Level Review

- The restoration of documented corner boards to properties where they are known to have previously existed.

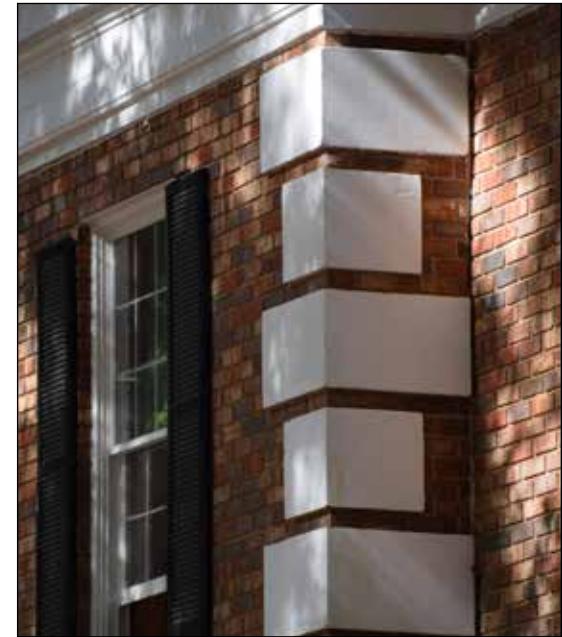
Work Requiring Review at an HPC Hearing

- The addition of corner boards to any property without documentation to the previous existence of corner boards. Review will ensure that a false sense of history is not created.

2g.1



Corner board



Masonry structures do not have corner boards but some examples have quoins, which are similarly situated at the corners.

Architectural Details

2g.2

2g.2 Column Details

Columns used as porch supports are one of the major areas for defining an architectural style.

For instance, classical columns are used in a variety of styles but the type of column capital, the presence of fluting and other details of the column itself can differentiate between architectural styles.

Column details should not be altered. When deterioration beyond repair requires replacement, new columns should match the original in size, shape, and other details. Modern materials will be considered on a case-by-case basis.



Corinthian



Ionic



Doric

Classical column capitals are most often one of three varieties:

- *Corinthian—which involve details of acanthus leaves and ornate motifs.*
- *Ionic—which involve the use of symmetrical dual spiral on each side of the capital.*
- *Doric—the simplest of the three capital types which provides a definite capital that is distinct from the shaft of the column.*

Maintenance Not Needing Review

- The repair or in-kind replacement of damaged columns details or portions.

Work qualifying for Staff Level Review

- The in-kind replacement of entire columns due to deterioration beyond repair of missing features documented to have formerly existed at contributing properties or replacement in kind or duplicated in new materials for in-character non-contributing properties.
- Replacement of columns for non-contributing out-of-character properties to ensure that a false sense of history is not created and the result is in-keeping with the area.

Work Requiring Review at an HPC Hearing

- The replacement of columns or portions of columns with new materials at contributing properties.

Architectural Details

2g.2



Not all columns follow the classical order. A great variety of columns can be found along the Milledge Avenue Historic District from the turned posts of the Victorian era to the paired post of Tudor style properties and others less influenced by classicism.

2g.3

2g.3 Eave Brackets

Eave brackets can be either decorative or functional supports for the overhanging eave. Some styles, such as Italianate, use more detailed brackets with a decorative appearance while others, such as Craftsman, use more simple designs such as a triangular knee brace. While these brackets historically reference forms with a true structural function, many new construction designs incorporate these brackets for added detail and interest to the building.



Maintenance Not Needing Review

- ◆ The repair or in-kind replacement of damaged eave brackets.

Work qualifying for Staff Level Review

- ◆ Replacement of eave brackets duplicated in new materials for in-character non-contributing properties.
- ◆ The addition of eave brackets to non-contributing out-of-character properties to ensure that the design has a modern appearance, not creating a false sense of history and that the use of this feature is appropriate to the remaining architecture of the property and historic character of the area.

Work Requiring Review at an HPC Hearing

- ◆ The replacement of eave brackets at contributing properties with a new material or design or the introduction of a new detail for contributing or non-contributing in-character properties.

Architectural 2g.4 Half-timbering and Details Gable Trusses

2g.4

Half-timbering and gable trusses involve retaining the visibility of the structure's construction in the finished appearance. Half-timbering involves the use of stucco or other masonry materials to fill in the spaces between heavy timber framing. Gable trusses, often less bulky than true half-timbering, may similarly be left exposed. The half-timbering and visible gable trusses found in and around the Milledge Avenue Historic District are often simulated for decorative purposes rather than true structural members. Regardless, this detailing is very much a character-defining feature and should be handled accordingly.

Maintenance Not Needing Review

- The repair or in-kind replacement of damaged half-timbering or gable trusses.

Work qualifying for Staff Level Review

- Removal of exposed gable trusses or half-timbering through covering or other means from non-contributing out-of-character properties.

Work Requiring Review at an HPC Hearing

- The removal of half-timbering or gable trusses at contributing or non-contributing in-character properties or the introduction of such details at any property.





CHAPTER 3 Site Materials & Features

Parking, Drives & Walkways

Chapter 3. Site Materials & Features

3

3a: Parking, Drives & Walkways

All properties typically have a means of both pedestrian and vehicular access through driveways, parking areas, and walkways. These features are often overlooked in their importance to maintaining the character of a historic area but deserve careful consideration.

Many options exist for material selection, placement, and even ornamentation. As with

the evaluation of building features, care is needed to ensure that the designs chosen relate to the area, the specific design of the property, and topographical limitations of the property. Historic examples of driveways and walkways should be maintained. This includes the retention of tire strip driveways without infill between the strips and the retention of historic retaining walls often found along driveways or curb cuts.

DISCUSSED IN THIS CHAPTER:

- 3a. Parking, Drives, & Walkways
- 3b. Fencing & Walls
- 3c. Landscaping
- 3d. Lighting
- 3e. Signs
- 3f. Accessory Structures

DISCUSSED IN THIS SECTION

- 3a.1. Material Selection
- 3a.2. Placement Considerations
- 3a.3. Ornamentation and Details

Milledge Avenue
Historic District
Design Guidelines

Parking, Drives & Walkways

3a.1

3a.1: Material Selection

Traditional materials for driveways, walkways, and parking areas include standard concrete, gravel, and brick pavers. Modern material options continue to evolve including stamped concrete and permeable paver systems as well as asphalt. When determining the proper material—traditional or modern—it is important to consider the evolution of the property as well as the character of the surrounding area.

When considering the property being accessed, look at the amount of area covered, the proximity of the area to the structure(s) and any topographical considerations.

- Is the area large and highly visible to the general public?
- Will water be directed to or from the area?
- Are there materials used in the exterior of the structure that relate to the material selection?
- How does the material relate to the main structure in terms of degree of detail?

When looking at other properties in the area consider how the materials of the walkways, driveways, and parking areas relate to the main structures and to the other sites. Note that, while not uncommon, asphalt is an often inappropriate material as it is not historic and causes unnecessary heat.

Maintenance Not Needing Review

- The repair or in-kind replacement of damaged driveways, walkways, and parking areas is considered maintenance not requiring a COA. However, changes to parking lot layout may require other reviews when restriping is involved.

Work qualifying for Staff Level Review

- Replacement of asphalt driveways, parking areas, and walks with more appropriate materials.
- Removal of unused, non-historic paving materials when not necessary to meet parking requirements.
- Note that changes to parking lot layout, coverage, or storm water systems will require separate review.

Work Requiring Review at an HPC Hearing

- The removal of, or material replacement of, historic, non-asphalt, driveways, parking areas, or walkways at contributing or in-character non-contributing properties.



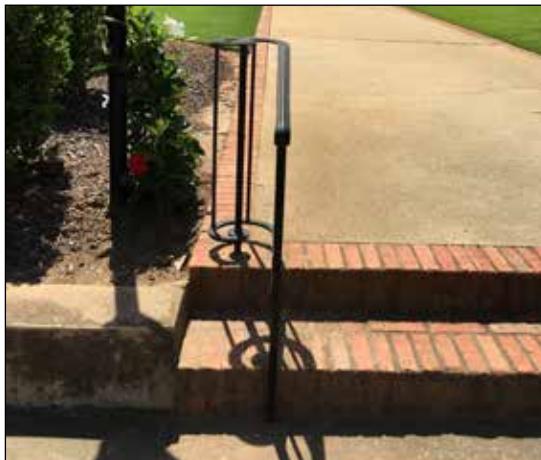
Parking, Drives & Walkways



Concrete paving strips allow a grassy strip to remain and lessen the amount of paving material used.



The walkway reinforces the prominent entrance.



Both edged gravel and brick lined concrete speak to the level of formality of the property to which they provide access.



This brick walkway uses brick similar to the structure but in a more intricate pattern.

3a.1

Milledge Avenue
Historic District
Design Guidelines

Parking, Drives & Walkways

3a.2

3a.2: Placement Considerations

The Athens-Clarke County Code of Ordinances speaks to placement in terms of both driveway and parking lot design. In addition to those regulations, some important considerations involve understanding the topography of the site and designing accordingly, locating parking at less visible locations on the property, and limiting driveway width and curb cuts to the minimum necessary.

Landscaping can often be used to soften paved areas but should be carefully planned to not cause vision hazards once matured.

Some other placement considerations include:

- Locate drives to one side of a structure as circular drives result in a large amount of paving in a front yard.
- Locate off street parking to the rear whenever possible and to the side, behind the building line of the structure, if necessary. Avoid locating parking areas in front yards.
- Minimize grade changes to accommodate driveways and parking areas.



Parking at the side and rear of structure helps maintain the character of Milledge Avenue.

Milledge Avenue
Historic District
Design Guidelines

Maintenance Not Needing Review

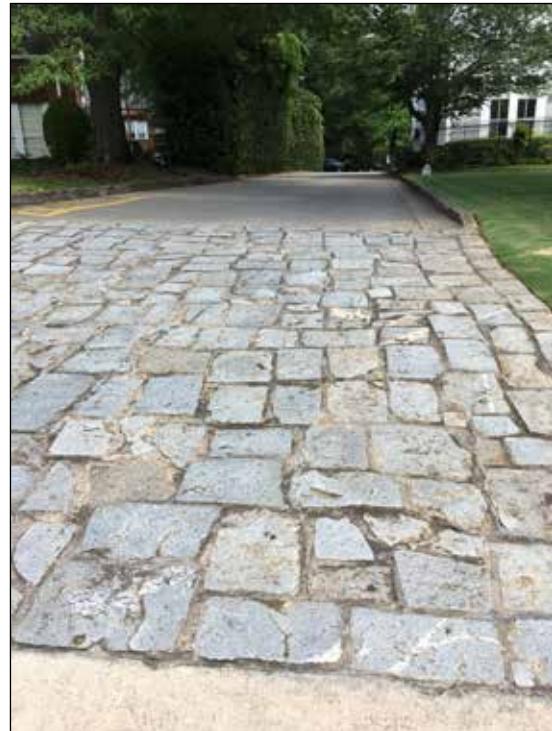
- Relocation of any driveway, walkway or parking area is not considered maintenance, therefore, review is required.

Work qualifying for Staff Level Review

- Minor adjustment of drives and parking areas can often be reviewed at the staff level when historic materials are not impacted on contributing properties.
- Addition, alteration, or removal of these site features at any non-contributing property can usually be handled by staff level review.

Work Requiring Review at an HPC Hearing

- Modification of drives and parking areas involving or impacting historic site features at contributing properties.



Parking, Drives & Walkways

3a.3: Ornamentation and Details

The degree of ornamentation and detail that can appropriately be used at a driveway or walkway is directly tied to the degree of ornamentation and detail found on the exterior of the main structure.

Some of the types of material details possible include modular paving systems to restore brick pavement or create permeable pavement. Ornamentations could include decorative piers flanking a driveway entrance or a fountain at a circular drive if documentation supports this type of embellishment. It is important to remember that the ornamentation and detail must relate to the main structure in design and materials and must not give a falsely historic appearance.



The material used at a neighboring property may not always be appropriate on the adjacent parcel. With proper planning different materials blend easily along the street.

This concrete driveway has brick edging and breaks which fit a more formal architecture.

Maintenance Not Needing Review

- ♦ Repair or in-kind replacement of ornamentation or details.

Work qualifying for Staff Level Review

- ♦ Replacement of ornamentation or details known to have previously existed on the property.
- ♦ The addition, alteration, or removal of ornamentation or details related to these hardscape features when no historic fabric is being impacted.

Work Requiring Review at an HPC Hearing

- ♦ Modifications impacting historic fabric at contributing properties.



This entrance feature accents the stately Arnocroft property.



Milledge Avenue
Historic District
Design Guidelines

Fencing & Walls



3B

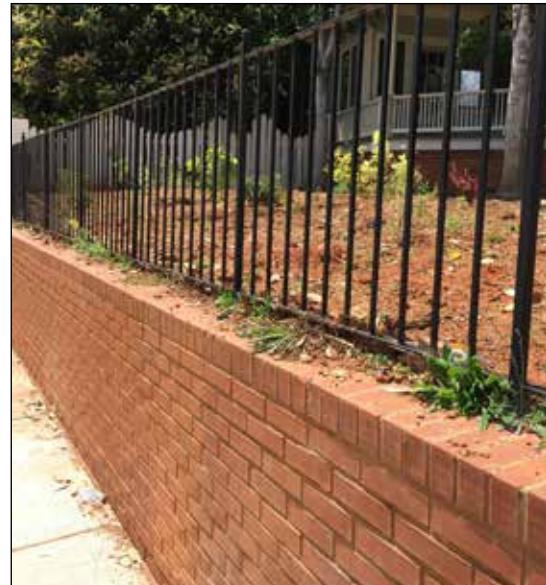
3B. Fencing & Walls

Historic fences are character-defining features and should be maintained. Consider, for instance, the iron fencing and arch at the historic north campus of the University of Georgia. The fencing is an important feature whose removal would significantly alter the landscape and sense of place.

While the few historic fences along Milledge Avenue do not have the same degree of visibility and public awareness, they, too, are important and should be maintained. Due to longevity of materials, most historic fencing remaining is iron; however, some stone walls and wooden fencing may have been maintained as well and these provide us with a great understanding of what kinds of materials and placement will be most appropriate for use today in our historic districts and landmark properties.

DISCUSSED IN THIS SECTION:

- 3b.1. Types of fencing & walls
- 3b.2. Front yard fencing & walls
- 3b.3. Side and rear yard fencing & walls



3b.1: Types of Fencing and Walls

Fences and walls can be found in a variety of materials with a number of different styles and degree of ornamentation for each of those materials. The degree of ornamentation should relate to the architecture of the main structure as should the material itself.

- ◆ Some of the most common wood fencing types that may be appropriate include picket fencing and privacy fencing.
- ◆ Metal fencing such as iron, steel, or aluminum may be appropriate and can be found in a variety of picket designs.
- ◆ Retaining walls are most often of a masonry material such as stone, brick, or stuccoed block.
 - Railroad ties and landscaping ties should not be used for retaining walls where visible from the public right-of-way.
- ◆ Masonry walls, other than as retaining walls, are not as commonly used but can be considered appropriate in some applications.
- ◆ Vinyl fencing is inappropriate as it does not adequately relate to historic materials and has been shown to not possess the longevity and weathering of historic materials.
- ◆ Chain-link fencing will be considered for side and rear elevations not substantially visible from the public right-of-way only when a dark coated variety is used and/or the fence is screened with evergreen vegetation. Gates and arbors should be of materials compatible with the fence in materials and ornamentation.

Maintenance Not Needing Review

- ◆ Repair or in-kind replacement of pieces or portions of existing fences and walls can be considered maintenance not needing review.

Work qualifying for Staff Level Review

- ◆ Most fencing and wall can be handled by staff level review provided the material and design relate to the main structure and the proposed location is within guidelines.

Work Requiring Review at an HPC Hearing

- ◆ Fencing or walls for which the material or design does not correlate with the main structure or where new or novel materials are proposed.

3b.1



Fencing & 3b.2: Front Yard Fencing Walls & Walls

The most common front yard fence or wall found in Athens-Clarke County is the retaining wall along the street or sidewalk due to the hilly topography of our area. However, as Milledge Avenue does not have as great a variation in topography as elsewhere in the area, use of these walls for retention at a grade change is less prominent than to simply demark the property.

- These walls are usually of a masonry material such as stone, brick, or stuccoed block.
- New walls should look to others in the immediate vicinity for material and design. The use of unfinished concrete blocks is considered inappropriate.

Front yard fences are not common in Athens-Clarke County and even less so in the Milledge Avenue Historic District and therefore should be considered carefully.

- The introduction of front yard fencing is not appropriate without numerous examples of that being a common practice to a particular area and setting.
- The addition of fencing or walls over 18 inches in height to a front yard is not considered appropriate without documentation to the property previously having had such a fence or wall.

Maintenance Not Needing Review

- Repair or in-kind replacement of pieces or portions of existing fences and walls.

Work qualifying for Staff Level Review

- Front yard fencing replicating a known previous condition on the property.

Work Requiring Review at an HPC Hearing

- Any front yard fencing or walls being newly established without documentation to previous existence on the property.



Chains are used to provide a visual barrier to limit unintentional intrusion.



Retaining walls are used along the sidewalk at many sloping properties.

3b.3: Side and Rear Yard Fencing & Walls

The most common placement of fences and walls in the Milledge Avenue Historic District is at side and rear yards. Fencing at these locations varies greatly in height, material, and degree of ornamentation.

- ◆ These fences are usually 3 to 6 feet in height with relatively few examples over 6 feet.

These fences can be found in a variety of styles from the more open picket styles in wood or metal to wood privacy fences.

- ◆ Avoid the use of basketweave, alternating plank and similar modern fence designs.
- ◆ The use of simple, traditional fencing options is most appropriate.
- ◆ Landscaping is encouraged to further soften highly visible areas of fencing or walls.

Side and rear walls are typically a masonry material such as brick or block with a stucco coating.

- ◆ Stone walls may be used with lower walls but are not typical of privacy walls.
- ◆ The use of an uncoated block is considered inappropriate.



Maintenance Not Needing Review

- ◆ Repair or in-kind replacement of pieces or portions of existing fences and walls.

Work qualifying for Staff Level Review

- ◆ Front yard fencing replicating a known previous condition on the property.

Work Requiring Review at an HPC Hearing

- ◆ Any new front yard fencing or walls without documentation to previous existence on the property.



The wood fencing around these dumpsters provides a buffer from the neighbors view.



Those side and rear yard areas that are not highly visible can consider the use of dark coated chain link or welded wire fencing provided that landscape screening is also used at these areas.

Fencing & Walls

3b.3

Landscaping

3C



3C. Landscaping

Landscaping needs to reflect the space in which it is contained, the stylistic nature of the property, and the character of the neighborhood. Landscape features are considered significant in the Milledge Avenue Historic District.

These features vary as widely as the properties evolve over time and include both well defined gardens and properties that visually flow into each other. Some areas have large expanses of grassed front yards, formal foundation plantings, and other areas incorporate informal patterns of shade trees, shrubs and ground covers. The common theme among landscaping designs along Milledge Avenue is planning exterior space to meet certain needs while conveying an intentional landscape or garden as a setting for buildings and structures.

- ♦ Existing landscape features need to be maintained and incorporated in newly developed parcels.
- ♦ Existing healthy trees should be maintained wherever possible, and diseased and severely damaged trees should be replaced with a similar species.

A Certificate of Appropriateness is needed for removal of trees over 8 inches in diameter at a height of 4 feet when located in a front yard. The addition of trees that grow to this stature should also be carefully considered to protect both historic landscape features and designs and views of the property.

Maintenance Not Needing Review

- ◆ Addition of or pruning of any plant material or removal of plant material provided that it does not extend beyond the size limitations provided or is located outside of the front yard.

Work qualifying for Staff Level Review

- ◆ The removal of trees within a front yard that are over 8 inches dbh (diameter at breast height) provided no historic or expansive canopy trees are impacted.
- ◆ The removal of dead or several damaged trees when the condition is certified by an arborist and the tree is replaced in-kind.

Work Requiring Review at an HPC Hearing

- ◆ The removal or otherwise impacting of historic or expansive canopy trees in a front yard or secondary street yard.

Green Tip

Use of native and drought tolerant landscaping when planning new plantings can drastically reduce water usage and improve the overall success of the landscape. This saves time, money, and effort.

Landscaping

3C

Lighting



3D

3D: Lighting

Lighting can be both an important safety device as well as a means of highlighting architectural details. However, using the wrong type or intensity of light or placing the fixture inappropriately can actually result in the opposite occurring. Light that is too glaring can create dark shadows or wash out the details of a beautifully restored façade. Carefully consider all lighting fixtures for their appropriateness in scale, material, and design as well as their ability to provide the appropriate lighting desired.

The most appropriate lighting location is at entrances with fixtures either mounted beside a door frame or at a porch ceiling. Most structures located in close proximity to the sidewalk do not require individual pole mounted or freestanding lights to adequately light an entrance.

Security lighting such as flood lights should be mounted on less visible areas of the structure and be of an unobtrusive design. Ground

3D. Lighting

lighting should be placed where visually obscured by landscaping and all lighting should be limited to the minimum amount necessary. These guidelines are in addition to the requirements of the separate Lighting Ordinance for Athens-Clarke County and do not alleviate the need to follow its provisions.

Maintenance Not Needing Review

- Repair of existing lighting fixtures and support posts.

Work qualifying for Staff Level Review

- Replacement of existing lighting fixtures and support posts or placement of new lighting fixtures provided such fixtures are building mounted or otherwise under 10 feet in height.

Work Requiring Review at an HPC Hearing

- The erection of new lighting fixtures and support posts at a height above 10 feet when not building mounted.



Signs

3E

3E: Signs

Signs are a valuable means of advertising a business and gaining exposure to new customers. By relying on the architecture of a structure and its surroundings to determine the most appropriate sign sizes, locations, and materials, signs can be effectively used without compromising either the character of the structure or area or the intent of advertising exposure.

All proposed signage should fall within the provisions of the Athens-Clarke County sign ordinance while also complying with these design guidelines.

DISCUSSED IN THIS SECTION:

- 3e.1 Determining the proper sign location.
- 3e.2 Determining the appropriate sign size range for a given location.
- 3e.3 Determining the proper sign materials.
- 3e.4 Determining the proper sign details.

Maintenance Not Needing Review

- ◆ Repair of any sign or repainting of painted signs.

Work qualifying for Staff Level Review

- ◆ Most signs can qualify for staff level review provided the location, size, materials and details proposed are clearly within the design guidelines.

Work Requiring Review at an HPC Hearing

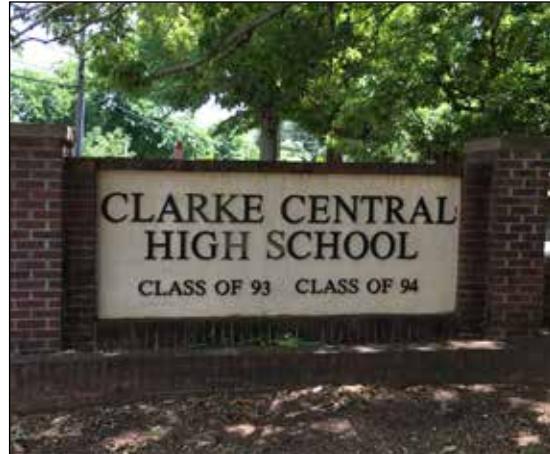
- ◆ Signs seeking to utilize new or novel material, or a location, size, material, or detailing not clearly within the design guidelines.

3e.1

Signs 3e.1: Determining the Proper Sign Location

Many originally commercial structures were built with a particular sign placement in mind. This makes determining where to place a sign today very straightforward. However, many of the Milledge Avenue Historic District properties that are now used for commercial or institutional businesses were originally residential in use. These properties offer challenges and opportunities for adding business signage while respecting the historic residential character.

- In many cases a small plaque type sign can be added at the primary entrance without damage to the character or the structure itself.
- Other potential places for a sign attached to the building might include hanging from a porch cornice between columns or projecting from the structure on a bracket or arm.
- Any location on the structure must be situated so that important architectural features are not obscured and where the method of attachment will not damage the structure.
- Freestanding signs that do not attach to the building might be an appropriate possibility provided the property is of adequate depth to not block any architectural features of the structure or other important character-defining features of the property.



Freestanding signs, such as the two shown above, are common along Milledge Avenue.



This wall sign is located on a property that is residential in character.

3e.2: Determining the Appropriate Sign Size Range for a Given Location

Once a sign location is identified, it can be determined what size sign might be appropriate for that location. Often a range of sizes rather than there being just one size is more fitting for considering new sign designs.

The determined sign location can usually only accept a certain maximum length and width as well as minimum length and width to keep the sign in scale with the structure and the area. When determining this size range, keep in mind that these design criteria cannot alter the sign code requirements and limitations. The sign code may allow a larger sign than is appropriate for a given location and, conversely, the design criteria may find a larger sign in keeping with the scale of the property than the sign code can allow.



Signs



3e.2



Milledge Avenue
Historic District
Design Guidelines

3e.3

Signs 3e.3: Determining the Proper Sign Materials

Once a sign's location and size have been determined, the next step is determining the appropriate materials and treatment of the sign. The sign materials should complement the existing structure in its texture and material. This does not mean that the material can only be one that is found on the structure. For instance:

- Metal painted sign boards are common on many masonry commercial structures and provide a flat, finished sign with a low sheen and longevity that is appropriate to many traditional commercial settings.
- However, these same signs may not be appropriate on the wall of a wood sided structure that was built as a residence.
- Similarly, a metal box sign with plastic insert and internal illumination that fits in with a typical shopping center does not fit in with the texture and materials common to historic properties or areas.



The Gran-Ellen Apartments include built-in signage over the main entrance that repeats the materials at the entranceway.

The key is to provide a material and design that complements the historic character while providing the intended advertising, identification, or way-finding function.



This structure includes stone, stucco, and wood components, any of which could be used for a free-standing sign structure that would relate to the main structure.

3e.4: Determining the Proper Sign Details

Once a sign location, size, and materials have been determined, it is the finishing details that must be addressed. These might include any architectural details or features of the sign frame or structure such as posts, foundations, walls, etc. Such details should relate to the structure in their shape or form and the degree of detailing.

Some other important details of sign design are:

- ◆ Lighting and landscaping.
- ◆ Interior lit and neon signs are usually not compatible with the character of the historic district because they draw too much attention to a very modern element.
- ◆ However, interior illumination and neon will be considered on a case-by-case basis when proposed in an artful, creative manner using appropriate materials and design.
- ◆ Careful rendering may be necessary to demonstrate the proposed internally illuminated signage at both daylight and night conditions.

Indirect, exterior illumination is strongly encouraged for signage when lighting is desired. The use of well maintained landscaping around freestanding signs is also encouraged.



Signs

This sign, like the building it serves, is very linear and without adornment.



3e.4

This sign uses brick for support which is reflective of the building it serves.

Accessory Structures



3F

3F. Accessory Structures

Accessory structures refer to secondary buildings that serve to complement the main structure in terms of function as well as aesthetically. Accessory structure does not refer to properties that contain more than one main structure such as multiple apartment buildings, for example. While several historic accessory buildings remain in the Milledge Avenue Historic District, the majority of the existing structures are non-historic and include a variety of functions including but not limited to storage sheds, well houses, enclosed utility buildings, pool houses, garages, and trash enclosures. Those that are successful have an overriding principle that it be customarily incidental and subordinate to the main structure.

This subordinate nature is achieved through attention to placement, orientation, scale, massing, materials, and degree of detailing. These qualities should be adhered to in both renovation or remodeling projects for existing structures and for new construction. These criteria do not necessarily preclude the use of pre-fabricated accessory structures. Such structures may be allowed provided that the chosen design and materials complies with the review criteria. The ability of such structures to easily comply will vary between individual properties due to the complexities of each main structure and lot constraints.

DISCUSSED IN THIS SECTION:

- 3f.1. Placement and Orientation of Accessory Structures
- 3f.2. Scale and Massing of Accessory Structures
- 3f.3. Materials for Accessory Structures
- 3f.4. Degree of details on Accessory Structures

3f.1: Placement and Orientation of Accessory Structures

Subordinate placement requires that the accessory structure be located behind the front building plane of the main structure. With larger lots this might include placement to the side of the main structure; however, the most appropriate location will often be behind the rear wall plane of the main structure. This placement is common to historic structures as well as most appropriate for newly constructed accessory structures.

Orientation is positioning relative to the directional planes of the main structure and

generally involves aligning the accessory structure with the direction of the main structure. Orientation also refers to the placement of the primary entrance which is most often toward the primary street frontage. Occasionally, entrance orientation is toward an alley or side street. However, even with such an entrance, the wall planes of the accessory structure usually still align with the direction of the main structure. Inappropriate orientation can negatively impact the property by interfering with the emphasis and design continuity of the main structure.

It is generally inappropriate to relocate historic accessory structures as doing so can alter the understanding of the historic development of the site.

3f.1

Maintenance Not Needing Review

- ♦ Repair and maintenance as determined in Chapter 2 regarding building materials and features.

Work qualifying for Staff Level Review

- ♦ Construction of new accessory structures under 200 square feet and located behind a front building in a position not easily visible from any public right-of-way or a material or design change to any material or feature as determined in Chapter 2.

Work Requiring Review at an HPC Hearing

- ♦ Construction of a new accessory building over 200 square feet or visible from a public right-of-way or any material or design change requiring a public hearing as described in Chapter 2.



This accessory building is oriented to face the street with its placement well behind the main structure indicative of its subordinate role.

Milledge Avenue
Historic District
Design Guidelines

Accessory Structures 3f.2: Scale and Massing of Accessory Structures

Scale is the visual effect of a building's measurements and massing is how its size relates to other structures and its site.

- ◆ Subordinate scale requires that the accessory building respect the main structure through its overall height and dimensions and remain mindful of topographical changes on the parcel.
- ◆ This means that the possible appropriate height for an accessory structure can vary slightly with the topography of a parcel provided that the structure remains subordinate.

Massing can best be understood by reducing a structure to its basic geometrical forms.

- ◆ Simple geometrical forms or massing are generally used with accessory structures, even those serving main structures with more complex massing.
- ◆ The simplest massing is a simple box form with a straightforward gable or hipped roof. The more additions made to this form, such as dormers, extensions, etc., the more complex the massing becomes.

Therefore, the massing of new accessory structures as well with alterations to existing buildings needs to keep the massing complexity to less than that of the main structure. Additionally, alterations to existing accessory buildings should allow them to remain subordinate to the main structure.

- ◆ Alterations to historic accessory buildings should not result in increased scale.



The simple massing of this garage and its stature in comparison to the main structure on the property allow the garage to have a subordinate role.

3f.3: Materials for Accessory Structures

Materials for accessory buildings do not have to match those of the main structure exactly. However, matching the materials is certainly within the range of possible appropriate treatments. Accessory structure materials may correspond to those on the main dwelling by reflecting trim materials or even foundation materials.

For instance, a brick house with wood lap siding at the gables might have a wood sided garage or a wood sided business might have a brick dumpster enclosure that draws from the brick foundation. Historic accessory structures should maintain the historic building material even if no obvious relationship with the main structure materials is evident. Alteration of non-historic existing accessory buildings should be treated as new construction and reviewed for general appropriateness.



Accessory Structures

The accessory building at 815 S. Milledge Avenue utilizes a half timbering design in the gables which relates to the main structure without replication.



3f.1

Accessory Structures 3f.4: Degree of Detail on Accessory Structures

Once an accessory building design has determined the placement, scale, massing, and materials, the only remaining item is the details. Details could include items such as awnings or dormers that have the potential to affect the massing and scale or simple window and door trim.

- The level of detail needs to relate directly to the main structure and usually a less ornate accessory building is more appropriate than an overly ornate structure.
- The details themselves do not need to replicate those of the main structure to such a degree that a false sense of history is developed. In fact, replication of details is

only warranted when physical documentation or evidence is found on a historic structure.

- Accessory structures should not have details that will compete with the main structure for visual attention but need details to balance the accessory building with the main structure.
- The use of overly simplistic garage doors is often inappropriate by drawing attention to this opening and visually disrupting the solid-to-void ratio. The use of a door with simple details such as paneling, glazing, or other visual divisions will often eliminate or minimize these concerns.

3f.4



The simple details on this accessory building along with common design and material choices allow it to blend with the historic main structure without replication.





CHAPTER 4

New Construction

Overview

4. New Construction

4A: Overview

New construction within the Milledge Avenue Historic District has the potential to enhance the area by providing an appropriate new structure at a vacant parcel or an addition to an existing structure. Construction of new structures is often likened to replacing a missing tooth in a smile.

- ◆ The new infill should follow the form and example of the existing properties in the district so that the effect will be a positive asset for the area. A poorly executed infill project has the potential to negatively affect the area.

These guidelines for new construction attempt to guide the major form of new construction projects while leaving ample room for individual expression and contemporary design within their context.

- ◆ Replication of historic structures or styles is not encouraged as it can cause confusion about the development patterns of the area.

DISCUSSED IN THIS SECTION:

- 4A. Overview
- 4B. Scale And Massing
- 4C. Location And Orientation
- 4D. Materials
- 4E. Details
- 4F. How To Apply To Additions
- 4G. Incorporating Accessibility

- ◆ The historic structures surrounding the proposed new construction location will provide ample information on the context for the project. It is important to remember that preservation of the historic character is the intention.
- ◆ The current or proposed use does not override the importance of the surroundings in determining the new design.
 - For instance, an area originally developed as residential should maintain that character with any new construction even if the intended use is business oriented.

4A

Milledge Avenue
Historic District
Design Guidelines

New Construction

- ◆ For proposed institutional projects such as churches or schools, attention will be paid to how the project fits in with the historical context for similar developments using nearby examples whenever possible.
- ◆ It should be noted that the non-contributing in-character properties do not necessarily meet these Design Guidelines completely and that their status does not imply that they are appropriate for emulation.

As the guidelines in this chapter apply only to the basic form of the new structures or additions, please refer to additional information about building features and site features in the previous chapters.

Maintenance Not Needing Review

- ◆ **Not Applicable:** New construction and additions cannot be considered maintenance.

Work qualifying for Staff Level Review

- ◆ Unenclosed rear additions such as decks, porches, and ramps under 200 square feet may be reviewed at staff level. The addition of access ramps at side elevations that do not involve creating new entrances can be reviewed by staff.

Work Requiring Review at an HPC Hearing

- ◆ Any rear addition that is enclosed and/or over 200 square feet.
- ◆ Any additions to side or front elevations not otherwise allowed at staff level.

4A



Scale and Massing

4B. Scale and Massing

Scale is the visual size of a structure when compared to other structures and its site. Massing is the basic geometrical forms or blocks of a structure. Both of these criteria have a profound impact on the ability of a new construction project to appropriately fit in with its historic environment.

The components of scale and massing allow for a basic design to be established that can then be appropriately placed on the property and details and materials used to further relate it to the area.

DISCUSSED IN THIS SECTION:

- 4b.1. Composition
- 4b.2. Roof Forms
- 4b.3. Foundation
- 4b.4. Footprint
- 4b.5. Height

4B

Milledge Avenue
Historic District
Design Guidelines

Scale and Massing **4b.1: Composition**

Composition is the way that the forms that make up the massing are assembled together. Composition can be symmetrical or asymmetrical, simple or complex, and have a directional expression that is vertical, horizontal, or neutral.

Compositional complexity is increased with each massing block that is added to the core mass of a structure. This could include porch massing, side wings, or other extensions.

Directional expression involves how the massing components are stacked or aligned to create an overall form that is vertical or horizontal.



The building on the left has simple massing with a symmetrical design and vertical expression. The building on the right has complex massing with an asymmetrical design and horizontal expression.

Scale and Massing

4b.2: Roof Forms

Roof forms can have a major impact on the perceived scale and massing of a structure. Roof forms involve the roof shape, its pitch or slope, and differing degrees of complexity. The different roof shapes are more fully explored in Chapter 2.

Roof shapes for new construction should relate to the shapes of nearby historic structures.

- ♦ Ideally, roof pitch for new construction is within 10% of the average pitch of nearby historic buildings.

- ♦ However, when the property is in an area of great variation in roof pitch, the pitch should more closely resemble that of the closest historic structure.

Roof complexity, such as the use of multiple roof shapes, asymmetrical designs, dormers, etc. has the ability to impact the overall perceived scale and massing.

- ♦ These effects should be considered when planning the building form and in relating the degree of complexity to that of the historic examples nearby.



The flat roof of the structure in the middle does not maintain a similar form or complexity with its neighbors.

4b.2

Scale and Massing **4b.3: Foundation**

The foundation as an element of scale and massing cannot be discounted. Foundations are a traditional component of most non-commercial historic architecture and should be integrated into new construction.

- The foundation heights of the new structure should align with the historic examples nearby. For this reason, slab foundations are not generally appropriate in historic areas.
- Diminished foundation proportions have a negative effect on massing and visual character.



The building in the center has a much taller foundation than the buildings on each side. This makes a building that would otherwise be appropriate out of scale with its surroundings.

4b.3

Scale and Massing

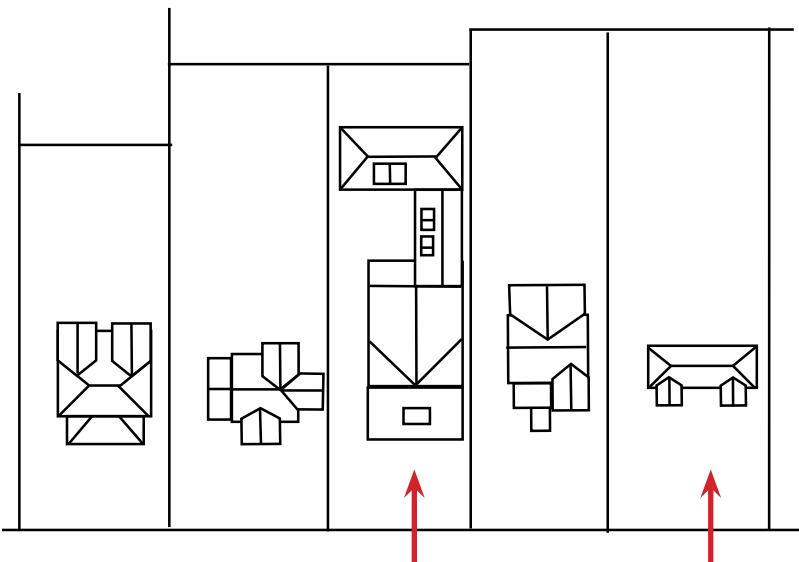
4b.4: Footprint

The footprint of a building is the area of ground covered by the structure including any porches or other open spaces. The footprint of a building, along with the massing and placement, create an overall form for existing construction that new construction needs to respect.

- ◆ This form is typically one of small footprints for small lots with larger footprints for larger lots. However, where current lot configuration does not conform to the historic precedent for the area, the lot size is not always an indication of an appropriate footprint.

- For example, in an area of smaller lots historically where three lots have been combined together to form a parcel significantly larger than the precedent, the new construction footprint would not be appropriate at three times the historic examples just because the parcel is larger.

- While a few of the lots in the Milledge Avenue Historic District are quite large, others are just modestly larger than those found on the side streets. This variation means that an appropriate footprint at one location may not be appropriate for another within the same historic district.



While one building has too large of a footprint to fit into the area, another is equally inappropriate with too little footprint.

4b.4

Scale and Massing 4b.5: Height

The height of a structure is typically measured as an overall dimension from the ground to the peak of the roof. This overall height, as well as the height of the eaves and foundation are key points for new construction to exhibit compatibility with nearby historic examples.

Compatibility does not necessarily mean exactly equal with the measurement of the existing structures, but that the new construction is in relative proximity.

- The height of the structure in comparison to those surrounding should be indicated on the plans provided with an application for new construction.



While all different overall heights, these three structures share a similar height for the finished floor and the first and second floors somewhat align. By using a common scale these three buildings co-exist appropriately while being very different architecturally in many other ways.

4b.5



Location & Orientation

4C. Location and Orientation

The placement of a new structure has the ability to reinforce the rhythm of development for a historic area by conforming to the precedent. Placement refers to a structure's physical location on the parcel with regard to the setbacks from right-of-way and spacing between the property lines and other structures, orientation of entrances and maintenance of traditional building lines.

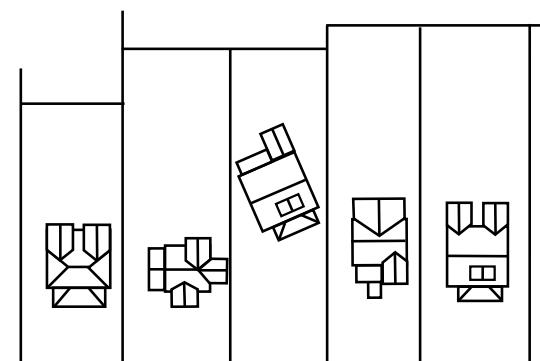
Area precedent has often set a traditional façade line as a visual line created by the fronts of buildings along a street.

- Disrupting the traditional façade line by having a new structure too close to a street or too far back is considered inappropriate.
- Area precedent has often set a common spacing at the sides of structures from the property lines and neighboring properties. Such spacing should be maintained.

Orientation refers to the positioning relative to the directional planes and to the placement

of the primary entrance which is most often toward the primary street frontage..

- Typically front elevations are oriented parallel with the street and side elevations are oriented parallel to adjoining properties.



The building on the middle lot has not used proper setbacks or orientation. It has been placed too far from the street, the entrance does not face the street and the sides of the building do not align with the property lines or the neighboring structures.

4C

Milledge Avenue
Historic District
Design Guidelines

Materials



4D. Materials

4D

Similarity of materials and ornamentation is another component of appropriate new construction in a historic area.

- ♦ Compatibility of materials and details does not mean copying of historic examples or even pulling representative details from multiple nearby examples.
- ♦ Compatibility means that a new structure blends in with its surroundings.
- ♦ Materials are similar enough to not be visually obtrusive, details are present in similar quantity and positioning, and a similar solid-to-void ratio is found.
- ♦ Compatibility of materials means that the texture of the new material is similar to that of the nearby historic examples.
 - In this way, a new brick and stone structure might be out of place among only frame structures but a new structure utilizing wood or even a concrete composite closely mimicking wood could appropriately fit in.
- ♦ Both traditional and modern materials will be considered provided the materials are appropriate in their texture, finish, and longevity.
- ♦ Data sheets on novel or very new building materials should accompany an application.



Details

4E

4E. Details

Compatibility of details first starts with the level of detail being in keeping with the historic precedent. An area with all high style, very ornamented structures demands that new construction maintain the same level of detail. The location of detailing may also play a role.

- ♦ If an area precedent has highly detailed front porches, for instance, then new construction should also include detailing at the front porch.
- ♦ If an area is home to only modest, vernacular structures with very little ornamentation, then new construction of a highly styled design would be out of place.
- ♦ The details of new construction may vary, however the amount of detailing should not.

- ♦ New construction should follow the precedent for the area in terms of the solid-to-void ratio.
- ♦ Large expanses of wall without adequate window or door openings is generally inappropriate.
 - The same is true of large expanses of windows and doors, unbroken by areas of siding.



The image to the left shows a side elevation with a large expanse of wall without windows or other details. The image to the right shows the same elevation if several additional windows were added.

Solid-to-void ratio is the amount of space on an elevation devoted to window or door openings compared to the amount of wall siding area. Historic development often included a significant number of windows and doors with all sides of a structure seeing such voids.

Milledge Avenue
Historic District
Design Guidelines

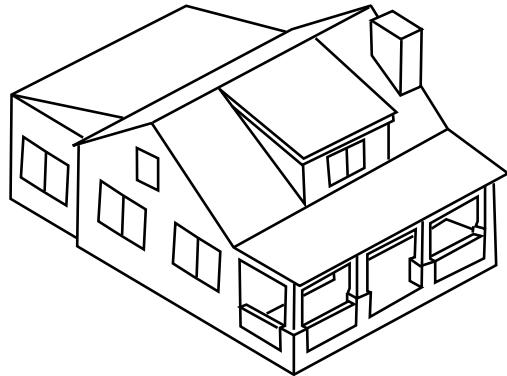
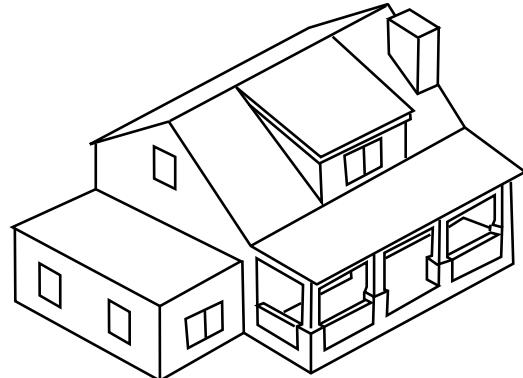
Additions 4F: How to Apply to Additions

Additions are very similar to new construction of a whole new structure in terms of the criteria for appropriateness.

- ◆ Additions need to respect the existing structure as well as the area as a whole in regard to scale and massing, placement and orientation, materials and details.
- ◆ Additions to historic structures should be undertaken in such a way that the project could be reversed without major damage to the original structure.

The starting place for designing an appropriate addition is generally with placement.

- ◆ It is rarely appropriate for any addition to extend in front of the front building line of an existing main structure, particularly for contributing historic properties.
- ◆ Additions are ideally located behind the existing structure; however, additions to side elevations can be appropriate for some architectural styles and building settings with careful planning and setback as far as possible from the front building line.
- ◆ The massing of additions is ideally situated as a distinct form from the existing structure so that the addition does not falsely appear as part of the original structure. This is generally accomplished by a recess of the addition several inches from the existing corners.



When placed at the side, the addition disrupts the symmetry of the original house and its shallow roofline is out of place. By placing the addition at the rear, it better preserves the original form.

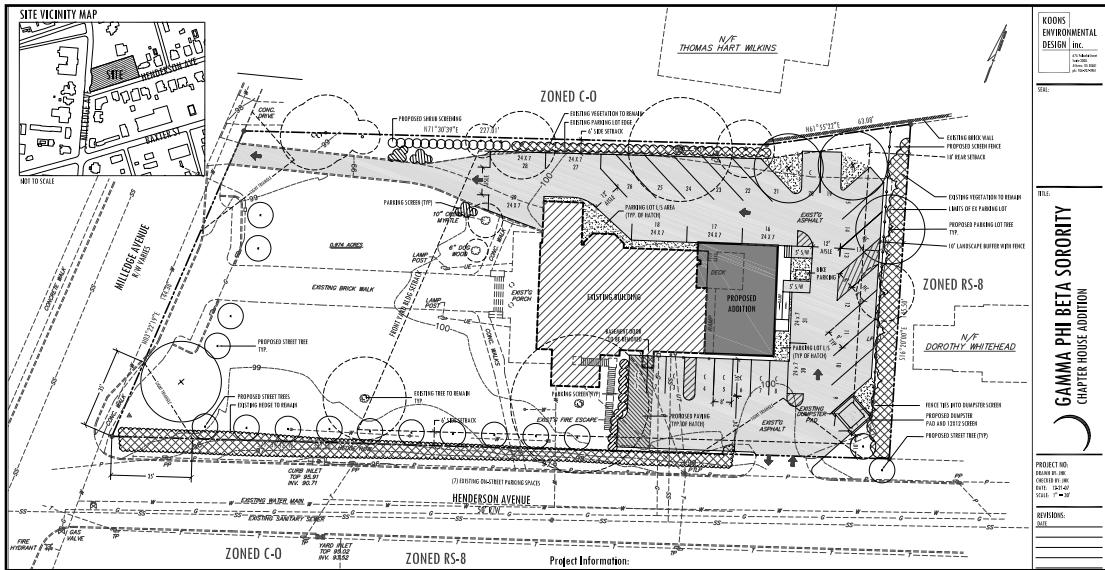
The new form, once distinguished as an addition, is usually given a scale less than that of the existing structure. Attention is paid to foundation height, wall heights, window heights, etc.

- ◆ As with a whole new structure, construction of additions should not involve replication of the existing details.
- ◆ Simplification and generalization of the details will allow the addition to complement the existing structure without creating a false history.



Additions

A recent addition at 397 S. Milledge Avenue maintained the original building and the historic character of the site by locating the addition at the rear, using common materials, orientation, scale and massing and similar details.



Before



After

4F

Milledge Avenue Historic District Design Guidelines

Accessibility 4G: Incorporating Accessibility

Accessibility is defined as ease of access and refers to the ease of access for persons with lessened mobility. Accessibility is often required for businesses or other public spaces and may be desired for residential properties on a permanent or temporary basis.

Accessibility can often be gained without compromising the character of a building or area.

- As with any other addition, adding an accessibility device such as a ramp or lift is ideally accomplished at a rear entrance or side entrance. However, given the hilly topography of Athens-Clarke County, it is expected that a few properties facing extreme slopes at the rear elevations may seek to add accessibility features to front elevations.

When contemplating an addition to a front elevation, determine where the feature can be least obtrusive and best blend with the site.

- The side of a front porch can often be used as a place to attach ramps and lifts without disrupting the visual characteristics of the front more than necessary.
- Materials should bear some relationship with those of the structure the access feature is serving but should not seek to copy the historic design in every detail.
- In some cases a ramp that is exposed to the weather will need to be constructed of a material different from a covered porch treatment. These materials should still relate to the structure and allow the ramp to blend into the environment.



This ramp was added at the side to provide access from the rear parking area to the front porch.



CHAPTER 5

Demolition & Relocation

Overview

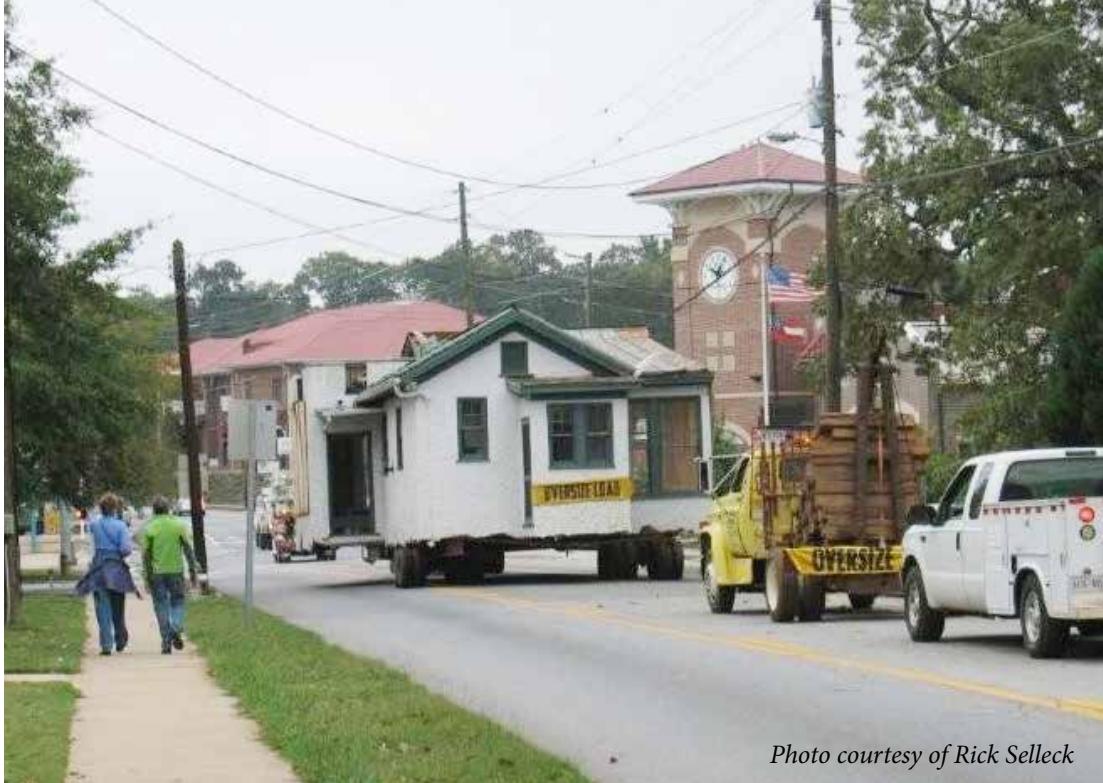


Photo courtesy of Rick Selleck

5. Demolition and Relocation

5A: Overview

The purpose of historic designation is the protection of properties and areas that impart a special character. Therefore, the removal of structures from a designated property is a very significant change. Even non-historic structures can contribute to an area by filling a space within a pattern of development. Empty parcels are often compared to missing teeth in a smile. No matter how lovely the remaining structures are maintained, the missing tooth will stand out and detract from the whole.

For this reason, demolition and relocation are very carefully reviewed following established criteria. The Historic Preservation Commission will review all criteria when reviewing any demolition or relocation request. Therefore it is recommended that applications for these actions reference the related criteria.

DISCUSSED IN THIS SECTION:

- 5A. Overview And Criteria for Demolition and Relocation
- 5B. Historic Additions
- 5C. Information To Include

Maintenance Not Needing Review

- ◆ **Not Applicable:** Demolition and relocation cannot be considered maintenance.

Work qualifying for Staff Level Review

- ◆ Demolition or relocation of any accessory structures at non-contributing properties.
- ◆ Non-historic accessory structures at contributing properties.

Work Requiring Review at an HPC Hearing

- ◆ All other demolition and relocation activity.

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Demolition Criteria

5a.1: Demolition Criteria

Demolition, whether involving the wholesale loss of a structure or the partial loss of particular areas of a structure, is a decision that can not be undone. Reversibility, one of the major guideline standards, is not possible short of reconstruction with new materials. The loss is permanent to the evolution of a property or an area and, therefore, every demolition request is given serious review and consideration. According to Section 8-5-6 (f) of the Historic Preservation ordinance applications for demolition are to be reviewed based on the following criteria:

1. The historic, scenic or architectural significance of the building, structure, site, or object.
2. The importance of the building, structure, site, or object to the ambiance of a district.
3. The difficulty or impossibility of reproducing such a building, structure, site, or object because of its design, texture, material, or unique location.
4. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or Athens-Clarke County.
5. Whether there are definite plans for use of the property if the proposed demolition is carried out and what the effect of those plans on the character of the surrounding area would be.
6. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse.
7. Whether the building, structure, site, or object is capable of earning a reasonable economic return on its value.

5a.2: Relocation Criteria

Relocation involves the removal of a structure or portion of a structure and moving it to a new location on the same parcel or another property. While relocation does have a greater potential for reversibility than demolition, it is almost always a permanent change. Similar to demolition, relocation allows for the evolution of a property or area to be forever altered.

According to Section 8-5-6 (e) of the Historic Preservation ordinance applications for relocation are to be reviewed based on the following criteria:

1. The historic character and aesthetic interest the building, structure, or object contributes to its present setting or historic district.
2. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area or historic district will be.
3. Whether the building, structure, or object can be moved without significant damage to its physical integrity.
4. Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure, site or object.

5a.1&2



Historic Additions

5B. Historic Additions

Additions to structures have always been a part of the built environment. The reasons for additions have changed over time and include needs for additional space, the invention of the automobile, advances in climate control technology, and changes in architectural styles. Kitchens and bathrooms were moved indoors, porches were expanded or enclosed, and cars were brought under protective cover. Additions speak to the evolution of a property and are important to the history of a community.

For this reason, retention of later additions is a major guideline and an important area of review.

The sunporch area supported over the driveway of the house pictured above was added between 1918 and 1926. While it is not original to the house, it is a historic addition and contributes to the historic character of the property and the understanding of its evolution.

Applications seeking demolition, relocation, or major alteration of previous additions will be reviewed in terms of their contribution to the overall building character, overall building appearance, and understanding of the building evolution.

Physical condition of the addition may be considered along with the other criteria.

5B

Information to Include



5C. Information to Include

When submitting an application for demolition or relocation, the materials to submit remain an important and necessary element just as with any other type of review. The review is largely based on the evidence submitted and providing a complete understanding of the property is the responsibility of the applicant. The following are the major components of such an application; however, applicants should discuss particular projects with staff for a complete list of requirements.

1. Site plan or plat of the property with the structure(s) to be demolished or relocated clearly indicated.
2. Photographs of each side of any structure to be demolished or relocated.
3. Written professional opinion of the structure condition when stating condition as a major reason for the request.
4. Written documentation of the owner or applicant's understanding of the building history and evolution based on site evidence, oral history, photographic evidence, or research of such items as Sanborn Maps or city directories.



Photo at top of page: 225 S. Milledge Avenue pre-1960. Photo above: the replacement building at this address.

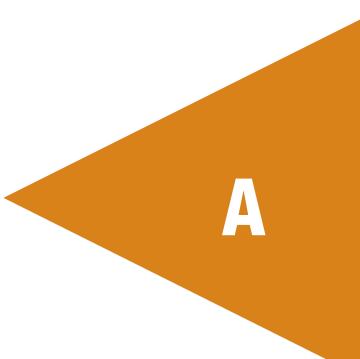
A. The Secretary of the Interior's Standards for Rehabilitation

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The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



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7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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B. Local Tax Freeze Application Process

Appendices

The tax freeze program, started in 1995, allows for properties meeting certain conditions to have their property tax assessments frozen for eight years with a 50% increase toward the difference (in the former and then current values) for the ninth year and a return to the then current assessment the tenth year. The conditions of eligibility are:

- ◆ Properties within residential zoning districts must conform to the zoning classification. Land use is not a determining factor for properties not zoned residential.
- ◆ Properties must be considered contributing at the National or State level, as well as at the local level. Contributing means that the property contains enough historic details or character to add historic value to the area.
- ◆ Properties cannot receive this local tax freeze simultaneously with any benefits through the State Rehabilitation Act. Sequential benefits are allowed.

Some important notes about the tax freeze program:

- ◆ The property will continue to receive assessments during an approved freeze. While the tax bill will still reflect the frozen assessment, any dispute about assessments should be made when notified of the change rather than when the freeze has ended.
- ◆ While the property assessment on which the taxes are based will be frozen, the millage rate will not. Therefore, the actual amount paid may fluctuate.
- ◆ The freeze runs with the property and transfers to new owners.
- ◆ The freeze can only be received once. Applicants can contact the tax assessor if unsure of a past approval.

Applications for the Tax Freeze may be printed from the Planning Department website at <https://www.acgov.com/808/Applications-Forms> or picked up at the Planning Department.

B

Appendices C. The National Register and What It Means To You

Historic property designation is possible on the National, State, and Local levels. Property may be designated at only one level or all three. Each level offers its own incentives, rewards, and challenges.

National designation means that a property, site, or district is listed in the National Register of Historic Places. This is a listing maintained by the federal government through the National Park Service. Being listed in the National Register provides formal recognition of a property's historical, architectural, or archaeological significance based on national standards. National Register designation identifies significant historic properties that can be taken into account in a broad range of preservation and development activities. It also ensures that these properties will be considered in the planning of state or federally assisted projects. National Register listing does not place obligations on private property owners to rehab structures, nor does it require any review of renovation or new construction on the property. Various grants or tax incentives may be possible for projects at listed sites depending on the project and available monies at that time.

State level designation means that a property is listed in the Georgia Register of Historic Places. The Georgia Register uses the same criteria and documentation procedures as the National Register of Historic Places. Properties listed in the National Register are automatically listed in the Georgia Register. However, properties in the Georgia Register are not included in the National Register unless they are separately nominated. The Georgia Register is the state designation referenced by state laws and regulations regarding state grants, property tax abatements, the Georgia Environmental Policy Act, the State-owned Historic Properties Act, and other state preservation and environmental programs.

Local designation has different meanings for different communities. For properties in Athens-Clarke County, local designation means that protective measures are in place to review changes for their appropriateness and compatibility. This is the Certificate of Appropriateness process. Another aspect of local designation is the potential to qualify for the Historic Property Tax Freeze.

C

D. How to Get Started Researching a Property's History

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Relatively few historic properties in Athens-Clarke County have received comprehensive documentation of their history. However, some research materials are available online or can be found at several area libraries and record rooms.

Sanborn Maps

One of the most informative and interesting collections for research are the Sanborn Maps. These maps were produced for a national insurance company starting in the late 19th Century and continued to the middle of the 20th Century. These maps were produced every few years and show all structures at that time in the areas covered. The maps are coded to identify the number of stories a building had, the roofing material and sometimes information about windows and accessory building's use. The original maps are also color coded to indicate the type of construction. These maps help determine the date range of construction or whether the structure predates the earliest map for the area and how the building and its surroundings changed throughout the years. The maps are available online for the years of 1885 to 1918 at <http://dlg.galileo.usg.edu/sanborn/>. For the later maps, black and white copies are available on microfilm at the Heritage Room at the Athens-Clarke County Library.

City Directories

Another great resource is the collections of City Directories. These directories are the telephone books of the early days and include a reverse directory, where a property address can be searched rather than a name. Tracking tenancy of a property can tell you who lived at that location, often if the person owned

the property, and sometimes how long they had owned the property or their occupation. Tracking the tenancy back until there is no listing for the property can be a big clue to the age of a structure. The best way to use these directories is to start in more recent times and work backwards. City directories for Athens date back to the 1880's and are available at both the Heritage Room of the Athens-Clarke County Library and the Georgia Room at the Hargrett Rare Book and Manuscript Library on the University of Georgia campus.

Property Deeds

Learning the names of previous owners of a property enables one to best research property deed records. These records from the past 50 years or so are still located at the Clarke County Courthouse. Older records dating back to 1801, tax digests for the first half of the 19th Century, estate records and other court documents and census information prior to 1930 are available at the Heritage Room of the Athens-Clarke County Library.

Local Newspapers

While past issues of the local newspapers are available on microfilm at the Athens-Clarke County Library as well, they have not been indexed and therefore can prove difficult to search without specific dates of interest. For properties that have a past association with the University of Georgia, the Red and Black newspaper, which began in 1893 as a student publication, is now archived and indexed online at www.redandblack.libs.uga.edu .

Vertical Files at UGA

Another potential resource is the vertical files located in the Georgia Room at the Hargrett

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Rare Book and Manuscript Library on the University of Georgia campus. These files are indexed by biographies, city and county, and university topics and include primarily newspaper clippings. The index for these files is available online at <http://www.libs.uga.edu/hargrett/garoom/vert.html>.

Other resources at this location include the 1967 Athens-Clarke Heritage Foundation House Survey forms which include some written documentation and a photograph for each

of the approximately 800 properties surveyed. Other historic photographs might be included in various manuscript collections or within the limited photograph specific collections but these small collections will not contain photographs for the majority of the historic properties in Athens-Clarke County. An index for the manuscript collection can be accessed online through the website for the Hargrett Rare Book and Manuscript Library on the University of Georgia campus.

D

E: Glossary Of Terms

- ◆ **Architectural style:** A categorization based on the external ornaments or decoration of a building.
- ◆ **Architectural type:** A categorization based on the unadorned, overall core form of a building such as its shape and floor plan.
- ◆ **Balustrade:** A railing supported by a row of balusters and posts usually along the open edge of a porch.
- ◆ **Battered Columns:** A column that is wider at its bottom sloping to a smaller width at the top. Often associated with the Craftsman style of architecture.
- ◆ **Brackets:** Decorative or structural units found at right angles such as where a wall and roof eave intersect.
- ◆ **Certificate of Appropriateness (COA):** A document certifying that a specified project has been found appropriate for a property and/or a historic district.
- ◆ **Chamfered:** A beveled edge often seen on the corners of square porch columns for decorative effect.
- ◆ **Contributing Status:** Refers to a building or property that adds to the aesthetic qualities or historic values for which a district is significant because it possesses integrity reflecting the district's character or independently meets design criteria.
- ◆ **Cornice:** A horizontal projection that crowns or completes a wall or building with differing degrees of ornamentation possible.
- ◆ **Curb Cut:** A designed location for access between street and properties usually associated with driveway locations.
- ◆ **Dentils:** A series of small rectangular blocks below a cornice resembling a row of teeth.

- ◆ **Eave:** Projecting overhang at the lower edge of a roof.
- ◆ **Exposed Rafters:** The revealed end of a rafter or sloped beam supporting a roof which is not obscured by the roof.
- ◆ **Façade:** The face of a building, especially the principal face.
- ◆ **Fascia:** A flat horizontal band between moldings, especially in a classical entablature.
- ◆ **Fluted Columns:** A long rounded groove incised on the shaft of a column for decorative effect.
- ◆ **Glazing:** Glass set in frames such as that found at windows and doors.
- ◆ **Historic Preservation Commission (HPC):** The board appointed to make decisions about appropriate changes to historic properties and districts and recommend historic designation of properties among other tasks.
- ◆ **Historic or Expansive Canopy Tree:** Any tree reasonably thought to have been purposefully planted as part of a designed landscape 50 years ago or more or any tree that has grown to include a canopy diameter of over 40 feet.
- ◆ **In-Kind:** Without change to design or materials
- ◆ **Light Configuration:** Refers to the number of panes a window is divided into for each sash.
- ◆ **Muntin/ Mullion:** The member supporting each glass pane in a window.
- ◆ **Mortar:** A mixture of bonding materials, such as cement, lime, sand and water, used to bind together bricks or stones.
- ◆ **Non-Contributing In-Character Status:** Refers to a property or building that does not add to the historic values for which

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a district is significant because of its age or alteration of historic integrity but that contains significant aesthetic qualities reflective of the district's character.

- ◆ **Non-Contributing Out-of-Character Status:** Refers to a property or building that does not add to the historic values for which the district is significant due to its age or alteration and is lacking significant aesthetic qualities reflecting of the district's character.
- ◆ **Parapet:** A low protective wall around and along the edge of a roof, often found on flat roofs.
- ◆ **Pediment:** A triangular element often used to accent a gable form or over an entrance to reference Greek architecture.
- ◆ **Pilaster:** A rectangular column set into a wall, usually for decorative effect.

- ◆ **Porte Cochere:** From the French for "coach door," this is a protected underpass along a drive to allow passengers coverage between vehicle and building.
- ◆ **Portico:** A roofed porch supported by columns and providing covered entrance to a building
- ◆ **Roof Pitch:** The angle of a roof slope.
- ◆ **Sanborn Map:** Historic insurance map often used to help understand the historic development of an area or property.
- ◆ **Sash, Window:** A frame in which the panes of a window are set.
- ◆ **Secretary of the Interior's Standards for Rehabilitation:** Federally created design guidelines. See Appendix A.
- ◆ **Sidelight(s):** Vertical glazing located on one or both sides of a door sometimes with paneling at the lower half.
- ◆ **Soffit:** The underside of the overhang on a roof.
- ◆ **Transom:** A window above a door.
- ◆ **Truss:** A framework of beams designed to support a roof.

E

F: Additional Resources and Contacts

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Local Level

Athens-Clarke Public Library

Heritage Room

2025 Baxter Street

Athens, Georgia 30606

Phone: 706-613-3650

www.athenslibrary.org/athens/departments/heritage

Athens Historical Society

PO Box 7745

www.athenshistorical.org

Athens, Georgia 30604-7745

Clarke-Oconee Genealogical Society

PO Box 6403

www.cogsgenealogy.org

Athens, Georgia 30604

Hargrett Rare Book and Manuscript Library

Russell Special Collections Building at UGA

300 S. Hull St.

Athens, GA 30602

Phone: 706-542-7123

www.libs.uga.edu/hargrett/#

Historic Athens

Fire Hall No.2

489 Prince Avenue

Athens, Georgia 30601

Phone: 706-353-1801

www.historicathens.com

State Level

Georgia Alliance of Preservation

Commissions

P.O. Box 1453

Flowery Branch, Georgia 30542

www.georgiahpcs.org

Georgia Historic Preservation Division

Department of Community Affairs

60 Executive Park South, NE

Atlanta, GA 30329

404-679-4840

www.dca.ga.gov/georgia-historic-preservation-division

Georgia Trust for Historic Preservation

1516 Peachtree Street, NW

Atlanta, Georgia 30309

Phone: 404-881-9980

www.georgiatrust.org

National Level

National Alliance of Preservation

Commissions

P.O. Box 1011

Virginia Beach, VA 23451

Phone: 757-802-4141

www.napcommissions.org

National Building Museum

401 F Street NW

Washington, DC 20001

Phone: 202-272-2448

www.nbm.org

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National Park Service

www.nps.gov/subjects/historicpreservation/index.htm

For some excellent training materials visit:

www.nps.gov/subjects/historicpreservation/education.htm

National Trust for Historic Preservation

2600 Virginia Avenue, NW

Suite 1100

Washington, DC 20037

Phone: 202.588.6000 or 800.944.6847

www.savingplaces.org

Preservation Action

2020 Pennsylvania Ave, NW #313

Washington, DC 20006

202-463-0970

www.preservationaction.org

F



Athens-Clarke County Unified Government

Athens, Georgia

Kelly Girtz

Mayor

Blaine Williams

Manager

Brad Griffin

Planning Director

Bruce Lonnee

Asst. Planning Director

Amber Eskew

Historic Preservation Planner

accgov.com/208/Historic-Preservation

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