Design Guidelines Historic Districts and Landmark Properties

Athens-Clarke County, Georgia

ATHENS-CLARKE COUNTY GEORGIA

Athens-Clarke County Unified Government

Athens, Georgia

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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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Overview

Protection of the historic, cultural, and aesthetic heritage of Athens-Clarke County is considered an essential aspect to the promotion of the health, prosperity, and general welfare of our citizens, as well as the stimulation and revitalization of business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists. Based on these goals, Athens-Clarke County has chosen to protect a number of districts and properties with a historic designation after finding them to have special character or historic value or interest, be representative architecturally or to otherwise constitute a visibly perceptible section of the county.

It is the intention of historic designation to preserve and protect that character for future generations while allowing the protected properties to continue their useful functions and evolution. An easy way to understand the protection is to think of a former resident from many decades ago returning to the area and recognizing the property–not because it has been without changes but because the gradual changes over time respected the character, allowing it to remain evident.

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, just like everyone else, have their own views of attractive aesthetics, their role in design review is limited to the ideals of historic preservation.

The Historic Preservation Commission and Planning Staff are eager to work with property owners and applicants in the development of appropriate projects and assistance in under-

standing 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, Athens-Clarke County can preserve those properties and areas most reflective of our past and ensure their place in our future.

Historic Districts

Historic districts are a collection of structures, sites, buildings, objects, works of art, places or a combination of these that collectively share some historic distinction. The criteria to determine eligibility for district designation are that the districts

- Have special character or special historic/aesthetic value or interest;
- Represent one or more periods of styles of architecture typical of one or more eras in the history of the municipality, county, state, or region;
- Cause such area, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.

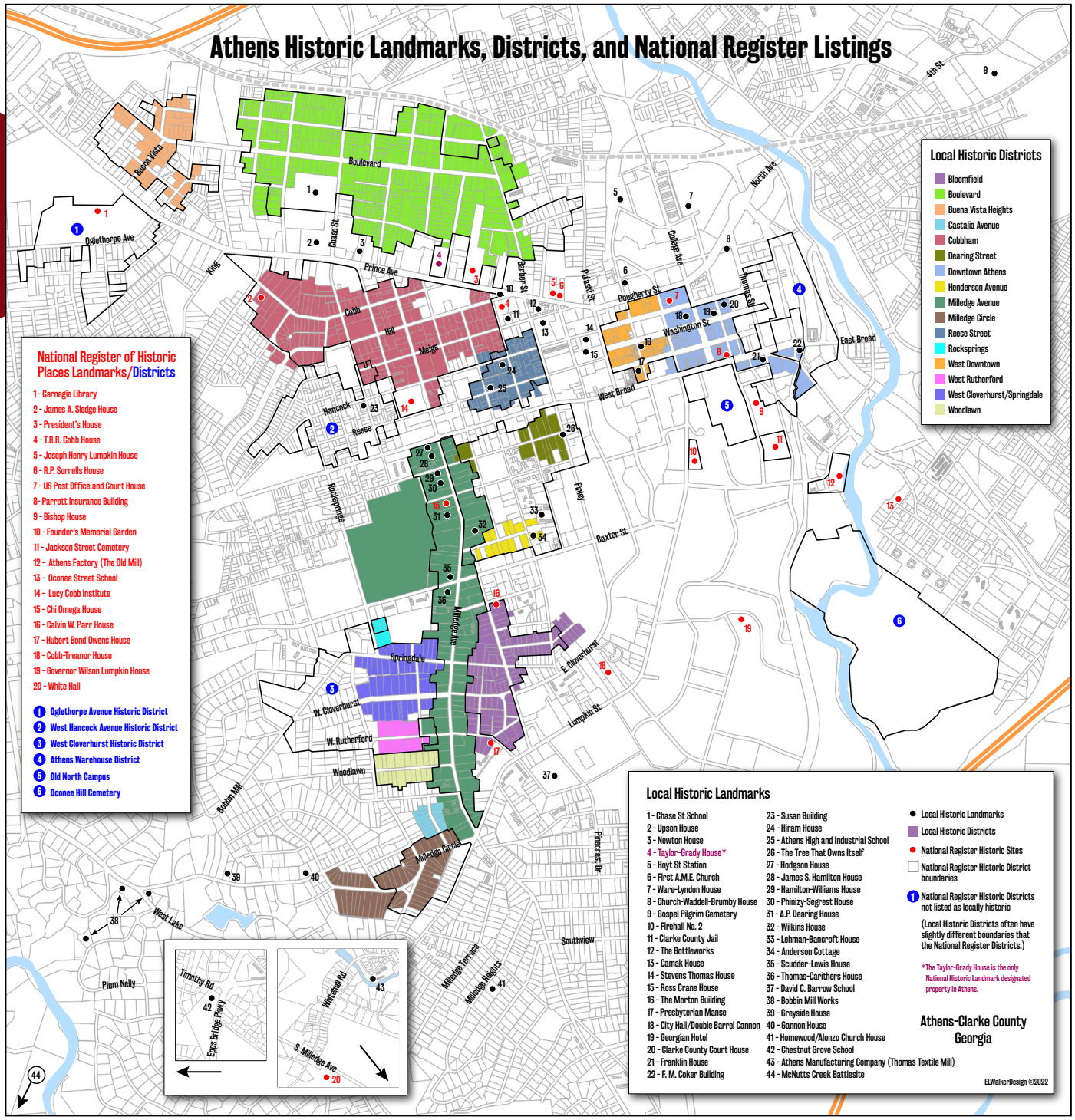
Historic districts are approved by the Mayor and Commission with recommendation from the Historic Preservation Commission. Designation reports are prepared for each district and are available for review for each of the districts having received local historic district designation. Only those districts that follow these guidelines are further discussed. For more information on the Downtown Local Historic Districts or the Milledge Avenue Local Historic District, please refer to the designation reports and guidelines adopted specifically for those districts.

A. Historic Districts

1. Bloomfield Historic District
2. Boulevard Historic District
3. Buena Vista Historic District
4. Castalia Avenue Historic District
5. Cobbham Historic District
5. Dearing Street Historic District
7. Henderson Avenue Historic District
8. Milledge Circle Historic District
9. Reese Street Historic District
10. Rocksprings Historic District
11. West Cloverhurst-Springdale Historic District
12. West Rutherford Street Historic District
13. Woodlawn Historic District

B. Landmark Properties

The following map shows the locations of all 44 Landmark properties in Athens.


Athens Historic Landmarks, Districts, and National Register Listings
Local Historic Districts
Bloomfield
Boulevard
Buena Vista Heights
Castalia Avenue
Cobbham
Dearing Street
Downtown Athens
Henderson Avenue
Milledge Avenue
Milledge Circle
Reese Street
Rocksprings
West Downtown
West Rutherford
West Cloverhurst/Springdale
Woodlawn
National Register of Historic Places Landmarks/Districts
1 - Carnegie Library
2 - James A. Sledge House
3 - President's House
4 - T.R.R. Cobb House
5 - Joseph Henry Lumpkin House
6 - R.P. Sorrells House
7 - US Post Office and Court House
8- Parrott Insurance Building
9 - Bishop House
10 - Founder's Memorial Garden
11 - Jackson Street Cemetery
12 - Athens Factory (The Old Mill)
13 - Oconee Street School
14 - Lucy Cobb Institute
15 - Chi Omega House
16 - Calvin W. Parr House
17 - Hubert Bond Owens House
18 - Cobb-Treanor House
19 - Governor Wilson Lumpkin House
20 - White Hall
1 Oglethorpe Avenue Historic District
2 West Hancock Avenue Historic District
3 West Cloverhurst Historic District
4 Athens Warehouse District
5 Old North Campus
6 Oconee Hill Cemetery
Local Historic Landmarks
1 - Chase St School
2 - Upson House
3 - Newton House
4 - Taylor-Grady House*
5 - Hoyt St Station
6 - First A.M.E. Church
7 - Ware-Lyndon House
8 - Church-Waddell-Brumby House
9 - Gospel Pilgrim Cemetery
10 - Firehall No. 2
11 - Clarke County Jail
12 - The Bottleworks
13 - Camak House
14 - Stevens Thomas House
15 - Ross Crane House
16 - The Morton Building
17 - Presbyterian Manse
18 - City Hall/Double Barrel Cannon
19 - Georgian Hotel
20 - Clarke County Court House
21 - Franklin House
22 - F. M. Coker Building
23 - Susan Building
24 - Hiram House
25 - Athens High and Industrial School
26 - The Tree That Owns Itself
27 - Hodgson House
28 - James S. Hamilton House
29 - Hamilton-Williams House
30 - Phinizy-Segrest House
31 - A.P. Dearing House
32 - Wilkins House
33 - Lehman-Bancroft House
34 - Anderson Cottage
35 - Scudder-Lewis House
36 - Thomas-Carithers House
37 - David C. Barrow School
38 - Bobbin Mill Works
39 - Greyside House
40 - Gannon House
41 - Homewood/Alonzo Church House
42 - Chestnut Grove School
43 - Athens Manufacturing Company (Thomas Textile Mill)
44 - McNutts Creek Battlesite
Local Historic Landmarks
Local Historic Districts
National Register Historic Sites
National Register Historic District boundaries
1 National Register Historic Districts not listed as locally historic
(Local Historic Districts often have slightly different boundaries that the National Register Districts.)
*The Taylor-Grady House is the only National Historic Landmark designated property in Athens.
Athens-Clarke County Georgia
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Oglethorpe Ave
Buena Vista
Boulevard
Prince Ave
King
Cobb
Hill
Meigs
Hancock
Reese
Rocksprings
Barber St
Pulaski St
College Ave
North Ave
4th St
Dougherty St
Washington St
Thomas St
East Broad
West Broad
Baxter St
Finley
Springdale
Milledge Ave
E. Cloverhurst
W. Cloverhurst
W. Rutherford
Woodlawn
Lumpkin St
Bobbin Mill
Milledge Circle
Pinecrest Dr
Southview
West Lake
Plum Nelly
Timothy Rd
Epps Bridge Pkwy
Whitehall Rd
S. Milledge Ave
Milledge Terrace
Milledge Heights

1A. What Are Design Guidelines

Design Guidelines are general policies about alterations to existing structures, additions, new construction, and site work. The Design Guidelines are intended to provide a common understanding of the underlying principles of historic preservation, to assist property owners in developing appropriate alteration plans, to assist the Historic Preservation Commission in recognizing appropriate alteration plans, and to provide a level of assurance to the community that the changes allowed today will not dampen the rich sense of history evident in Athens-Clarke County.

The Design Guidelines are the basis for decisions regarding such changes to properties within local historic districts or those having local historic landmark status when Certificates of Appropriateness (COA) are sought from the Historic Preservation Commission (HPC) or staff. The Design Guidelines apply to all properties having a historic designation, even those considered non-contributing or of newer construction. The guidelines have been carefully written to anticipate the most compatible alterations for protecting historic character known today. However, advances in modern building materials and treatments are expected and welcomed. Applicants seeking to take advantage of contemporary materials or novel treatment approaches not anticipated by this document should provide documentation supporting their approach as falling within the intention of the Design Guidelines as well as within the Secretary's Standards for Rehabilitation. The Secretary of the Interior's Standards for Rehabilitation are very general federal design guidelines used by Federal, State, and local agencies to review a wide array of projects. Should a proposed change at a locally designed historic property or area fall outside of the specific review criteria within the main body of the Design Guidelines, the Secretary's Standards for Rehabilitation, which are found in the appendices of this document, could be used.

It is important to note that these design guidelines do not supersede other Athens-Clarke County ordinances such as building setbacks, parking requirements, tree ordinance, etc. and that projects must meet all applicable ordinances along with receiving design approval.

1B. Maintenance, No COA Required

A Certificate of Appropriateness (COA) is a document that states a particular alteration to a property has been reviewed and found to be appropriate. A COA is not intended to be required for ordinary repair and maintenance, therefore, many projects do not require a COA. Routine care and in-kind replacement of worn features does not involve a change in design or material.

For instance, roofing materials have a definite known lifespan and replacement of roofing is an anticipated action. Therefore, replacing an asphalt shingle roof with a new asphalt shingle roof would not require a COA, but a request to change the shape or slope of the roof would require a COA. On the other hand, wood lap siding may require the replacement of a board or two due to water infiltration or other damage. However, when properly maintained, wood siding does not typically need overall replacement. Therefore, review of the proposed wholesale replacement would be necessary to ensure the new boards are consistent in design and materials with the original building.

Planning Department staff may be contacted at 706-613-3515 to determine if a project is considered ordinary maintenance or if review is needed. This is recommended for all undertakings on the exterior of a structure or property. The following is a brief list of a just a few of the changes usually considered ordinary repair and maintenance.

- Repainting– even with a change of color*
- Replacing broken slats on a shutter in kind
- Resurfacing damaged concrete in kind
- Replacing a broken pane of glass in kind

** While a change in paint color is not reviewed, the application of paint to a previously unpainted structure or feature would be considered a material change requiring review.*

1C. How to Use the Design Guidelines

These guidelines are intended to help property owners understand preservation goals and objectives by providing direction about appropriate design and material options for a variety of projects. However, it is impossible to predict every possibility, and those changes not adequately covered by these design guidelines will be reviewed following the Secretary of Interior's Standards for Rehabilitation. These may be found in the Appendix A.

When using these guidelines to determine the appropriateness of a certain project, consult the review charts found in each section indicating what kind of work can be considered maintenance not requiring review, what can be approved with staff level review and what must be reviewed at a public hearing. Note that if staff finds a project submitted for staff level review to be atypical, borderline in its appropriateness or complex, they may choose to forward the review to the Historic Preservation Commission.

In some cases, what is acceptable may be directly linked with the status of the property as contributing or non-contributing. This is a status given at the time a property is designated that indicates if it is a historic property that has retained sufficient character to contribute to the historic character of the area or if it is a non-historic or significantly altered historic structure that does not contribute to the historic character of the area.

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

It is the property owner who will be held responsible for a project complying with the design review process and construction following the approved design. As many contractors may not be aware of the review procedures, it is incumbent on the property owners to see that all necessary reviews and permits are obtained. Doing so will make the project run much smoother and perhaps avoid costly consequences.

For more information on the process of review see IE: The Design Review Process on Page 9.

1D. The Historic Preservation Commission

The Historic Preservation Commission (HPC) is a seven-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. Member terms are three years 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 demonstrated interest, experience, or education in history, architecture, or preservation of historic resources. Members cannot be employed by Athens-Clarke County Government nor can they serve as elected officials of Athens-Clarke County while serving as a Historic Preservation Commissioner. Historic Preservation Commissioners serve without compensation. The HPC began in 1986 after the passage of the preservation ordinance by the City of Athens and continued after the city-county unification in 1991.

Currently, historic designations within Athens-Clarke County include sixteen (16) districts and forty-four (44) local landmarks. The HPC 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.

1E. The Design Review Process

Once a completed Certificate of Appropriateness application has been submitted, the approval process will vary depending on if it is submitted for staff review or to the HPC to review. Staff-reviewed applications require fewer steps and can often be completed within a relatively short time frame. Staff reviews the application, visits the site if necessary, and prepares a COA if the project is acceptable. The applicant would be notified when the COA is approved. If it is not approved, staff will discuss the necessary next steps with the applicant such as re-design or review by the HPC. Staff review takes an average of three business days.

Applications for HPC review must be submitted at least 30 days prior to a hearing. Hearings are held once a month. Applications require that the property be posted with notification of the hearing as well as advertising in the newspaper prior to the public hearing. These tasks are part of the work performed by staff leading up to the review. Additionally, the agenda is posted on the Planning Department website and sent to any interested neighborhood groups or other interested parties. In preparation of the hearing, HPC staff will develop a presentation of the project including a summary of the application, evaluation of the compliance with the design guidelines and a recommendation.

At the hearing, the review of each application begins with a presentation by staff in a Power Point format. Following the presentation, the applicant is given the opportunity to further explain the project to the HPC and respond to the staff review. Public comment regarding the project would then be received both for and against the project. The discussion is then closed to all except the HPC members, who may choose to ask additional questions of an applicant or audience member. After discussion, a motion is made and seconded and a vote taken. An application can be approved, approved with conditions, denied, or tabled (provided the applicant signs a tabling agreement). After the hearing, the written results of the meeting are provided that also includes the next steps in the process or explains how to appeal a negative decision. Decisions can

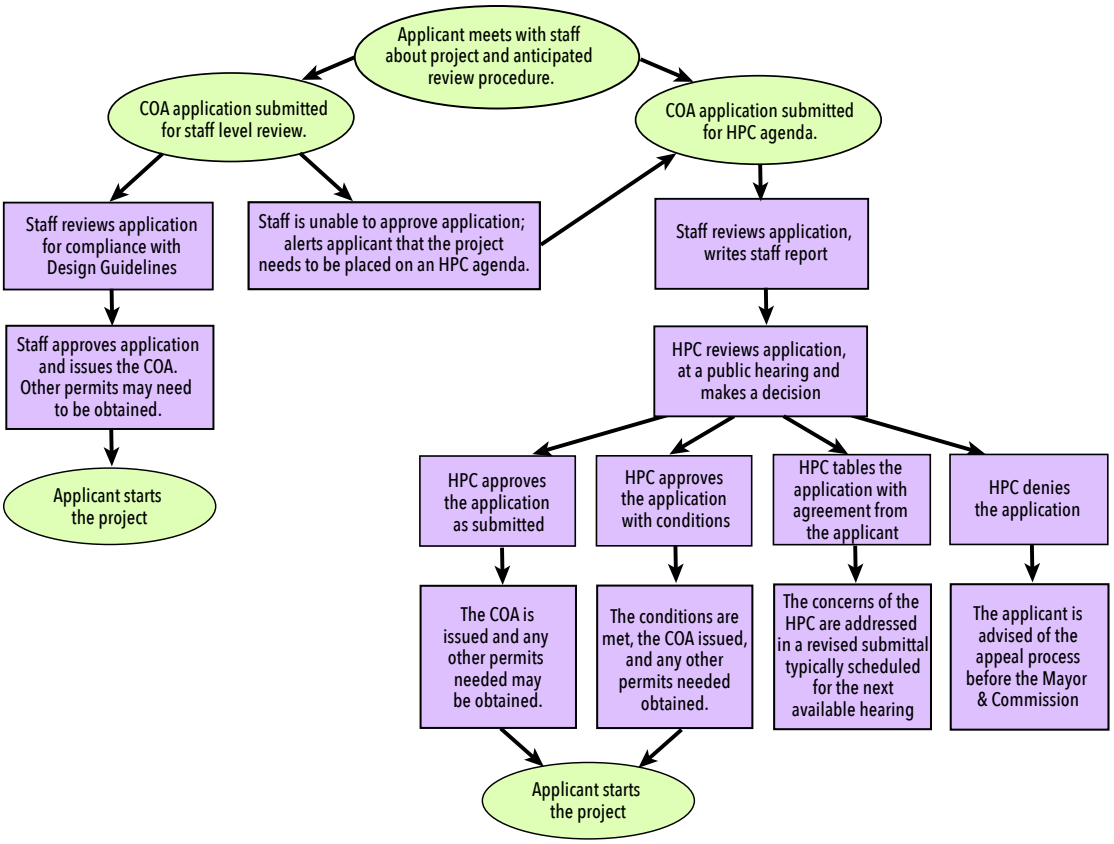
The Design Review Process

1E

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 the appeal (agree that it was an abuse of discretion), or deny the appeal (find that there was no abuse of discretion).

A COA is prepared for each approved application once any conditions of approval are met and any additional permits from the Planning Department have been obtained. The applicant is provided with a copy of the COA for their records and 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 Building Inspector.

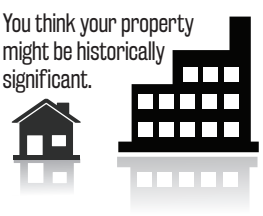
For information on the next submittal deadline and hearing schedule, copies of the application form, or fee schedule, please see our website at www.accgov.com/planning or see the Planning Department staff . Discussion of your application with staff prior to the submittal is highly recommended.



Path to Historic Landmark Designation for a Single Property in Athens

Property Owner

1. You think your property might be historically significant.



2. Go to the ACC Planning Office and speak to the Historic Preservation Planners.

3. If the planners think you might have an historically significant property, they will give you a "Study List Application" to complete and return.

4. The Designation Committee of the ACC Historic Preservation Commission will review your application and determine if it should move forward.

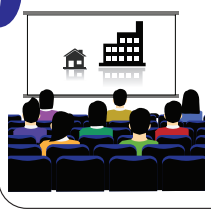
5. Research the history of the property to prepare a report. Several places to begin are:

1. The Heritage Room at the ACC Public Library
2. The UGA Hargrett Library
3. Deed & Plat records at the Courthouse
4. Other searchable archives

Historic Preservation Commission

6. The Designation Committee of the Historic Preservation Commission reviews the report for completeness

7. An "Open House" is held for citizens to ask questions and give input.



8. The Historic Preservation Commission reviews the completed report and makes a recommendation to approve or to deny.

9. The recommendation goes before the Mayor and Commission for final approval.

10. If approved, the property is listed as a "Local Historic Landmark."

2A. Roofs

2a.1

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's historic integrity.

Discussed in this section:

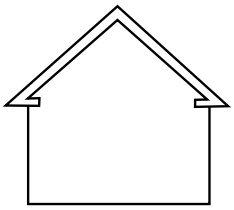
2a.1 Roof Shape

The roofs found in the historic districts of Athens-Clarke County are primarily of the gable, hipped, or flat varieties or some combination of these. However, limited use of mansard, gambrel and other roof types are seen in a few examples.

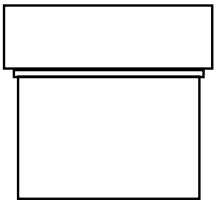
- These shapes should be maintained without alteration on contributing and non-contributing in-character examples since they may be a key feature in the style of the architecture, building type, or age of construction.

Refer to the new construction guidelines in this document for more information on roof shape.

Roofs

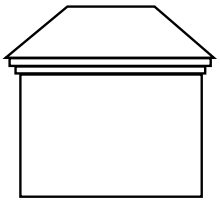


Front Gable



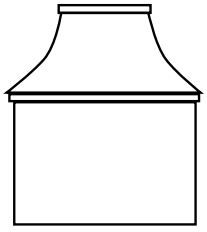
Side Gable

2a.1



Hipped

Flat



Mansard

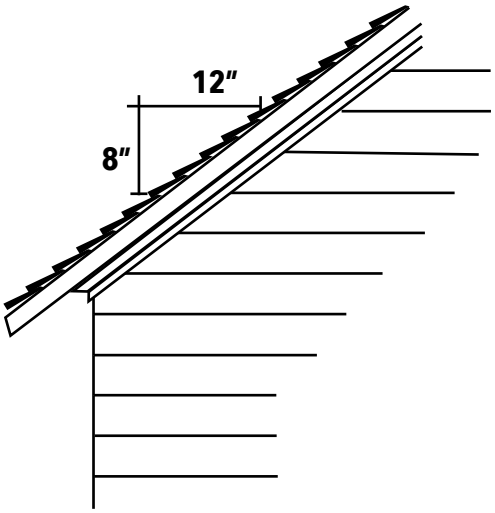
2a.2 Roof Slope

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.

- The slope, or pitch, of a roof can be an important indicator of a building's 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 properties and properties where it is a character-defining feature.
- The visibility, character, and historic integrity will determine the appropriateness of an alteration to roof shape.

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.



Roofs 2a.3 Roof Material

2a.3

Roofing materials most common in the historic districts of Athens-Clarke County are primarily asphalt shingles and standing seam metal. However, other materials that can be found include 5V metal, pressed metal shingles, slate shingles, and clay tiles. Metal, tar, or rubberized roofing can be found on flat roofs. Wood shingles were very common as the primary roofing material when the remaining historic structures were constructed. However, they are rarely used today. Metal roofing over secondary porch roofs is common both historically and today. Each of these materials has a variety of pros and cons to its use, however, the deciding factor in the appropriateness of a material is its relationship with the original and current roofing material.

- Maintaining the character of the original material is an important aspect of preserving a historic structure's character.
- 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 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.

Asphalt and architectural shingles are the most common roofing materials used today.

Metal roofs have become increasingly popular. However, they are not all the same. When choosing a product, look at the height of the seams, the spacing of the seams, the ridges, the finish, and the fasteners. These factors contribute to the character of the metal roofing and its appropriateness for a property.

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.

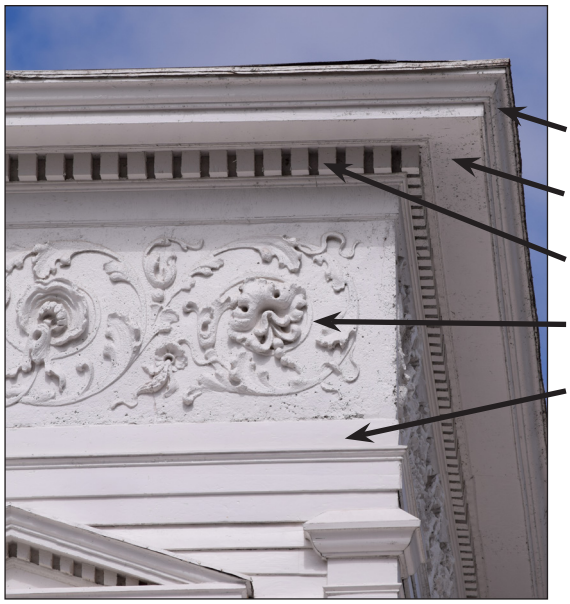
2a.4 Overhangs, Eaves And Cornices

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 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.
- In all cases of change, the design should avoid confusing the new changes with the historic, original architectural details.



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.

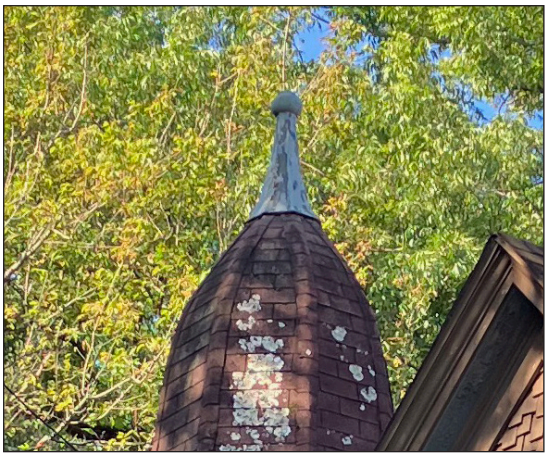
- Chimneys are an important reminder of the past and should therefore be preserved, regardless of their functionality.

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.



Both decorative and simple chimneys can tell you a lot about the style and age of a structure. Removal of sound chimneys is, therefore, inappropriate.

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.

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 reuse 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.

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.

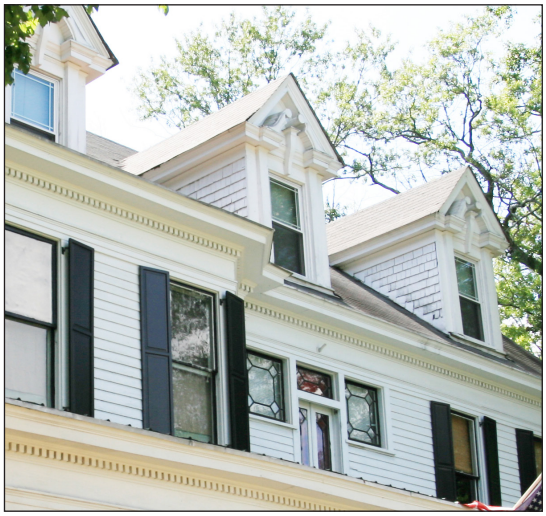
Roofs 2a.8 Dormers

2a.7

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.



The light division pattern of the dormer windows in this example is consistent throughout the house.

Dormers on a structure do not always follow the same scale or decorative treatment.

Matching dormers maintain the symmetry of this historic structure.

While many dormers are gabled, there are several other styles such as hipped or shed.

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.

Any associated exterior change, such as the pipes that sometimes need to run along a roof and/or exterior wall, should be fully explained and indicated on the Certificate of Appropriateness application. These changes would need to be situated to minimize the impact on the structure and avoid detracting from character defining features.

Photos courtesy of Indow Windows

Roofs 3a.10 Review Chart

2a.9

Maintenance Not Needing Review

- Replacing an existing roof in-kind, with no change in the material, shape, slope, or other details
- Repair of eaves, overhang, or cornice with no change in design or material and no wholesale replacement
- Repointing of existing masonry chimneys
- Repair or cleaning of damaged cresting, finials, or gutters
- Repair of existing dormers, skylights, or solar collectors

Work Potentially for Staff Level Review

- Returning a roof or roof feature to a documented former condition
- Modification of a non-primary roof form (shape and/or pitch) when the roof is non-historic and not publicly visible
- Use of traditional standing seam roofing or 5v metal roofing at a secondary roofline over a porch
- In-kind rebuilding of an existing chimney found to be deteriorated beyond repair by a masonry professional
- Installation of gutters and downspouts
- Installation of skylights or solar collectors on elevations not facing a public street

Work Requiring Review at a Public Hearing

- Roofing change involving an undocumented change in material, shape, or slope not allowed above, including the use of exposed fastener metal roofing products
- Addition of a new chimney or removal of an existing chimney without an in-kind replacement
- Addition of dormers to any side of a building or skylights or solar collectors to highly visible or street facing elevations

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. The windows in the historic districts of Athens-Clarke County 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

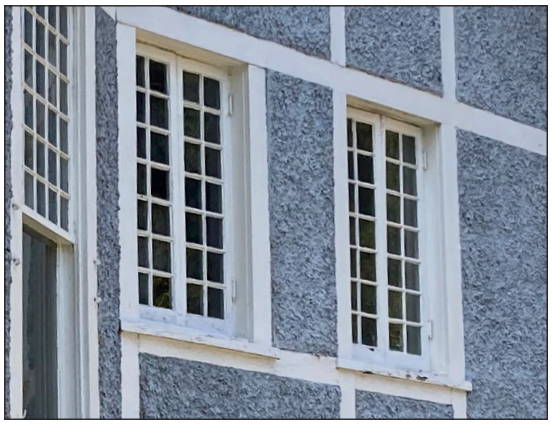
The most common window type in the historic districts in Athens-Clarke County is the double-hung sash.

- 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.

Double-hung sash window.

Other window types occasionally found in this area include:

- Casement windows use 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.
- Jalousie windows are occasionally found in this area. This type of window involves the use of slats that can be opened or closed together by turning a crank.



Top Above: Casement windows. Above: Fixed window. Top right: Jalousie windows. Right: Awning window.

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.

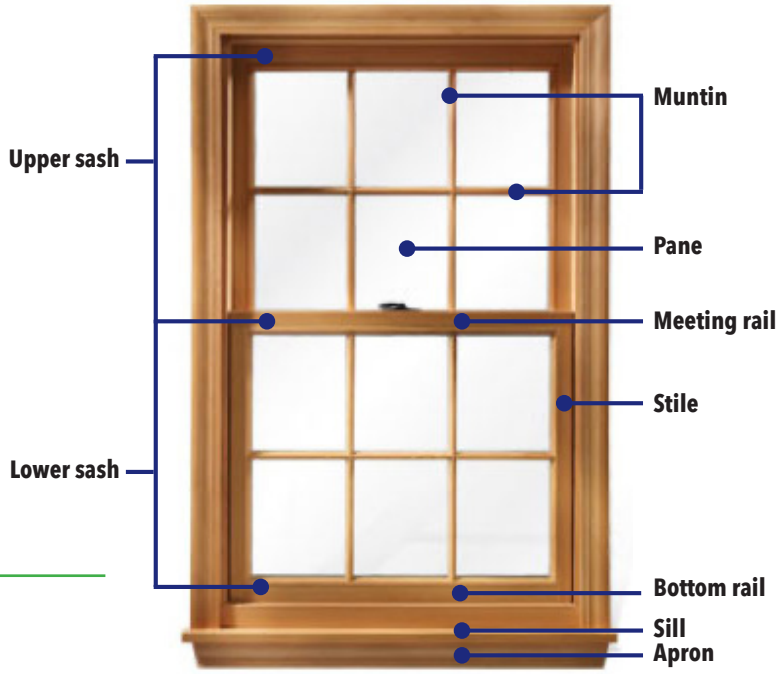
Each sash is composed of a top rail, a bottom rail, and a stile at each side. This makes the frame into which either a single piece of glass would be placed or in which the area could be divided up into several smaller panes. The material used to divide the glass panes is called a muntin. Each of these 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.



Green Tip

Department of Energy studies have shown that windows account for only 25-30% of a residential structure's energy loss. The most gains in efficiency come from properly insulating attics, walls, and floors.

2b.3 Storm Windows and Screens

Many of the windows in the historic districts of Athens-Clarke County 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.

Photo courtesy of Indow Windows

This window has screens on the lower sash only as that is usually the only sash opened.

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.

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.

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.

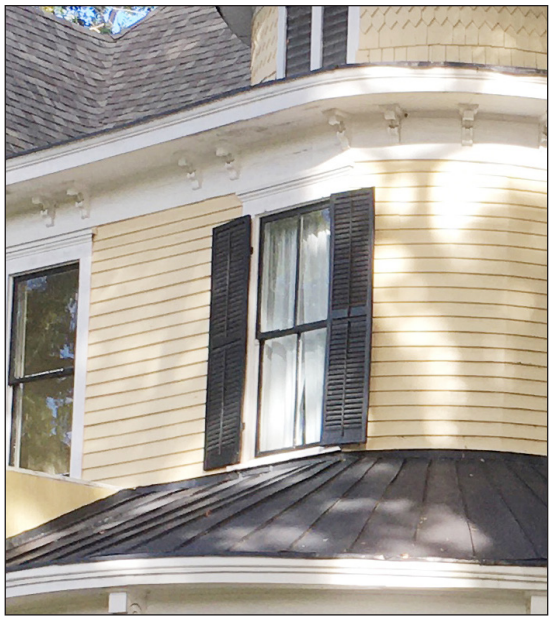
When adding an awning to a residential structure that has been converted for non-residential use, it is important that the structure retain the residential character

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

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 Athens and should be avoided.



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.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.

2.b8 Changing Window Openings

2b.7

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.

Because the rhythm, solid-to-void ratio, and the windows themselves are often character-defining features on contributing structures, modifications to the window openings is discouraged on the historic portions of the property. Changes to openings on non-historic additions or non-contributing properties should be designed to respond to the historic properties precedent for additions or the nearby historic character for non-contributing properties.

- 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).
- 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.

A 5-part rhythm on a front facade.

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

2b.9 Review Chart

Maintenance Not Needing Review

- Repair of window parts or features that are deteriorated or damaged with like materials and design.

Work Potentially for Staff Level Review

- Replacement of individual windows with new windows of identical size, design, and materials, including trim, when the window is documented to be deteriorated beyond repair
- Replacement of windows within existing openings on any elevation of non-contributing properties
- Modifications to window openings on non-historic, non-primary elevations only including introduction of new openings, removal of openings, or changes in design, material, size, trim details, etc.
- Installation of storm windows or screens made of wood or painted metal
- Addition or removal of a window to return the property to a known and documented previous condition

Work Requiring Review at a Public Hearing

- Repair or replacement of windows with changes in design, material, size, trim details, etc., at a location visible from a public street or on a historic wall.
- Addition or removal of windows when not returning the design to a previously known status, or when the historic window design is not known
- Addition of security bars or shutters where not known to have previously existed.

2b.8

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 Historic Districts of Athens-Clarke County 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 may be simple or elaborate. 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

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 Historic Districts of Athens-Clarke County are predominantly wood. Some doors are painted while others are stained. Some doors have glass panes. Some have wood panels. Some have both. Some doors have a transom window above them which may extend over sidelights as well.

The variation in the door configurations found in the Historic Districts of Athens-Clarke County 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.

2C

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 relatively rare as many of those available include designs and materials that do not complement the character of the original door, or block its view.

- Security doors will be considered for secondary elevation entrances on a case by case basis.

Both the stained wood storm door and the painted metal storm door are designed to obscure as little of the front doors as possible.

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.

Changing an existing main entrance on a non-contributing property or on a non-historic and non-primary wall can be successfully undertaken with consideration of the size, style, materials, and the rhythm and solid-to-void ratio discussed in Section 3b.8.

- The design of the structure is the basis for the choice for contributing properties and the area precedent for non-contributing.
- 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, non-historic buildings do allow more flexibility for other materials.

Entrances 3c.4 Review Chart

2c.3

Maintenance Not Needing Review

- Repair of parts of entrance features with like materials and design due to damage or deterioration. Examples include the in-kind replacement of a glass in a door after it breaks or replacement of torn screen on a screen door

Work Potentially for Staff Level Review

- Replacement of entrance features of identical size, design, and materials including trim when the entrance feature is documented to be deteriorated or damaged beyond repair
- Installation of storm doors or screen doors on secondary elevation entrances when made of wood or painted metal
- Addition or removal of an entrance to return the property to a known and documented previous condition
- New entrance addition or repair or replacement of an entrance or entrance features with changes in design, material, size, trim details, etc. at a location not visible from a public street and on a non-historic wall
- Modification of a main entrance on a non-contributing property

Work Requiring Review at a Public Hearing

- New entrance addition or repair or replacement of an entrance or entrance feature with changes in design, material, size, trim details, etc. at a location visible from a public street or on a historic wall
- Addition or removal of an entrance other than returning the property to a previously known historic design
- Addition of a security door

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 cocheres, 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. They allowed for the development of architectural detail.

Discussed in this section:

2d.1 Types of Porches

2d.1

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 often connects structures.

Porte Cochere

Covered stoop

Side porches

Open front porch

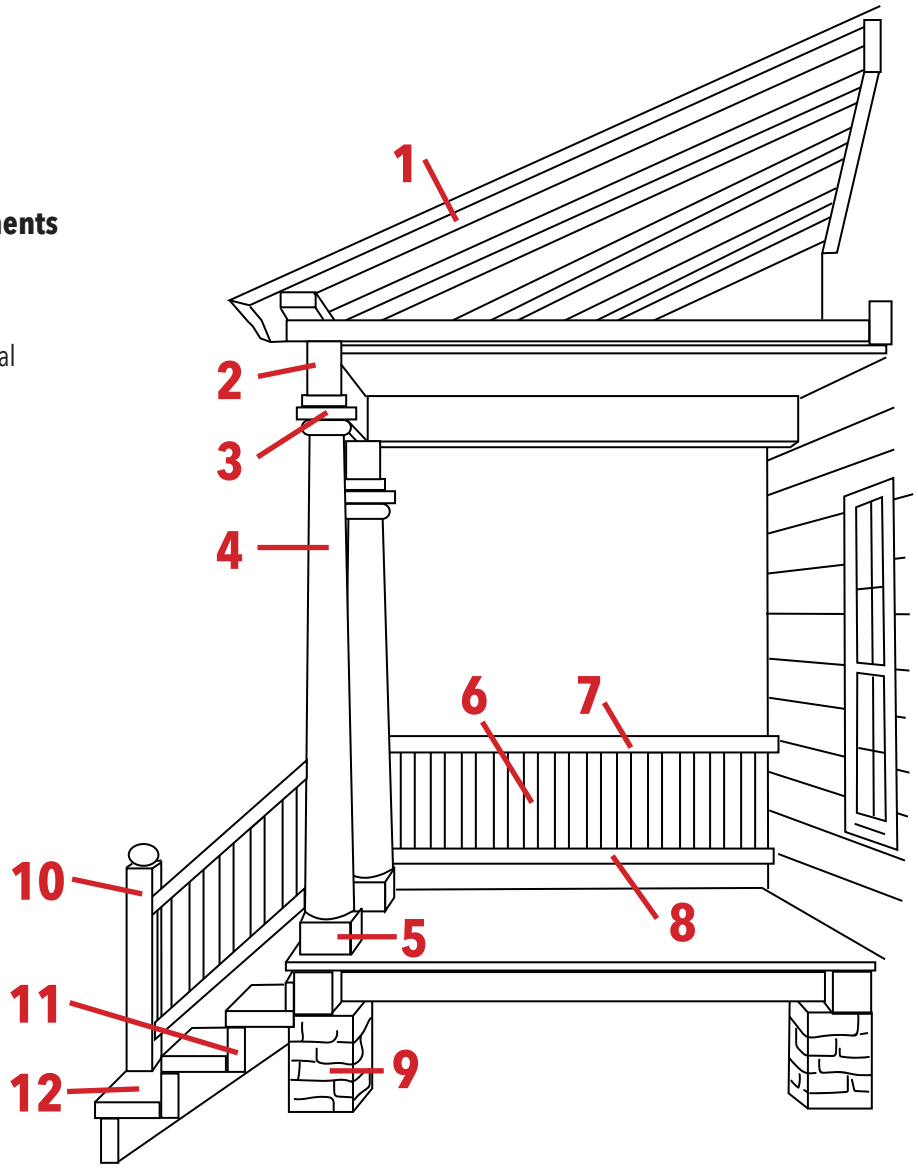
2d.2 Elements of the Porch

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.

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.

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



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.

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.

These porches, as well as original porches, are part of a property's defining characteristics and integrity and should not be removed. Review the chapter on demolition for additional information on historic additions.

3d.5 Review Chart

Maintenance Not Needing Review

- Repair to parts of porch features with like materials and design due to damage or deterioration. Examples include the in-kind replacement of a handful of pickets due to rot or replacement of several floorboards due to water damage. Replacement of these features in their entirety would go beyond expected up-keep and would no longer be considered maintenance

Work Potentially for Staff Level Review

- Replacement of porch features of identical size, design, and materials, including trim, when the porch feature is documented to be deteriorated or damaged beyond repair
- Addition or removal of a porch or porch features to return the property to a known and documented previous condition
- Addition of a simple, traditional balustrade where an original or historic balustrade is not present and the railing is required to meet building code
- Screening enclosure of existing secondary elevation porches that does not involve any degree of opaque enclosure beyond that existing

Work Requiring Review at a Public Hearing

- Repair or replacement of a porch or porch feature with changes in design, material, size, trim details, etc.
- Addition or removal of a porch or porch feature other than returning the property to a previously known state
- Enclosure of a porch beyond what is allowed for staff level review

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 historic districts of Athens-Clarke County: 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.

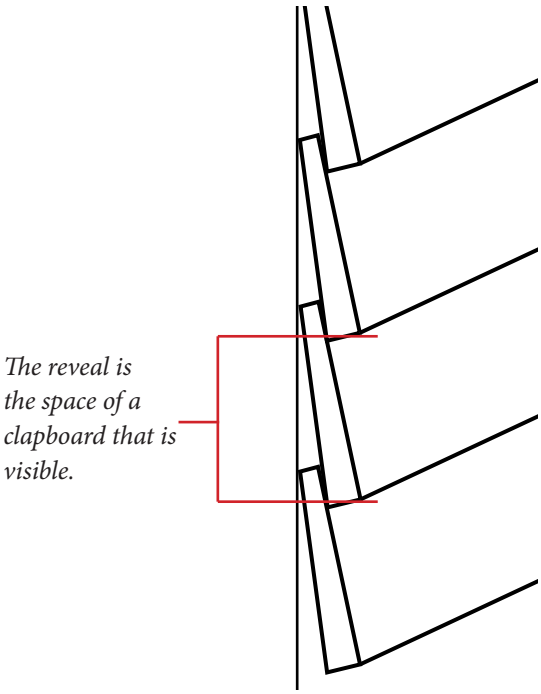
Discussed in this section:

2e.1 Wood Siding

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.

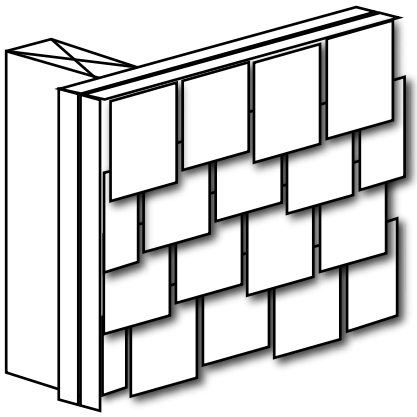
- Wood siding should be maintained with replacement only of damaged or rotten boards that are beyond repair.
- Replacement should be in-kind with the new wood matching in dimension, profile, and spacing.
  - Attention should be paid to the reveal of the siding and the sealing of all parts of the new wood to prevent water infiltration.

Lap Siding is the most common wood siding in Athens-Clarke County.



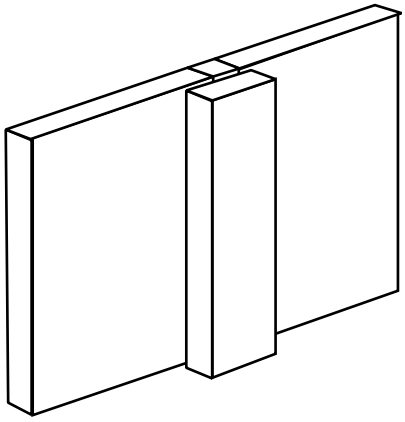
Wood Lap Siding

Exterior Siding

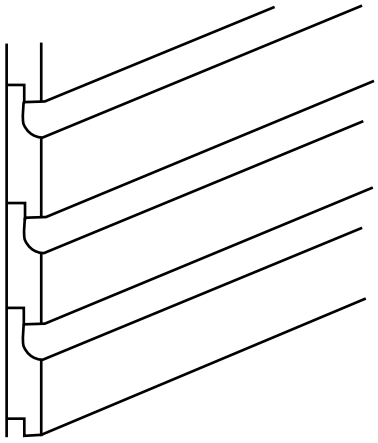


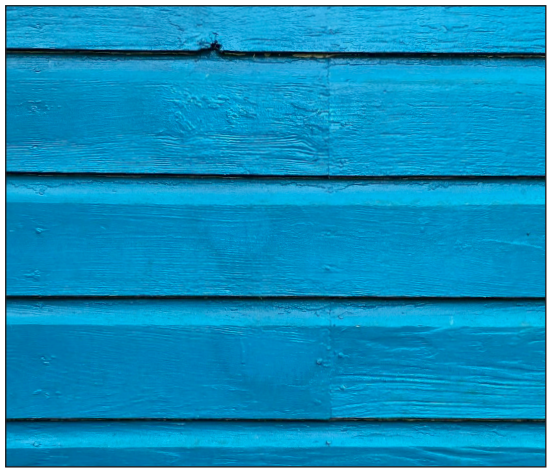
Shingles

2e.1



Board and Batten





Novelty Siding

2e.2 Brick and Stone

Brick and stone are found in the historic districts of Athens-Clarke County with a variety of different sizes, textures, colors, and bond patterns often making it a character-defining feature 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 is noted, repointing of the mortar may be necessary.

- This involves hand-raking the joints to avoid further damage of the masonry before applying new mortar that matches 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 as the masonry expands and contracts with temperature changes.

2e.3 Stucco

Stucco is found on a variety of architectural styles in a variety of different application compositions and textures, making it a character-defining feature of the properties on which it is found. Therefore, it should be maintained and protected through appropriate techniques.

- Replacing stucco with a synthetic stucco or other material is inappropriate as these alter the historic character and longevity of the material.
- Repair should involve removing the damaged material and patching with new stucco that matches the old in terms of strength, color, composition, and texture.

Brick and stone examples can be found in many of the historic districts, as well as several landmark properties.

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.

- Replacement of wood siding on existing structures with a new material, even one approximating the original appearance, is considered inappropriate.
- Cement-based siding may be allowed on additions on non-primary elevations.(See "Replacement Siding section 2e.5.)

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.

2e.5 Replacement Siding

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.

- Removal of synthetic siding from historic structures is encouraged as these materials may mask drainage problems or insect infiltration and may prevent adequate ventilation.
- Limited replacement of existing siding materials with new materials on non-primary elevations to replace inferior products with the most comparable/appropriate modern material is appropriate providing that it maintains the existing or historic appearance, scale, and texture

Vinyl siding

Aluminum siding

One of the problems with vinyl and aluminum siding is the loss of trim details such as the depth around window trim.

When vinyl siding was removed during renovation, wood siding was discovered underneath.

Exterior Siding

3e.6 Review Chart

Maintenance Not Needing Review

- Repair or replacement to minor areas of siding, such as replacing five or six boards of lap siding or up to two square feet of stucco
- Re-pointing of mortar on brick structures using the same kind of mortar as original to the structure
- Repainting of previously painted surfaces, including any change in color

Work Potentially for Staff Level Review

- In-kind replacement of larger areas of siding material where significant deterioration is documented
- Limited replacement (under 50%) of a single, non-primary wall's siding with a comparable or appropriate modern material
- Returning siding material to a known previous condition (such as removing vinyl siding to expose the original)

Work Requiring Review at a Public Hearing

- Wholesale replacement of an elevation's siding goes beyond expected maintenance and requires review
- Alteration or replacement of siding material exceeding 50% of a single, non-primary wall or any primary elevation
- Painting of previously unpainted brick siding

2e.5

2F. Foundations

Foundations, including both basements and common piers, are character-defining features of buildings in this area. Southern houses of the nineteenth and early twentieth centuries were commonly set up 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. Basements were rarely constructed in the past in Athens-Clarke County.

Foundations are a strong visual element in historic areas and the treatment of foundations is an important consideration. Foundation design should be maintained in order to preserve the original relationship of the house to the ground.

- Original piers should be retained in the course of modification of historic buildings wherever possible
- Existing piers 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

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. 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.

Infill between piers is discouraged, but can be accomplished by using brick or block. In the above illustrations, the original piers are retained and not obscured. In the example below, the infill is recessed, which is preferred.

2f.2 Porch Foundations

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

- Ideally, 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, most typically lattice. Lattice should never be applied over the piers or extend up to cover the porch sill.
  - If the spaces have already been filled–typically with concrete block–then lattice panels can be placed to correspond with earlier openings to further define the original foundation style.
  - Another option could be painting the infill material a darker color than the piers and/or masking the area with shrubs.
- The uniform stuccoing of piers and infill severely alters the appearance of porch foundations and should be avoided.

A wide variety of porch foundation designs can be found in Athens-Clarke County. The historic treatment of the porch foundation will help determine what is appropriate today.

2f.3 Foundations for New Construction

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 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 adjacent buildings are located.

Other information to glean from adjacent structures or the original structure being added onto include the choice of material and finish, use of piers or continuous foundations, and any differentiated treatment at the front porch.

- While duplication of these features is not always necessary, it is necessary to respectfully consider these elements to ensure compatibility.
- New construction should look to the historic examples nearby or similarly situated to determine the most appropriate foundation height to accommodate the topography and the character of the area.

The house on the left was able to utilize a modest foundation due to the relative flatness of the lot. The house on the right works with the topography to keep the front elevation a few steps above grade while having a substantial foundation wall for a basement. New construction should look to the historic examples nearby or similarly situated to determine the most appropriate foundation height to accommodate the topography and the character of the area.

2f.3

3f.4 Review Chart

Maintenance Not Needing Review

- Repainting of already painted foundation surfaces
- Re-pointing of mortar on brick piers using the same kind of mortar as original to the piers
- Placement of additional structural support posts or piers under a structure where the new supports are not visible on the exterior

Work Potentially for Staff Level Review

- In-fill between foundation piers

Work Requiring Review at a Public Hearing

- Replacement of foundation material
- Design changes, such as adding windows to the foundation

2G. Architectural Details

Architectural details range from those common to most all 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.

- No details should be added or removed unless documentation 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.
- Replication of detailing on a new addition or new structure may confuse the age of construction and should be avoided.

The following involve just a few of the wide range of architectural details found in the historic areas of Athens-Clarke County. Additional information on these details or those not listed can be found in most reference books on historic architecture.

Discussed in this Section:

2g.1 Corner Boards

Corner Boards mark the corner of a particular massing area of a structure. They are found on most architecture using wood siding with some variety in the width of the board. 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.

Corner board

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

2g.2 Verge Boards

These details define a gable roof form by use of a span of material at the gable eaves spaced away from the wall plane. These boards are often intricately carved or sawn and most common to Victorian or Queen Anne architecture, as well as Gothic Revival and Tudor examples.

- Where existing, verge boards should be maintained and preserved.
- Verge boards should not be added without documentation as to their previous existence.
- Verge boards may alternately be referred to as bargeboards.

2g.3 Column Details

Porch supports are one of the major areas for defining an architectural style. For instance, classical columns are used on a variety of styles, but the type of column capital, the presence of fluting, and other details of the column itself can differentiate between similar 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

Not all columns follow the classical order. A great variety of columns can be found in the historic districts of Athens-Clarke County from the turned posts of the Victorian era to the paired post of Tudor style properties and others less influenced by classicism.

Classical column capitols are most often one of three varieties:

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

2g.3

2g.4 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.

2g.5 Exposed Rafters

Rafters are the sloped framing members supporting a roof. When those rafters continue beyond the wall plane without being boxed over, they are referred to as exposed rafters. While the exposed rafters of many historic structures are true functional members, many new construction examples utilize false rafter ends to simulate the appearance while using more modern roof truss systems.

2g.4/5

2g.6 Half-timbering and Gable Trusses

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 historic areas of Athens-Clarke County 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.

3g.7 Review Chart

Maintenance Not Needing Review

- Repair of minor areas of damage or deterioration on architectural details, such as portions of a column capitol or corner board
- Repainting of previously painted features

Work Potentially for Staff Level Review

- In-kind replacement of damaged or deteriorated architectural features when demonstrated to be deteriorated beyond repair
- Removal of or addition of architectural detail features to return a structure to a documented historic condition

Work Requiring Review at a Public Hearing

- Removal of, or addition of, architectural detail features not returning a structure to a known historic condition
- Replacement of damaged or deteriorated architectural features with a new design or materials

3g.7

Chapter 3. Site Materials & Features

The character of a property and district is composed of not just the structures within its boundaries but the context for those structures as well. The surroundings play an important role in maintaining the historic character of an area and may include historic landscapes, fences, retaining walls, or other aspects that are worthy of preservation in their own right. In fact, many of the historic districts in Athens-Clarke County included landscape considerations as imparting historic character at the time the areas were designated.

When considering changes to site materials and features, it is important to consider the impact of the change on the individual property as well as the character of the area as a whole. Just as fencing in a front yard in an area with wide open yards that flow into one another would be a significant change that disrupts the historic pattern, so would paving much of a yard to allow a circular driveway in an area where yards were heavily landscaped with minimal driveway area.

Discussed in this Chapter:

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 Section

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.

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

This pea gravel driveway is contained by the concrete edging, giving a more polished appearance.

A rock retaining wall flanks a concrete driveway.

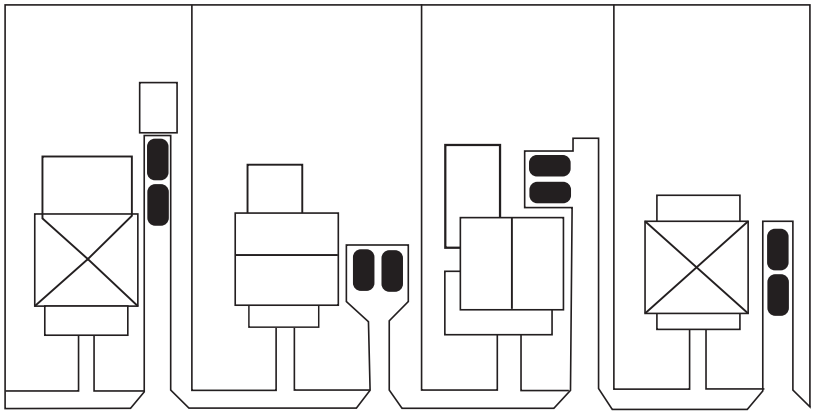
3a.2: Placement Considerations

The Athens-Clarke County Code of Ordinances speaks to placement in terms of both driveway and parking lot design. In addition to those regulations, other important design principles include integrating the topography of the site and alignment of access features; 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 are not usually appropriate.
- 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.



This diagram illustrates several of the options for driveway and parking placement. Note that the walkways are oriented to the street, as is typical in most older neighborhoods and that parking is not within the front yards.

The walkway on the left is curvilinear in style and made of irregular stones, which mimics the curve of the tower and the more casual architecture. The walkway on the right is brick and directly aligned with the front entrance. This corresponds to the more symmetrical and formal style of the atchitecture.

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. Those few properties containing a high level of ornamentation and detail might have the opportunity to use more details in their walkways and driveways than the more modest structures that are most common.

Some of the types of material details possible include patterned brick or patterns of stained concrete. Ornamentations could include decorative piers flanking a driveway entrance or a fountain at a circular drive. 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.

This walkway is accented by a low wall that includes softening landscaping.

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

3a.4 Review Chart

Maintenance Not Needing Review

- Resurfacing of existing driveways, walkways and parking area with identical material and design due to damage or deterioration
- Re-pointing of brick walkways and driveways to repair damage or deterioration provided the new mortar matches the original

Work Potentially for Staff Level Review

- Resurfacing of existing non-historic driveways, walkways, and parking areas with a new material but no major alteration of location or design
- Introduction or removal of a driveway, walkway, or parking area when consistent with historic precedent for the area

Work Requiring Review at an HPC Hearing

- Introduction of new driveways, walkways, or parking areas that are not consistent with historic precedent for area, such as circular driveways or front yard parking areas, or removal of features that are consistent with the historic character of the area such as related ornamental features like gateways and piers

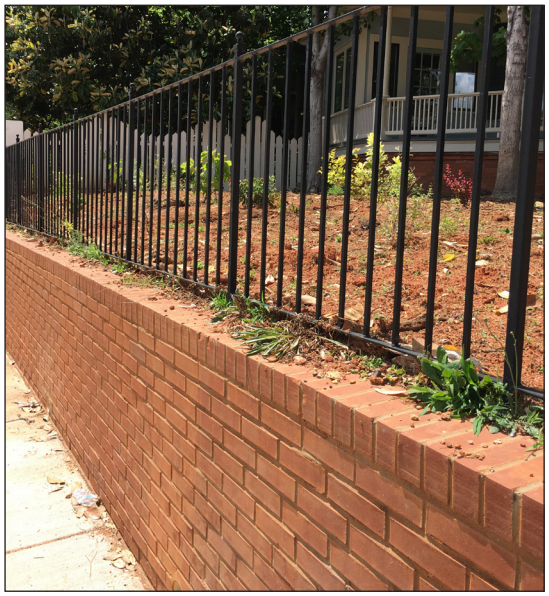
3a.4

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 most of the historic fences in Athens-Clarke County 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.

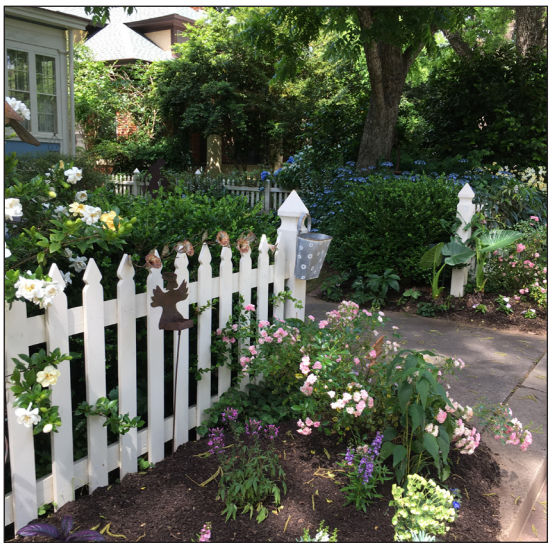
Discussed in this Section:



3b.1: Types of Fencing 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 rarely appropriate due to their opacity, especially when taller walls are used. For example a stacked stone wall of under 4 feet in height will not have the same visual effect of an 8-foot stucco wall.



- Gates and arbors should be of materials compatible with the fence in materials and ornamentation.
- 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.

3b.2: Front Yard Fencing & 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.

- 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 block is considered inappropriate.

Front yard fences alter the character of a property and area and, therefore, should be considered carefully. The introduction of front yard fencing may not be appropriate without numerous examples of that being a common practice to a particular area and setting.

- New fencing could be appropriate when at least 25% of the homes on the same side of the street of the block also have front yard fences.
- Front yard fences tend to be low in height and very open in design whether of a metal or wood material.
- Front yard fencing is usually painted or coated with an opaque stain.
- Front yard fencing should maintain a continuous height of not more than 36 inches and must not pose a vision hazard with driveways or streets.

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

The most common placement of fences and walls in Athens-Clarke County 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.

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.

3b.3/4

3b.4 Review Chart

Maintenance Not Needing Review

- In-kind replacement of portions of existing fencing and walls due to damage and deterioration, such as a handful of pickets or damaged gate posts
- Repainting of previously painted surfaces even if the color is changing

Work Qualifying for Staff Level Review

- Installation of fencing at side or rear yards
- Installation of fencing in a front yard to return the property to a documented, previous condition or where at least 25% of properties on the same side of the same block also can be demonstrated to have or historically had front yard fences
- Installation or removal of a front retaining wall, provided the wall does not extend more than 8 inches above the grade of the earth retained

Work Requiring Review at a Public Hearing

- Installation of fencing in a front yard for which this is not a previous condition or is not demonstrated to be a common feature in the immediate area of the property
- Installation or removal of walls over 4 feet in height
- Painting of previously unpainted walls

3C. Landscaping

Landscaping should be reflective of 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 many of the historic districts and landmark properties of Athens-Clarke County. These features vary as widely as the properties involved and include both well defined yards and yards that visually flow into each other. Some areas have large expanses of grassed front yards, formal foundation plantings, or informal use of shade trees. Some neighborhoods have tree lined streets while others are more open. These features should be maintained at existing sites and reflected in newly developed parcels. The following recommendations have been developed to encourage development that protects the historic character while allowing room for personal expression:

- Retain existing trees whenever possible. Maintain trees in healthy condition and, if needed, replace diseased and severely damaged trees with a similar species.
- When constructing new buildings or site features, consider the topography, views, patterns of open spaces and planted areas and other significant existing landscape features. It is important to protect tree and other features during construction.
- When planning new landscaping, maintain neighborhood precedents, such as defined or open yards.
- Landscaping should be scaled to complement the primary elevation of structures. Landscaping should not overwhelm or hide primary elevations.

Landscaping

A Certificate of Appropriateness is not needed for planting or removal of trees or other landscaping. However, compliance is required with other areas of the Athens-Clarke County Code of Ordinances, such as the Community Tree Management Ordinance and clearance of vision hazard triangles at driveways and intersections.

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.

3C

3D. Lighting

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 lighting should be placed where visually obscured by landscaping and all lighting should be limited to the minimum amount necessary.

Maintenance Not Needing Review

- Introduction, removal, or replacement of standard building mounted lights at entrances and porches

Work qualifying for Staff Level Review

- Introduction, removal, or replacement of pole-mounted lighting under 10 feet in height

Work Requiring Review at an HPC Hearing

- Introduction of pole-mounted lighting over 10 feet in height

3E. 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.

Signage is found within three distinct settings within the historic districts and historic landmark properties of Athens-Clarke County. Signage is found at traditional neighborhood commercial nodes usually at prominent intersections, informal commercial outposts within neighborhoods, and residential structures converted to business use along busier corridors. The signage appropriate to each of these settings tends to vary but the criteria for determining appropriateness remain the same.

It is important to remember that any remaining historic signage might be significant in its own right and consideration of these ghost signs should be given with any new sign design or other exterior modifications.

Discussed in this Section:

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 Athens-Clarke County 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.

The signage placement on the originally residential structure on the left is much different from the historic commercial structure on the right.

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

Once a sign location is proposed, it can be determined what size sign might be appropriate for that location. This is often more of a range of sizes rather than there being just one appropriate size.

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. For a sign to receive all the necessary approvals, it must meet both these design guideline criteria and the requirements of the sign code.

3e.2

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 architectural settings.
- However, a metal box sign with plastic insert and internal illumination does not fit in with the texture and materials common to historic properties or areas.

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 sign reflects the original use of the structure as a gas station in a residential area.

This wall sign relates to the wood siding and trim on the structure.

The brick support structure of this free-standing sign relates to the building's brick facade.

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.

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

3e.5: Review Chart

Maintenance Not Needing Review

- Repainting of existing painted signs
- Repair of existing illumination devices or sign structures
- Removal of existing signs other than historic signs

Work qualifying for Staff Level Review

- Introduction of new wall signs or free-standing signs using typical design, materials, or location
- Introduction of exterior illumination devices

Work Requiring Review at an HPC Hearing

- Introduction of new signs using atypical design, materials, or location

3F. Accessory Structures

Accessory structures found in the historic areas of Athens range from original carriage houses and early garages to more recent carports, artist studios, and pool houses. Regardless of the original, current, or proposed use of an accessory structure, the overriding principle is 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 prefabricated accessory structures. Such structures may be allowed provided that the chosen design and materials comply 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 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.

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

3f.2: Orientation of 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.

3f.1

3f.2: Scale 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.
- Alterations to historic accessory buildings should allow them to remain subordinate to the main structure. Alternations to historic accessory buildings should not result in increased scale.

3f.2: Massing of Accessory Structures

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.

The massing of the garage at the rear of this property maintains that of the main structure with a reduced scale.

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 looking to trim materials, foundation materials, or other historic materials in the area. For some materials, such as roofing, a traditional materials like 5v metal may be appropriate if metal roofing was common to accessory structures in the area, even if not a material used on the main structure.

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.

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 on an accessory building needs to relate directly to the main structure and is usually less ornate and less detailed than the main 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.5: Review Chart

Maintenance Not Needing Review

- Repainting of existing painted surfaces
- Repair and maintenance regarding building materials and features as determined in Chapter 2

Work qualifying for Staff Level Review

- New accessory building not to be significantly visible from an adjacent right-of-way
- Not over 250 square feet
- Additions to existing accessory buildings that will not be significantly visible from an adjacent right-of-way and are not over 250 square feet

Work Requiring Review at an HPC Hearing

- New accessory buildings to be significantly visible from an adjacent right-of-way and/or over 144 square feet in size

3f.5

4. New Construction

4A: Overview

New construction within historic districts and at historic landmark properties has the potential to enhance the area by providing an appropriate new structure at a vacant parcel.

- 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.
- 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.

Discussed in this Section:

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.

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.

This new residential construction was deemed appropriate as there were fewer adjacent properties that provided context, hence allowing more options.

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

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.

Both of the newly constructed homes above have been designed with sensitivity to their historic surroundings.

4b.1

4b.2: Roof Forms

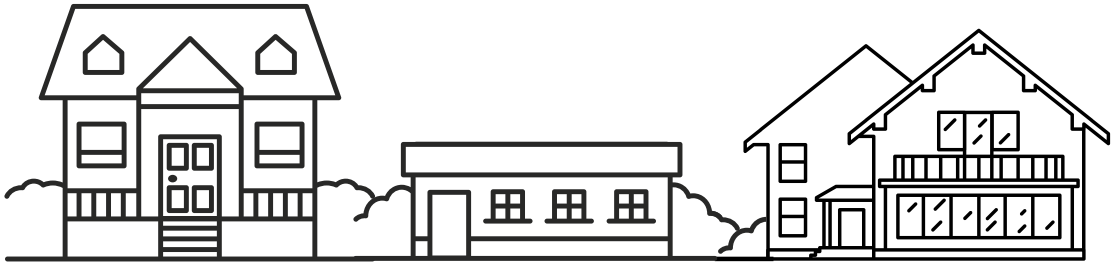
Roof forms can have a major impact on the perceived scale and massing of a structure. Roof forms involve the roof shape, its pitch or slope, and differing degrees of complexity. The different roof shapes are more fully explored in Chapter 2.

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.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.

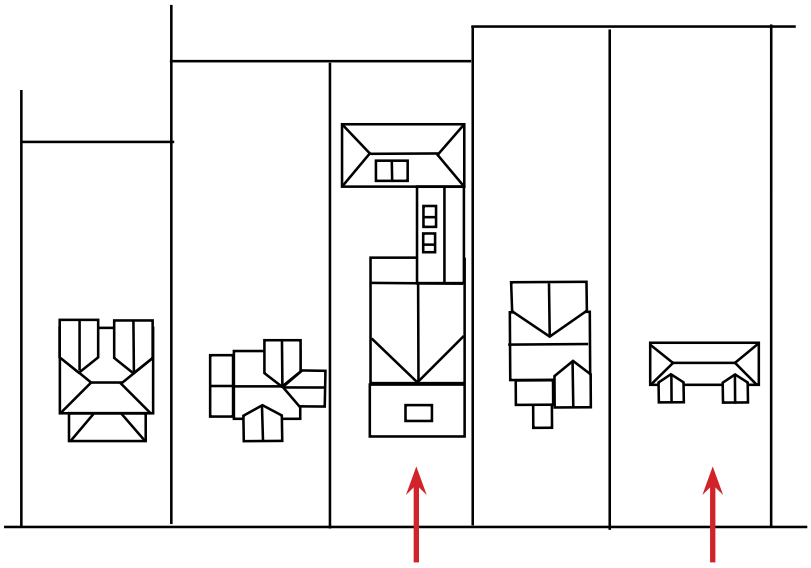
- The foundation heights of the new structure should align with the historic examples nearby. For this reason, slab foundations are not generally appropriate in historic areas.
- Diminished foundation proportions have a negative effect on massing and visual character.
- This is also true of foundation heights that greatly exceed those of their neighbors.

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

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

4C. Location and Orientation

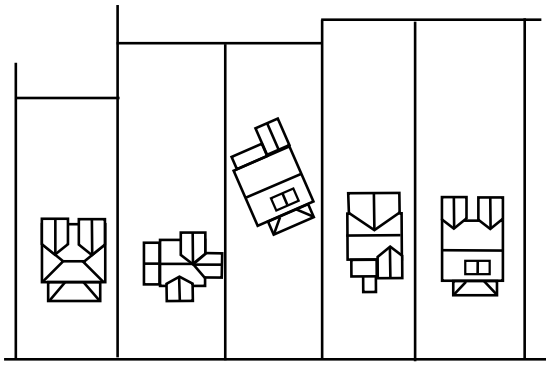
The placement of a new structure has the ability to reinforce the rhythm of development for a historic area by conforming to the precedent. Placement refers to a structure's physical location on the parcel with regard to the setbacks from right-of-way and spacing between the property lines and other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

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.

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.

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.

- New construction should follow the precedent for the area in terms of the solid-to-void ratio.

The front porch design and the front gable details shown here reference similar features in the neighborhood without mimicking any particular structure or appearing falsely historic.

4F. Additions

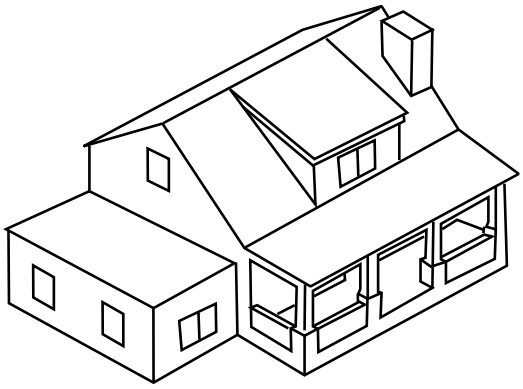
4F: How to Apply to Additions

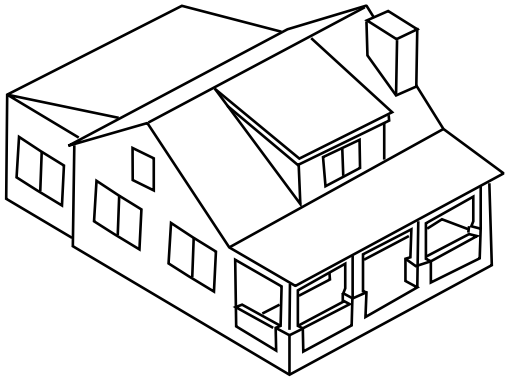
Additions are very similar to new construction of a whole new structure in terms of the criteria for appropriateness.

- 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.

4G. 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.

4H: Review Chart

Maintenance Not Needing Review

- **Not Applicable:** New construction does not qualify as maintenance and always requires review

Work qualifying for Staff Level Review

- New construction of additions to a non-primary elevation when under 30% of the existing building size and under 500 square feet and not significantly visible from the public right-of-way
- See Chapter 3, Section F (Page 77), regarding new construction of accessory buildings
- Introduction of uncovered, rear decks not to be significantly visible from any public right-of-way

Work Requiring Review at an HPC Hearing

- All new construction of a main structure and additions, other than small, non-visible addition and rear decks noted above

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.

The Historic Preservation Commission will carefully review all criteria of any demolition or relocation request. It is recommended that applications for these actions reference the related criteria.

Discussed in this Section:

5A

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. This loss is a permanent loss of 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

5B. Historic Additions

Additions to structures in the past came about in the same way that additions do today. As technology changed, what were once separate structures, such as kitchens and bathrooms, moved to the main structure. A more recent example would be the inclusion of the garage as part of the main building mass or the enclosure of a porch because interior climate control made it less necessary. Additions also often result from a simple need for more space or a desire to change to a more current architectural style. In this way, additions speak to the evolution of the particular property, as well as the possible evolution of the community and technology improvements.

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

Photo courtesy of Rick Selleck.

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.

5D: Review Chart

Maintenance Not Needing Review

- Demolition and relocation are not considered maintenance and review is always needed

Work Potentially for Staff Level Review

- Demolition or relocation of non-historic accessory structures
- Demolition of non-historic additions that are not significantly visible from the public right-of-way and where the revealed wall does not need changes requiring HPC review and the area being demolished does not exceed 50% of the gross building square footage

Work Requiring Review at a Public Hearing

- Demolition or relocation of any full main structures or any historic accessory structure or partial demolitions not allowed for staff level review

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

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.

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 archaeological 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.

B. Local Tax Freeze Application Process

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.accgov.com/808/Applications-Forms or picked up at the Planning Department.

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.

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

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

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.

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.
- **In-Kind:** Without change to design or materials
- **Landmark Tree:** Large oak tree located at Dearing & Finley Streets.
- **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.
- **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
- **Primary Elevation:** (also known as the Principal Elevation) the front facade of 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:** A frame in which the panes of a window are set.
- **Sash Window:** a window that can be opened either by sliding the bottom half up or by sliding the top half down
- **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.

F. Architectural Styles and Types Referenced for Athens-Clarke County Districts and Landmarks

Both style and type refer to sets of characteristics that make a structure identifiable. Style is generally the adornment or arrangement of detailing while type is generally the unadorned form of a structure and arrangement of spaces. Note that the following definitions and time periods represent the purest form of the style or type and the height of its popularity generally in this country. Some structures found locally may be high-style, pure examples but many will not be and will have elements of the style or several styles. This is often indicative of the transition from one style to another in popularity or a selective update in style elements from an early renovation. Some structures will lack adornment and be more utilitarian. These may have a building type without a style, these are referred to as vernacular architecture and are equally important in telling the story of the history of Athens-Clarke County.

American Foursquare (1915-1930)

A cubical mass capped by a pyramidal roof; four principal rooms on each floor; one of the front two rooms typically serves as the entry and stair hall. Simple box shape; two-and-a-half stories high; low-hipped roof with a deep overhang; large central dormer; full-width porch with wide stairs; brick, stone, stucco, concrete block, or wood siding.

American Small (1930s-1960s)

A small, detached, single-family house; compact, nearly square although sometimes rectangular in plan; one story high; usually gable roofed; simply and tightly massed; simply detailed; a minimum three and a maximum of five rooms; always just two rooms across the front in the main mass of the house, under the main roof, although additional rooms or porches under smaller roofs often extended the house at either end; hallways are non-existent or very small; the front door is often but not always centered; windows tend to be traditional in form and placement, but innovative corner windows or the occasional picture window may be present, especially in later examples.

Bungalow (1880s – 1930)[1]

Narrow, rectangular one-and-a-half story house; originated in California as a reaction to the elaborate decoration of Victorian homes; low-pitched gabled or hipped roofs and small covered porches at the entry. (See footnote.)

Central Hallway (1830-1930)

A central hallway or passageway between two rooms; only one room deep; most frequently has a gabled roof and exterior end chimneys on both ends.

Classical Revival (1895–1950)

May be one or two stories tall; symmetrical in form; two rooms deep with the long side commonly facing the street; a gabled entrance portico dominating the front façade and usually equaling it in height, supported by four or more simple Roman Doric or Tuscan type columns. Smaller porches may be present on rear and side facades. Some examples have recessed porticos. A semi-circular or elliptical fan light is usually present above a paneled front door, employing classical elements, but that is less severe in appearance than Neo-Classical architecture.

Colonial Revival (1880 to 1955)

Large entryway and surround; symmetrical façade; centered door with decorative ped-

iment supported by pilasters or extended forward and supported by slender columns to form entry porch; double-hung, aligned, 6-over-6 windows (often paired); fanlights and sidelights common; palladian windows common; side gable, hipped, or gambrel roof. One-story wings, usually with a flat roof and commonly embellished with a balustrade; dormers, often with exaggerated, eclectic pediments.

Craftsman (Arts and Crafts) (1905 to 1930)

Low-pitched gable roof with deep, bracketed overhangs and exposed rafters; wide front porches framed by pedestal-like tapered columns, massive piers, and unadorned square posts; windows and doors with long vertical panes; low, broad proportions; lack of ornamentation; overhanging eaves; a low-slung gabled roof. Material often includes stone, rough-hewn wood, and stucco.

Craftsman Bungalow (1910-1940)[2]

Regular rectangular; gable facing street (or gable over gable); full width front porch with dominant oversized, tapered, or square columns on massive piers; exposed rafter ends (often decoratively shaped); large lattice covered gable vents; low sloped roof; brick piers or continuous brick or concrete block foundation; mostly one or one-and-a-half stories. Drop siding, wooden shingles, or weatherboard with corner boards. Brick chimney with or without metal caps, sometimes finished with stucco. Roof is composition shingles, asbestos or composition diamond pattern shingles, or metal v-crimp.

Duplex (1890 – present)

Two residential units stacked or joined side-by-side where they share a common center wall; separate entrances. Typically, if side-by-side, each unit has two floors connected by a staircase. Materials and decoration vary widely.

English Cottage (1930s-1940s)

A picturesque house type, most distinctive for its cross-gabled massing; compact square or rectangular block; front gable projects slightly, if at all; front chimney. A secondary gable-front or recessed opening may mark the entry near the center of the façade. Occasionally one of the front comers of the house contains a recessed porch.

English Revival (1895–1945) (Tudor style)

Steep pitched roofs with front and side gables; half timbering; elaborate brickwork; terra cotta detailing; tall chimneys and grouped casement windows; stucco or brick veneer; mixed late-medieval details derived from thatched cottages and stone manors.

English Vernacular Cottage (1915-1940s) (Tudor or Tudor-Influenced)

Steeply pitched, cross-gabled roof of composite singles, often in a diamond pattern; stucco walls; multi-lite wood casement windows; recessed arched entrances; tall, wide, and prominent brick or brick with stone detailing chimneys (often near main entrance) which is typically tall, wide, decorative and prominently featured on the façade; continuous brick foundation; one or two stories; brick veneer with stone detailing or wood siding.

Extended Hall Parlor (1920s-1930s)

A long, rectangular shape with the façade in the narrow end but no recessed front porch. Three or more rooms deep; roof may be hipped or gabled. May closely resemble several of the bungalow 1 subtypes.

Folk Victorian (1870 to 1910)

As the industrial age made machine-cut wood details affordable and available to the average American, homeowners added mass-produced decorative trim including elaborate decorative trim called gingerbread to their

small, simple folk cottages to dress them up in the style of the day. Gable front and wing; varied roof pitches, gabled or hipped; porches with spindle work detailing, simple folk style form with Queen Anne or Italianate influences. Brick piers or continuous brick foundations, one or two stories; drop siding or weatherboard exterior; unadorned brick chimney; composite or asbestos diamond pattern or metal v-crimp roofing.

Gabled Wing Cottage (1875-1915)

T-or L-shaped, usually has a gabled roof; gable-front at one end of a recessed wing that is parallel to the façade; front door located in the recessed wing.

Gabled-L Cottage (1875-1915)

Same as the Gabled Wing Cottage but always L-shaped plan.

Georgian Cottage (primarily 1850-1890)

Possibly the single most popular and long-lived house type in Georgia, named not for the state but for its floor plan, associated with 18th century English Georgian architecture. Central hallway with two rooms on either side, square or nearly square; roof is usually hipped but sometimes gabled; chimneys are sometimes in the exterior walls but usually in the interior of the house, between each pair of rooms.

Georgian House (1850-1930)

Except for its two-story height, the Georgian house has all the characteristics of the Georgian cottage. The two-story house is less numerous than the one-story cottage, particularly in rural settings.

Gothic Revival (1840 to 1920)

These picturesque structures are marked by "Gothic" windows with distinctive pointed arches; exposed framing timbers; steep, vaulted roofs with cross-gables. Extravagant features may include towers and verandas. Ornate wooden detailing is generously applied as gable, window, and door trim. Steeply pitched roof with decorated bargeboard and cross-gables; open eaves, arched gothic windows and doors with arched panels; first-floor porch. Varied window treatments including lancet, cantilevered oriels, and double hung sash windows, often with diamond pattern glazing. Brick pier foundations; one-and-a-half to two-and-a-half stories. Exterior wooden board and batten, shingles, or weatherboard; brick chimney with decorative detailing (arched recesses common) Roofing is wooden shingles (original), ornamental metal and composition shingles (later).

Greek Revival (1825 to 1860)

Regular rectangle, full-height entry or full building-width porches or portico with round or square classical columns; entryway columns sized in scale to the porch type; pedimented gable ends; 6-over-6 windows with pediments; symmetrical classical entrance detailing including sidelights and transom; cornices extending fully across gable or simple, but pronounced, returns; low pitched gable or hipped roof; wide cornices representing classic entablature; brick pier foundation; One to two-and-a-half stories; unadorned brick chimney; clapboard and matched flatboards, designed to resemble stone; roofing is wooden shingles (original), v-crimp metal and composition shingles (later).

Hall Parlor (1850s-1930s in Georgia)

Named after two old-fashioned uses for two unequal rooms. Entry is into the larger of the two rooms, the hall (not hallway), which served multiple functions. Typically gabled, heated with one or two flues or exterior end-chimneys. Adaptable and expandable, popular for farm owners, tenant farmers and mill workers.

I-House (1840s-1915)

Name coined by cultural geographer Fred Kniffen, because of its common occurrence in Indiana, Illinois, and Iowa, however the name did not imply that this house type originated in, or was restricted to, those three states. The I-House is two story, one room deep and at least two rooms wide with a side facing gable roof. Typically, the façade is symmetrical with a central entry in a three or five bay configuration, brick and stone or log, but the overwhelming number are constructed of timber frame, surfaced with horizontal clapboards. Chimneys may be inside end, outside end, and/or either single or paired on the center of the roof ridge. The various floor plans of I-houses determine the subtype: central hallway, hall-parlor, double-pen, and saddlebag.

Italianate (1840 to 1885)

Can be quite ornate despite their solid square shape; symmetrical bay windows in front; small chimneys set in irregular locations; tall, narrow, windows; towers, in some cases. The elaborate window designs reappear in the supports, columns, and door frames. Hip roof with deep, bracketed eaves; arched 1-over-1 or 2-over-2 windows with elaborate crowns; paired-door entryway with glass in the doors.

Mill House (1900-1930s)

One-story, four-rooms, lit by kerosene lamps and heated by open fireplaces. Mill villages, built primarily by manufacturers near their factories or mills; modest in scale; simple massing defined by a one-room deep "L"-shaped plan; gable roof; generous front porch; moderate roof overhangs; symmetry in the gable ends and front; vertical windows placed singly in the wall plane. The exterior details generally consist of a false dormer; clapboard siding; 4" trim and corner boards; diamond gable vents; plain square porch posts with simple brackets, and simple pickets in porch rails. Garages were single-car gable-roofed buildings set behind the house.

Minimal Traditional (1930s-1950s)

Incorporates influences from earlier styles such as American Colonial, Colonial Revival, Spanish Revival, Tudor Revival, and American Craftsman while adhering to modern architecture's avoidance of ornament. A dominant style in domestic architecture until the Ranch-style house emerged in the early 1950s. Descending in part from the bungalows,[1] cottages, and foursquare houses of the early 20th century, Minimal Traditional houses represent a "stripped-down version of the historic-eclectic styles popular in the 1920s." They are usually detached single-family houses that are on the smaller side and retain simplified versions of the built-in cabinets that were popular features of the Craftsman era. Typical features include hipped or gabled roofs without much in the way of eaves; cladding in locally popular materials such as wood, brick or stone; small porches; an asymmetrical design with the front door set off center. Used by the Federal Housing Administration as a prototype for a "minimum house that the majority of American wage earners could afford." Minimal Traditional houses have been tagged with some other names: FHA house, Depression-era cottage, Victory cottage, and American small house.

Neo-Colonial (1960s-present)

Freely combines an assortment of historic styles using modern materials like vinyl and simulated stone. Garages were incorporated into the design—unlike the barns and storage structures of colonial days. Symmetry is hinted at in Neo-Colonial homes, but not adhered to. Rectangular shape; two to three stories; center entry-hall floor plan; siding made with vinyl, faux stone, faux brick, or other composite materials; palladian and semicircular fanlights; double-hung windows, sometimes

with shutters; temple-like entrance: portico topped by a pediment; dentil moldings.

Neoclassical (1895 to 1950)

Full-height porch with massive columns, Ionic, Corinthian or Composite capitals, and large pediment; symmetrical façade, closely related to Colonial Revival; elaborate, decorative designs above and around doorways, and roof-line balustrades (low parapet walls).

New South Cottage (1890s-1920s)

Resembles the Queen Anne cottage in that it has a central square mass, usually with a hipped roof, and gabled projections; emphasis on symmetry, the key element of which is the central hallway flanked by pairs of rooms, one or both of which might project forward. A pair of gables in the façade, either over projecting rooms or flush with the wall of the main mass, frequently provided additional symmetry.

Prairie (1890s-1920)

Frank Lloyd Wright designed the first Prairie-style house which come in two styles—boxy and symmetrical or low-slung and asymmetrical. Roofs are low-pitched, with wide eaves. Brick and clapboard; rows of casement windows; one-story porches with massive square supports; stylized floral and circular geometric terra-cotta or masonry ornamentation around doors, windows, and cornices.

Pyramid Cottage (1910-1930)

A square main mass, typically with four principal rooms and no hallway; steeply-pitched pyramidal roof.

Queen Anne (1880 to 1910)[3]

Varied, asymmetrical, two or three-storied, multifaceted form; medieval-inspired half timbering; use of varied wall planes and forms using bays, towers, overhangs, wall projections, and multiple wall materials and textures to avoid any flat or plain expanses; mostly wood; Multitude of applied decoration on gables, porches, balconies, and overhanging walls including wooden "gingerbread" trim in scrolled and rounded "fish-scale" patterns, spindle work, or gingerbread ornamentation. Some have classical columns as porch supports; Palladian windows and cornice-line dentils. Complex intersecting steep cross-gabled or hipped roofs, projecting upper floors; bay windows, often cut away from upper stories; towers or turrets; multiple ornamental chimneys; textured wall patterns including decorative shingles typical. Large 1:1 windows; upper panes often edged with leaded or colored glass, projecting wings. Massive cut stone foundations.

This house type is the two-story version of the Queen Anne cottage, and except for the height, the traits of the two types are identical. Both house types were popular in the 1880s and 1890s, although far fewer Queen Anne houses were built. While the Queen Anne cottage appeared in both rural and urban areas, the two-story version was almost limited to residential neighborhoods of Georgia's towns and cities.

Queen Anne Cottage (1880s-1900)[3]

Although the name of the Queen Anne cottage derives from the architectural style with which it is frequently linked, the house type also occurs with elements from other styles or no style at all. It is characterized by a square main mass with projecting gables on the front and side. The rooms are arranged asymmetrically, and there is no central hallway--two traits that distinguish the Queen Anne cottage from another similar house type, the New South cottage. The roof is either pyramidal or hipped, and chimneys are usually found in the interior.

Ranch (1940s to 1980s)

Sprawling single story, wide, asymmetrical façade; long, narrow, rectangular shape, with or without projections built in; front-facing garage, low-pitched roof, wood or brick exterior walls, sliding and picture windows; sliding doors leading to patios; principal entry and living spaces near the center; garage or carport at the other end.

Saddlebag (1830s-1930s)

One of the most distinctive and easily recognizable house types in Georgia, the saddlebag house derives its name from a central chimney flanked by two rooms, which seem to hang suspended on either side of the chimney. The rooms are usually square, and the roof is usually gabled. There are two subtypes, one with an exterior door into each room and one with a single, central door into a vestibule beside the chimney.

Shingle (1880 to 1900)[3]

Two or three-storied; asymmetrical façade, often organic to the landscape around it; irregular hipped, gable, or gambrel steeply pitched roof line; intersecting cross-gables and multi-level eaves common; wall cladding and roofing of continuous wood shingles; masonry first story with shingles above also common; extensive porches and verandas often with Romanesque Syrian arches; porch posts simple wood elements or massive piers of stone or clad in shingles; no corner boards; Palladian windows and simple classical columns most common details; large simply adorned windows with small panes; bands of windows and bay windows common; multiple window arches common; rounded turrets and towers; often partial or half-towers integrated into the main volume of the house; prominent corbelled chimneys; eyebrow dormers; unadorned doors, windows, porches, and cornices.

Shotgun (1866-1940)

Single story with a gabled roof, usually only one room wide, with each room leading directly into the next; no hallway. Regular rectangle; vent on the front gable; full front porch trimmed with decorative gingerbread millwork ornamentation; all doors typically line up front to back, aligned with exterior entrances; large over-sized windows; brick or concrete block piers foundation; weatherboard or drop siding, simple small cross section unadorned brick chimney; v-crimp metal or composition shingles roofing.

Side-gabled Bungalow (1900-1920s)[1]

Low-pitched, gabled roof; wide overhanging eaves; exposed rafters (rafter tails) under eaves; decorative brackets (knee braces or corbels); front or corner porch under the roofline; tapered or square columns supporting roof or porch; 4-over-1, or 6-over-1 sash windows, often with Frank Lloyd Wright design motifs; hand-crafted stone or woodwork, often mixed materials throughout structure. Bungalows can either be front-gabled, side-gabled, or cross-gabled.

Side-gabled Cottage (1895-1930)

Like the pyramid cottage, the side-gabled cottage has a compact square mass consisting of four rooms without a hallway, and, like the pyramid cottage, it was economical to build. It has a more traditional appearance, however, because it has a broad gabled roof with its gable-ends at the sides. Only rarely does it have a hipped roof. The floor plan has two variants: a hall-parlor plan with a central doorway and a foursquare plan with equal sized rooms, indicated by two front doors. The side-gabled cottage was a popular workers' house type in mill villages and in small towns, although high-style examples for the well-to-do can be found.

Tudor Revival (1890 to 1940)

Steep-pitch side gable roof with cross gable and half timbering; double-hung or narrow, multi-light casement windows, some with diamond panes; semi-hexagonal bay windows; walls of stucco or stone (later examples). More Medieval than Tudor, the style's details loosely harken back to an early English form.

Tudor (1920s-1930s)

Half-timbering on bay windows and upper floors, A lighter-colored stucco or stone fills the gaps between the timbers to create a two-toned exterior; façades dominated by one or more steeply pitched cross-gables. Patterned brick or stone walls are common, as are rounded doorways, multi-paned casement windows, and large stone chimneys. The brick detailing is generally very ornate around windows, chimneys, and entryways; several front-facing gables that are often in intricate, asymmetrical patterns. Each gable has steep roof lines that sometimes extend from the highest elevation of the house to just 10 or so feet from the ground; Long, rectangular windows often positioned in clusters; sometimes oriel or bay windows with several panes of glass on either story of the home; prominent front door that's not at the center of the home. Doors might have arches or decorative concrete detailing to make it stand out from the rest of the home's façade.

Turn-of-the-Century Duplex (1900-1920)

See “Duplex.”

Victorian (1860s-1900s)[3]

The name represents the British and French custom of naming architectural styles for a reigning monarch Queen Victoria (1837–1901). Advancements in machine technology meant that Victorian-era builders could easily incorporate mass-produced ornamentation such as brackets, spindles, decorative gables, eaves, and rooftop finials and patterned shingles; two to three stories; commonly painted in a variety of pastels, jewel tones, and earthy colors. Some feature a monochromatic color scheme while others feature several contrasting colors. Stained glass windows, bay windows, steeply pitched rooflines, and large, wraparound porches.

Victorian Eclectic (1870s-1900s)[3]

The last true Victorians were constructed in the early 1900s, but contemporary builders often borrow Victorian ideas, designing eclectic "neo-Victorians." These homes combine modern materials with 19th century details, such as curved towers and spindled porches.

Victorian Eclectic buildings typically include characteristics of multiple styles popular during the Victorian period, including Second Empire, Queen Anne, Shingle, and Richardsonian Romanesque. They also often have significant elements of earlier styles, such as Gothic Revival, Romanesque Revival, or Italianate, and may exhibit the early development of more modern styles as well.

FOOTNOTES:

[1]The name "bungalow" had its origins in India, where it indicated a small, thatched home. The term “bungalow” is derived from the Bengali noun bangla, referring to a low house with galleries (porches) all around it, also identical with the Hindi adjective, bangla, translated as “belonging to Bengal.” Sometimes mistakenly referred to as a style, bungalow house forms are long and low with irregular floor plans within an overall rectangular shape. Integral porches are common, as are low-pitched roofs with wide overhangs. The bungalow type is divided into four subtypes based on roof forms and roof orientation: front gable, side gable, hip, and cross gable. The front- and side- gabled versions of the bungalow greatly outnumber hipped bungalows, while cross-gable bungalows are rare.

[2]The terms "craftsman" and "bungalow" are often used interchangeably, though there is a fundamental distinction. "Craftsman" refers generally to the Arts and Crafts movement and is considered an architectural or interior style, whereas "bungalow" is a particular form of house or building. Thus, a bungalow can exhibit a craftsman style, and many of them indeed did so. Generally, the Arts and Crafts movement was a reaction to the extravagant, machined, and mass-produced Victorian styles that in turn represented the Industrial Revolution. The bungalow form became the common builder's house between 1910-1920. The type, with many variants, included: low, gabled, one or one-and-a-half storied house; front pitch of roof extended to shelter a large porch (incised porch). By the 1990s the craftsman style and its associated bungalow form was enjoying a revival across the United States which has yet to ebb. More Americans are either restoring older bungalows or purchasing newer "neo-craftsman" bungalows constructed now by the larger "production" builders or as specially designed custom homes.

[3]In the United States, 'Victorian' architecture generally describes styles that were most popular between 1860 and 1900. A list of these styles most commonly includes Italianate, Second Empire (1855–85), Stick-Eastlake (1860–ca. 1890), Folk Victorian (1870–1910), Queen Anne (1880–1910), Richardsonian Romanesque (1880–1900), and Shingle (1880–1900).

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https://www.americanbungalow.com/all-about-bungalows/what-style-is-my-bungalow/

https://npgallery.nps.gov/GetAsset/5397f58b-0b02-4a01-87ae-924c90e0bf5f

https://en.wikipedia.org/wiki/Victorian_architecture

https://www.houseofantiquehardware.com/architectural-timeline

https://townofcarrboro.org/DocumentCenter/View/1932/Vernacular-Architectural-Standards

https://en.wikipedia.org/w/index.php?go=Go&search=English+Vernacular+Cottage&title=Special%3ASearch&ns0=1

https://www.accgov.com/812/Guidelines-Examples

https://www.accgov.com/9917/Historic-Preservation-Studies

https://npgallery.nps.gov/GetAsset/00ffe8df-accf-497d-8040-2098b441a8f8

https://npgallery.nps.gov/AssetDetail/NRIS/75000580

https://en.wikipedia.org/wiki/National_Register_of_Historic_Places_listings_in_Clarke_County,_Georgia

https://athensclarke.maps.arcgis.com/apps/MapTour/index.html?appid=2e8d045a34e4486f8c5c20ae816e4955

https://gadnr.org/sites/default/files/hpd/pdf/AmericanSmallHouse_0.pdf

G: Additional Resources and Contacts

Local Level

Athens-Clarke Public Library
Heritage Room
2025 Baxter Street
Athens, Georgia 30606
Phone: 706-613-3650
www.athenslibrary.org/services/specialty/local-history-genealogy/heritage-room/

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.facebook.com/GeorgiaHPCs/

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

Appendices

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

G

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