



EATONTON



HISTORIC PRESERVATION



DESIGN GUIDELINES



EATONTON



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DESIGN GUIDELINES

TEXT DEVELOPED BY:
THE EATONTON HISTORIC PRESERVATION COMMISSION
THROUGH A SERIES OF COMMUNITY WORK SESSIONS

LAYOUT & GRAPHICS:
PIEDMONT PRESERVATION
WWW.PIEDMONTPRESERVATION.COM

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PREFACE

IN 1988, THE CITY OF EATONTON ADOPTED AN HISTORIC PRESERVATION ORDINANCE WITH THE FOLLOWING STATED PURPOSE.....

“

- (1) In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the city is among its most valued and important assets, and that the preservation of this heritage is essential to the promotion of health, prosperity and general welfare of the people;
- (2) 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;
- (3) In order to enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law; and
- (4) In order to provide for the designation, protection, preservation and rehabilitation of historic properties and historic districts and to participate in federal or state programs to do such.

”

HISTORIC PRESERVATION COMMISSION

This 1988 ordinance also established a Historic Preservation Commission (HPC), which is a volunteer board that serves as part of the planning functions of the City of Eatonton. The HPC is a revolving board of 5 members which is charged with the responsibility of initiating local designation of district(s), public education and awareness, securing preservation related grant funding and preservation planning and research.

INTENT & PURPOSE

This document was produced by the Eatonton Historic Preservation Commission (HPC) for the purpose of providing guidelines for both commercial and residential areas in the locally designated Eatonton Historic District.

The guidelines are intended to assist property owners the HPC in developing design solutions for designated properties which comply with Eatonton's historic preservation ordinances. Design guidelines may also be used by property owners who wish to preserve the historic character of properties which are not currently designated.

In addition, the document provides information on the Design Review process, which is the process by which the HPC ensures changes to the local historic area are made in accordance with the guidelines.

It is important to note that guidelines are just that; they are not a "law" or carved in stone. There may be extenuating circumstances or situations not covered by the guidelines, which lead the HPC to accept or reject specific changes. The HPC will endeavour to reach reasonable, practical, "preservation correct" solutions to proposed changes. In Georgia, most HPC design reviews approve over 90% of applications "as is" or with minor modifications.

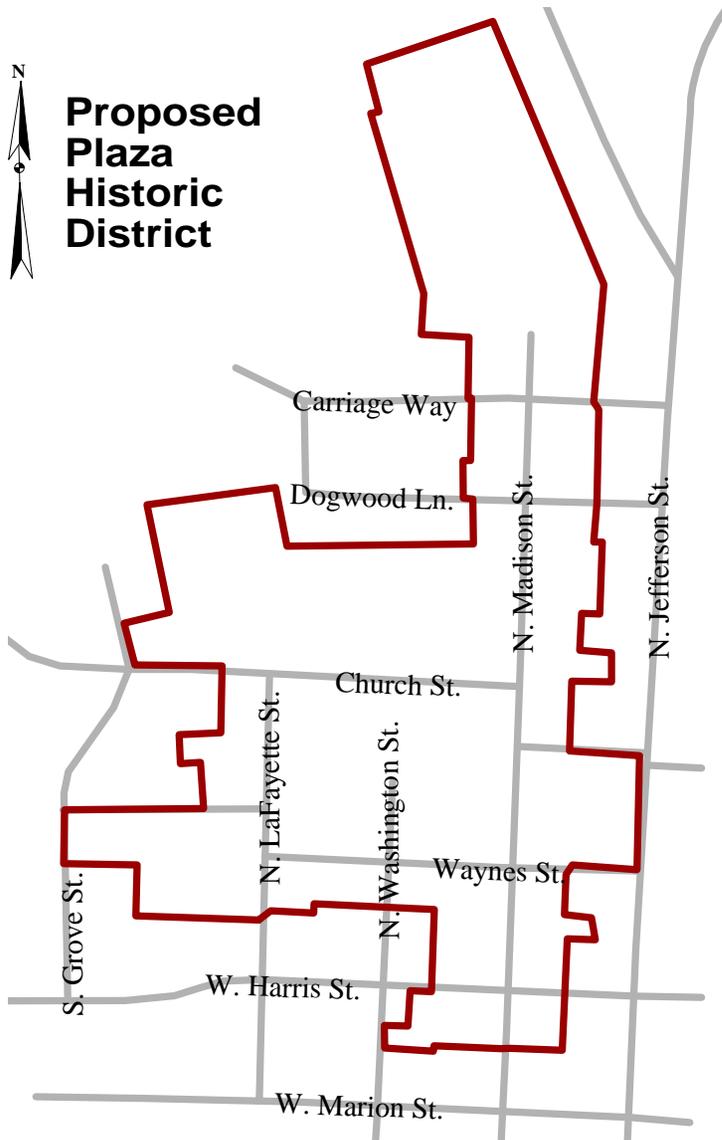
6/2007 revision

REVISIONS

This document is subject to revision. This is necessary as new building materials, preservation techniques, or other other information becomes available. It is anticipated that these changes will be relatively minor.

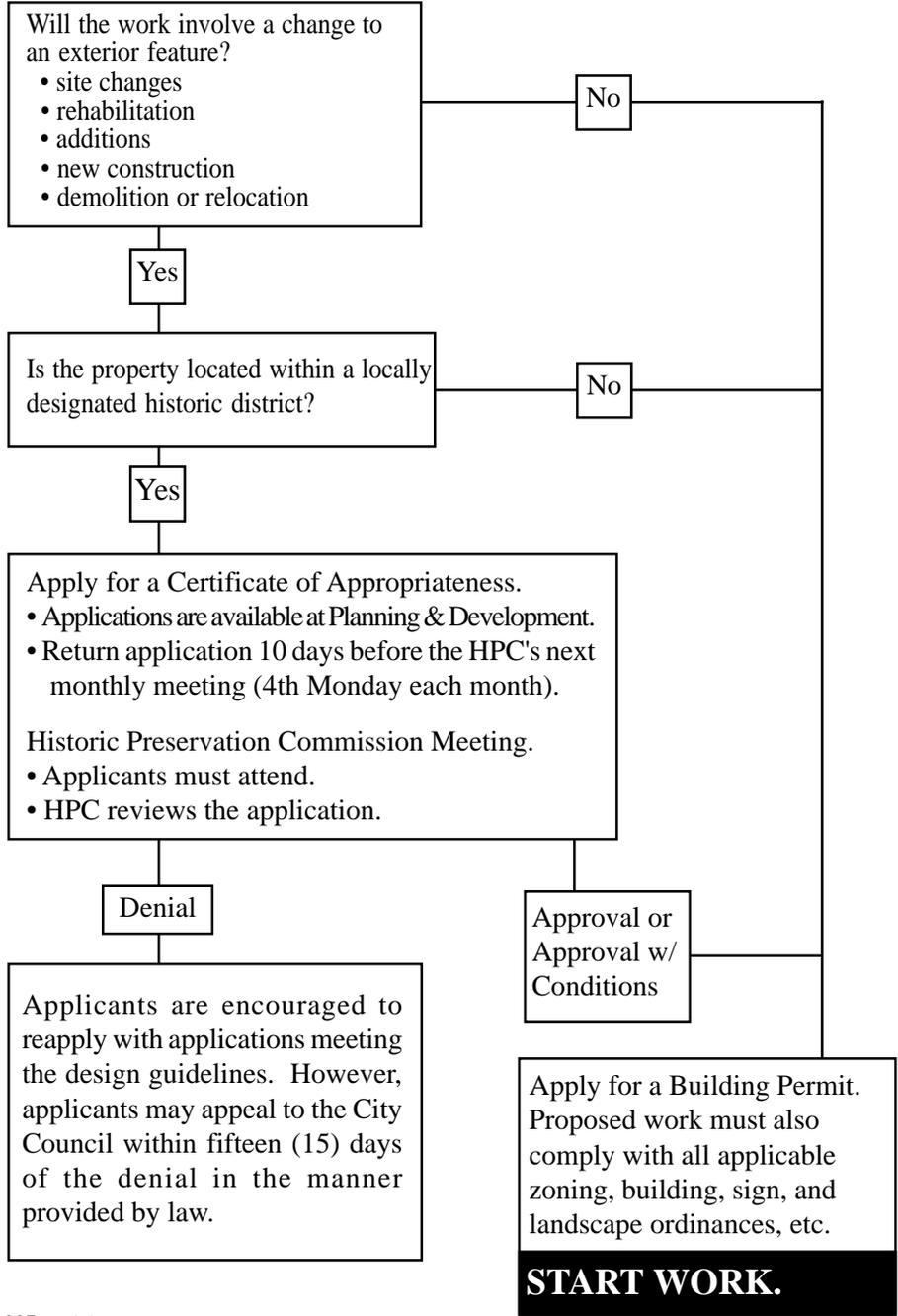


DESIGN REVIEW



PROPOSED HISTORIC DISTRICT

In 2007, the Historic Preservation Commission submitted the designation of a specific area of Eatonton known as the ***Plaza Historic District***.



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THE PROCESS

Following the designation of the district by Mayor and City Council, any proposed exterior changes to a property will be reviewed by the HPC following the process outlined on this page.

Useful contacts:

Planning & Development (Zoning)
Phone: 706-485-2776

City Hall
Phone: 706-485-3311

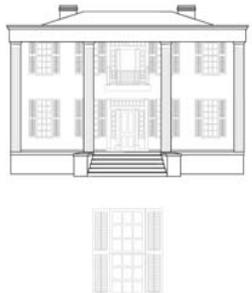
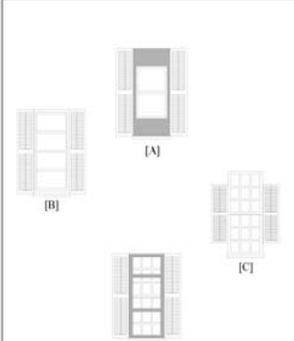
Contact either of these offices for the current contact list of HPC members.



GUIDELINES & STANDARDS



WINDOWS 3.1.6 61

	<p>GOAL: MAINTAIN HISTORIC WINDOWS, DESIGN, AND PLACEMENT</p> <p style="text-align: center; font-weight: bold;">POSITIVE ACTIONS</p> <ul style="list-style-type: none"> ⊕ Maintaining & preserving historic windows ⊕ Repairing damaged portions of historic windows rather than replacing the window in total ⊕ Replacing historic windows damaged beyond repair with windows that match in material and design ⊕ Maintaining the window configuration on the facade ⊕ Using windows in new openings on side & rear elevations with relate to the existing historic windows in the following ways: of matching materials, of matching or similar size, and matching or similar design ⊕ Using storm windows which match the color of the window frame & hide the window as little as possible ⊕ Leaving original shutters in place
	<p style="text-align: center; font-weight: bold;">NEUTRAL NEGATIVE ACTIONS</p> <ul style="list-style-type: none"> ⊕ Replacing repairable historic windows with new windows, even if similar looking ⊕ Replacing damaged windows with stock windows of a different size, design or with flat snap in muntins [A], [B] ⊕ Adding shutters which do not fit the window or adding shutters to paired windows [C] ⊕ Adding storm windows of "raw" aluminum or which hide the historic window [D] ⊕ Replacing historic clear glass with etched or stained glass <p style="text-align: center; font-weight: bold;">NEUTRAL ACTIONS</p> <ul style="list-style-type: none"> ⊕ Weather-stripping, caulking, painting and other general maintenance ⊕ Replacing broken glass ⊕ Repairing damaged portions of existing window sashes

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RESIDENTIAL: REHABILITATION

USING THESE GUIDELINES

Please note that these guidelines use brevity in describing what is acceptable and what is undesirable:

“Positive Actions” refers to actions that contribute positively to preserve and maintain the historic character of individual properties and the character of the district as a whole.

“Negative Actions” refers to common mistakes that have a negative impact upon preservation goals.

“Neutral Actions” refers to actions that do not have an effect either way and for which a Certificate of Appropriateness is not required.

1. A property shall be used for its historic purpose or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships 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 elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, 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 where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. 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, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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SECRETARY'S STANDARDS FOR REHABILITATION

The Commission adheres to the Secretary of the Interior's Standards for Rehabilitation, which present general guidelines for the rehabilitation of historic buildings used by commissions throughout the nation. The guidelines published in this book expand and clarify these standards. The illustrated examples of the Secretary's Standards can be found on the web at: www.nps.gov

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility as well as local historical and architectural precedent.



VISUAL CHARACTER

Greek Revival - 1825-1860

- ▶ roof: hipped with a low pitch
- ▶ detail/materials: clapboard, classical columns, heavy entablature
- ▶ door: symmetrically oriented, framed by sidelights and transom
- ▶ windows: double-sashed, 9/9
- ▶ porch: full-height, full-facade



Gothic Revival - 1825-1860

- ▶ roof: gabled with a steep pitch
- ▶ detail/materials: clapboard, vergeboards, decorative trusses
- ▶ door: elaborate panels, framed by sidelights and transom
- ▶ windows: double-sashed, 2/2 common
- ▶ porch: one story, full-facade



Italianate- 1840-1885

- ▶ roof: hipped
- ▶ detail/materials: clapboard, paneled boxed columns, detailed cornices with brackets, heavy window crowns
- ▶ door: paneled surrounded by transom and sidelights
- ▶ windows: double-sashed, 6/6
- ▶ porch: one-story, full-width



Queen Anne - 1880-1910

- ▶ roof: multiple gables
- ▶ detail/materials: clapboard, turned posts, sawnwork
- ▶ door:
- ▶ windows: double-sashed
- ▶ porch: one story wrap, balcony

ARCHITECTURAL STYLES

Style, the external decoration of a building, is another classification method for describing structures. When all the defining aspects of a particular style are present, a building may be labeled as **high style**. If only a few stylistic details are present, the building is referred to as influenced by a style or as having **elements of a style**. High style buildings are few in number and are often designed by an architect; whereas, buildings with elements of a style are quite common as local interpretations of an architectural style. District.

Colonial Revival- 1880-1955

- ▶ roof: gable, hip, or gambrel with a steep pitch, dormers
- ▶ detail/materials: clapboard, brick, classical columns
- ▶ door: symmetrically oriented, classical door surround
- ▶ windows: double-sashed, 9/9
- ▶ porch: porticos, stoops, full width examples



Tudor - 1890-1940

- ▶ roof: cross gables, steep pitch
- ▶ detail/materials: brick, crenulations, stonework, elaborate chimney
- ▶ door: asymmetrically oriented, Tudor arch
- ▶ windows: double-sashed, casement, arched
- ▶ porch: entry porch, integrated

NeoClassical - 1895-1950 ▼

- ▶ roof: hipped with a low pitch
- ▶ detail/materials: clapboard, classical columns, heavy entablature
- ▶ door: symmetrically oriented, framed by sidelights and transom
- ▶ windows: double-sashed
- ▶ porch: full-height, full-facade



Mission- 1890-1920

- ▶ roof: gabled or hipped with tiles
- ▶ detail/materials: brick, stucco, shaped parapets
- ▶ door: symmetric or asymmetric placement
- ▶ windows: double-sashed
- ▶ porch: one story, porticos, arcades



Beaux Arts - 1885-1930 ▼

- ▶ roof: flat or low pitched hip
- ▶ detail/materials: brick, stone, classical columns, garlands
- ▶ door: symmetrically oriented, framed by sidelights and transom
- ▶ windows: double-sashed, some arched
- ▶ porch: porticos, arcades

Craftsman - 1905-1930

- ▶ roof: gabled with a low pitch
- ▶ detail/materials: novelty board, knee braces, half-timbering
- ▶ door: framed by sidelights
- ▶ windows: double-sashed, 12/1
- ▶ porch: square columns on piers, porte-cochere



Spanish Eclectic - 1915-1940

- ▶ roof: gabled or hipped with tiles
- ▶ detail/materials: brick, stucco, decorative tiles
- ▶ door: framed with elaborate surrounds
- ▶ windows: double-sashed, balconets
- ▶ porch: porticos, arcades

Shown above are a few of the many examples of buildings in Eatonton which exhibit a particular architectural style. Noted are the general dates and features of each style. When proposing work to properties, owners should take care to preserve those aspects of the building that define its style.



COMMERCIAL GUIDELINES



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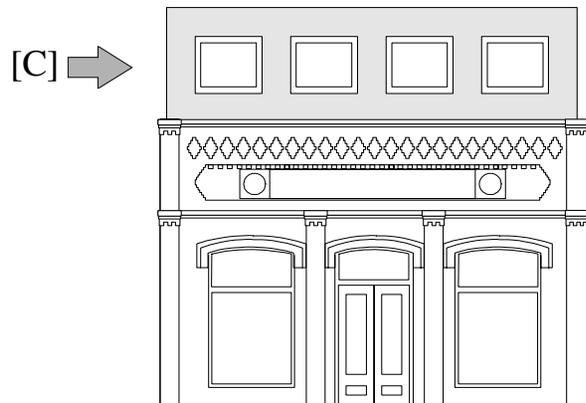
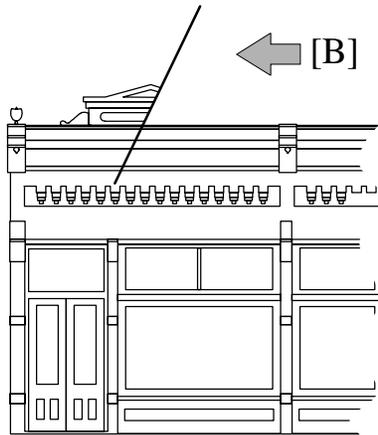
ROOFS SHAPE & FEATURES 2.1.1



GOAL: MAINTAIN ORIGINAL FORM OF BUILDING

P O S I T I V E A C T I O N S

- ⊕ Keeping the same shape & pitch & using the same or similar materials during roof repair
- ⊕ Keeping secondary features & character-defining materials
- ⊕ Maintaining historic chimneys
- ⊕ Preserving historic skylights

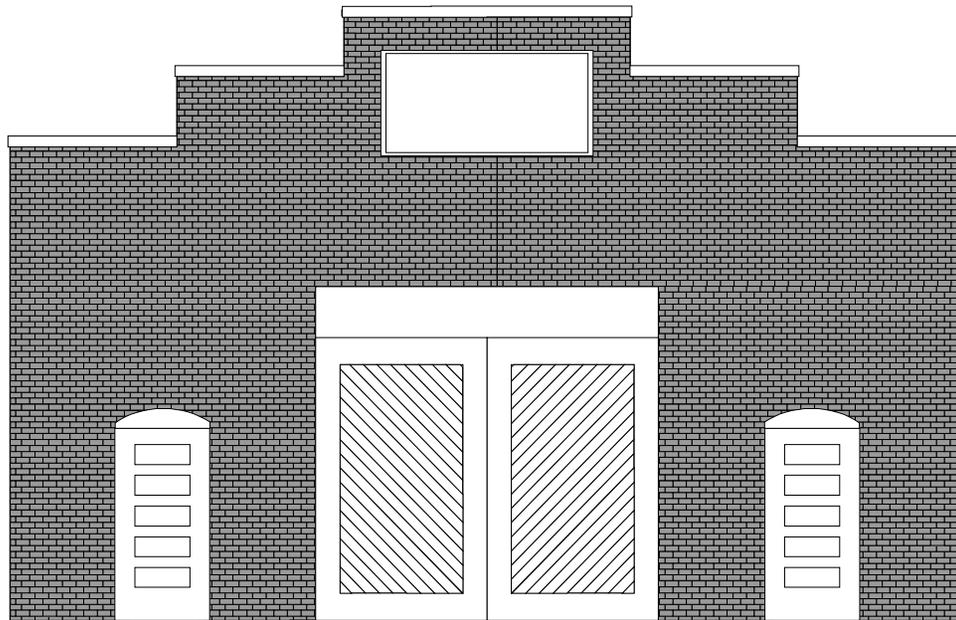
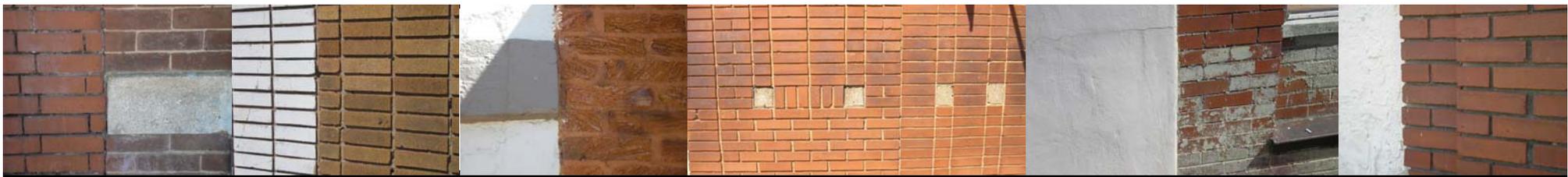


N E G A T I V E A C T I O N S

- ⊖ Replacing a flat roof with gabled or vice versa [A]
- ⊖ Removing ornamental detail [B]
- ⊖ Re-pointing parapets with cement or not matching the original mortar joints; adding stucco
- ⊖ Adding a story to the building, unless it was originally like this [C]

N E U T R A L

- ⊖ Changes hidden by existing parapets



GOAL: *MAINTAIN TEXTURE CREATED BY HISTORIC EXTERIOR WALLS*

P O S I T I V E A C T I O N S

- ⊕ Maintaining original materials (exterior)
- ⊕ Leaving historic masonry unpainted
- ⊕ Repairing only damaged areas in kind, rather than total replacement; use correct mortar mix of lime, sand & water; ideally find local sand to match color
- ⊕ Using a historic mortar mix & match original mortar joints when re-pointing.
- ⊕ Using gentle means to clean exterior surfaces

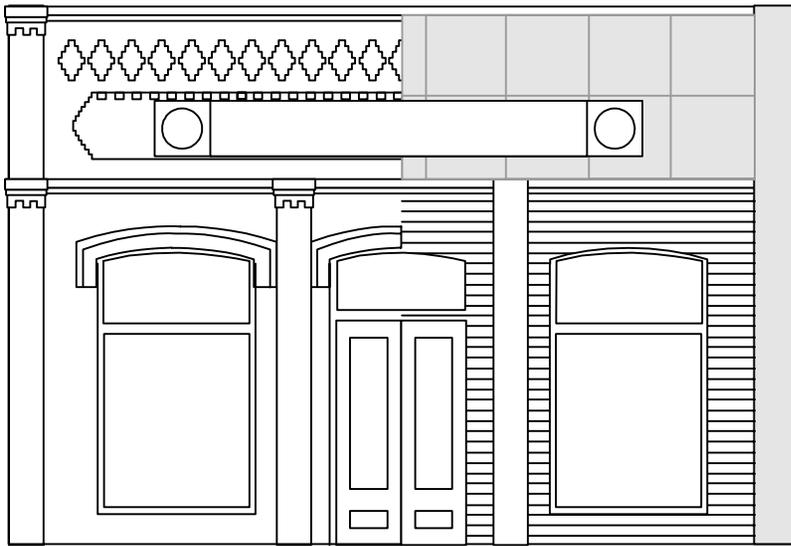
N E G A T I V E A C T I O N S

- ⊖ Replacing **historic** materials with vinyl, aluminum, E.I. F. S* or other synthetic materials [A]
- ⊖ **Sandblasting** brick which removes protection on bricks and leads to irreversible damage [B]
- ⊖ **Sandblasting** wood which raises the grain by damaging the soft wood
- ⊖ **Painting** or placing waterproof coating on unpainted masonry which worsens moisture problems
- ⊖ Using Portland cement to point old brick which is inflexible and causes the face of the brick to spall or pop-off

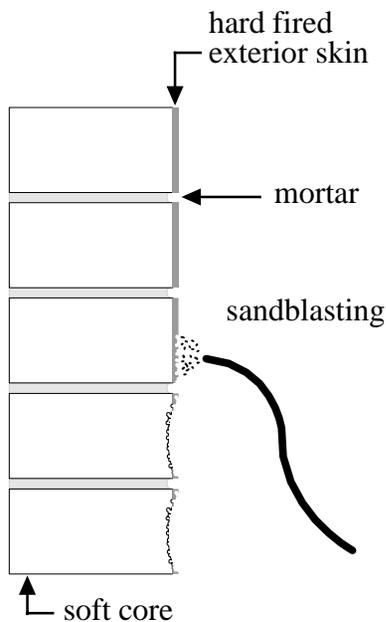
* Exterior Insulation and Finish System

N E U T R A L

- ⊖ Repainting wood, including color chosen



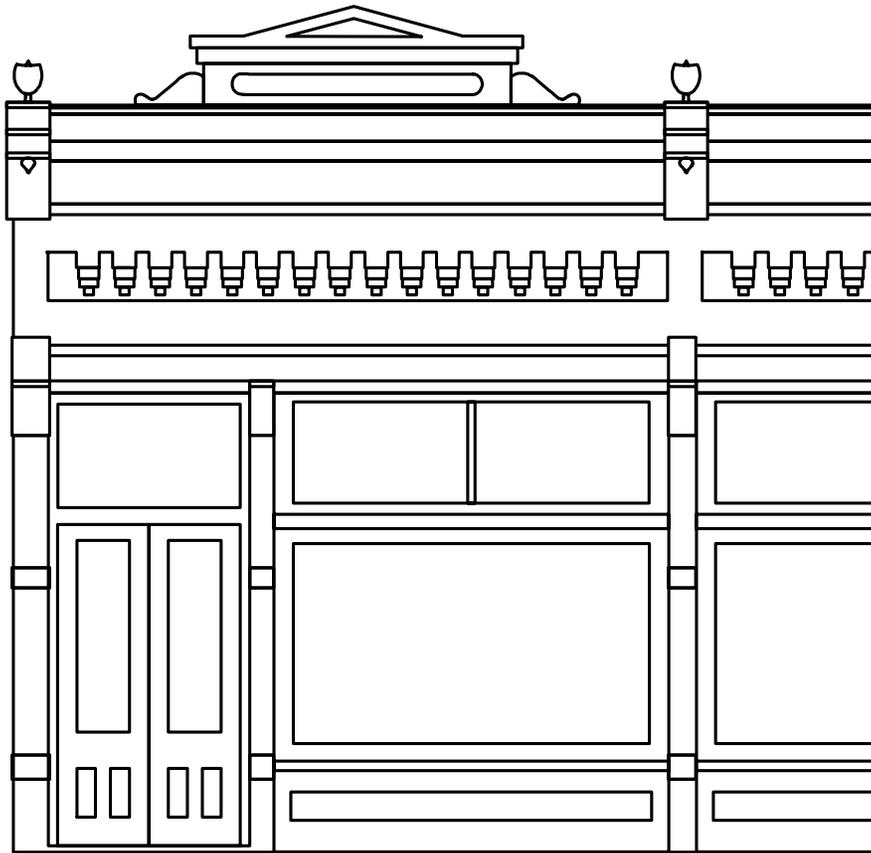
[A] ↑



← [B]



DETAILS 2.1.3



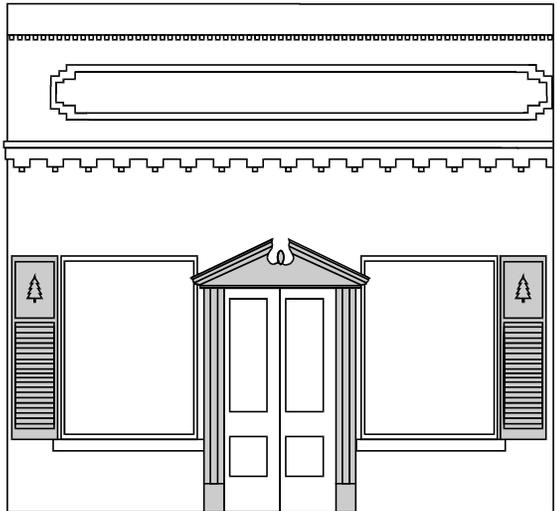
GOAL: MAINTAIN DETAILS & ELEMENTS TYPICAL TO COMMERCIAL & INSTITUTIONAL BUILDINGS

P O S I T I V E A C T I O N S

- ⊕ Maintaining and preserving historic details
- ⊕ Replacing damaged details with details of matching material and design
- ⊕ Restoring missing details when documentation of those elements is available

NEGATIVE ACTIONS
NEUTRAL

- ⊖ Adding new architectural details such as picture windows, dormers, fake fronts [A]
- ⊖ Removing details from a building such as original carved names or dates [B]
- ⊖ Adding shutters that do not fit the windows [A]
- ⊖ Using stock, out of scale details rather than matching the original

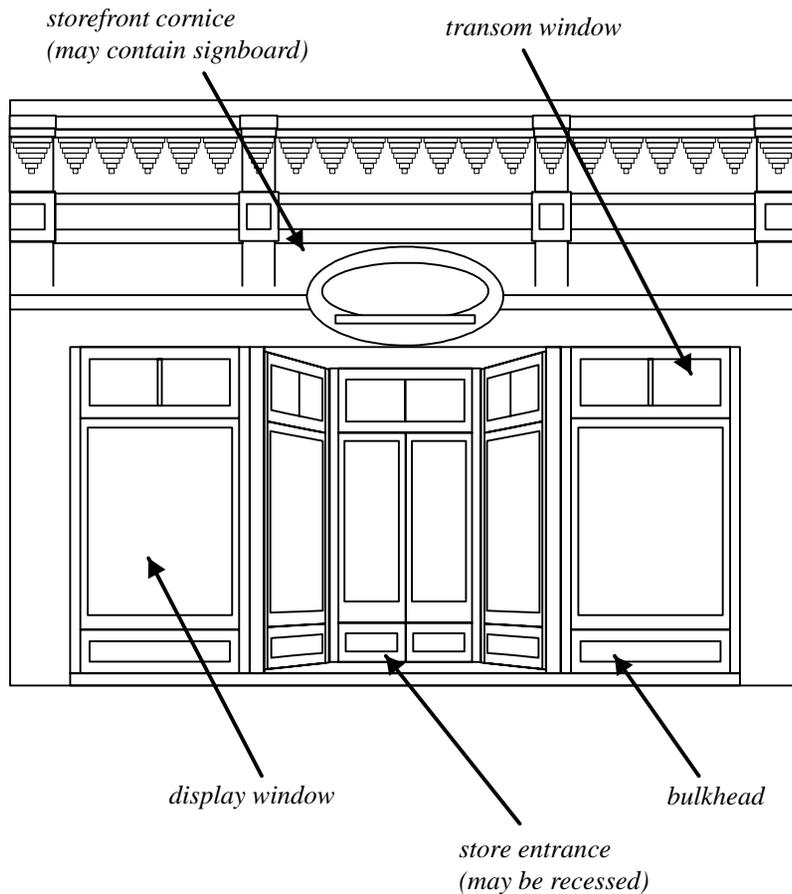


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STOREFRONTS 2.1.4

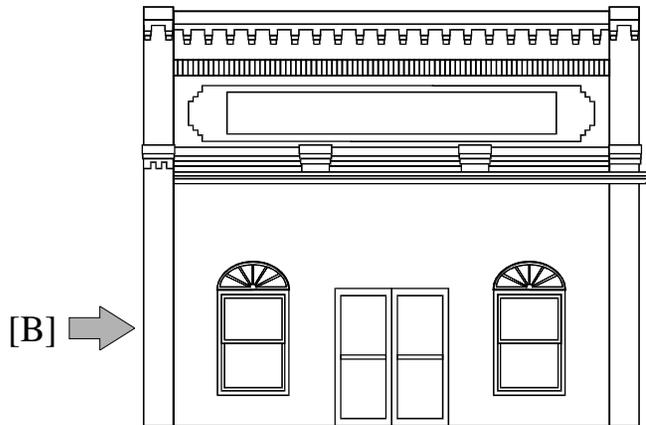
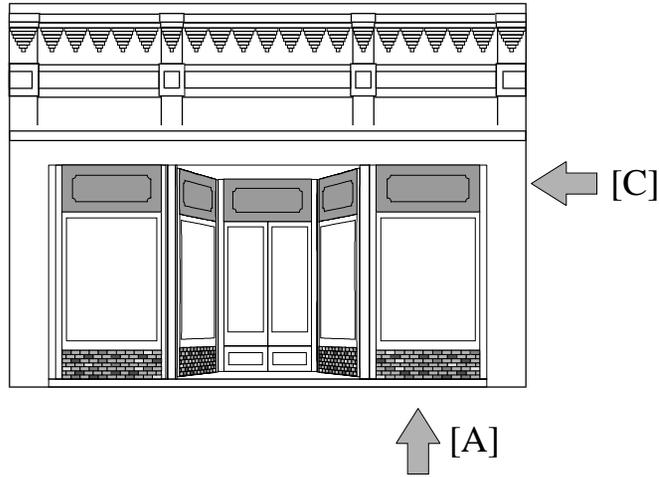
GOAL: MAINTAIN THE ORIGINAL MATERIALS AND CONFIGURATION OF THE STOREFRONT



P O S I T I V E A C T I O N S

- ⊕ Maintaining historic cast iron columns
- ⊕ Maintaining transoms; re-opening previously covered transoms is encouraged
- ⊕ Maintaining original window components, replacing only damaged portions
- ⊕ Maintaining ratio of window to wall; good to restore original display windows based upon documentation
- ⊕ Maintaining bulkheads & original tile on entrance floor
- ⊕ Maintaining original thresholds; Eatonton has several original metal thresholds which should be preserved

N E G A T I V E A C T I O N S



- ⊖ Replacing wooden bulkheads with brick or plastic [A]
- ⊖ Replacing storefront windows with smaller windows, more elaborate windows, or multi-paned windows [B]
- ⊖ Replacing display windows with wall surface
- ⊖ Placing window air conditioners in transom windows
- ⊖ Covering transom windows [C]

N E U T R A L

- ⊖ Replacing broken glass (however; if you have old glass TRY & save it or replace with salvaged antique glass)
- ⊖ Minor repairs



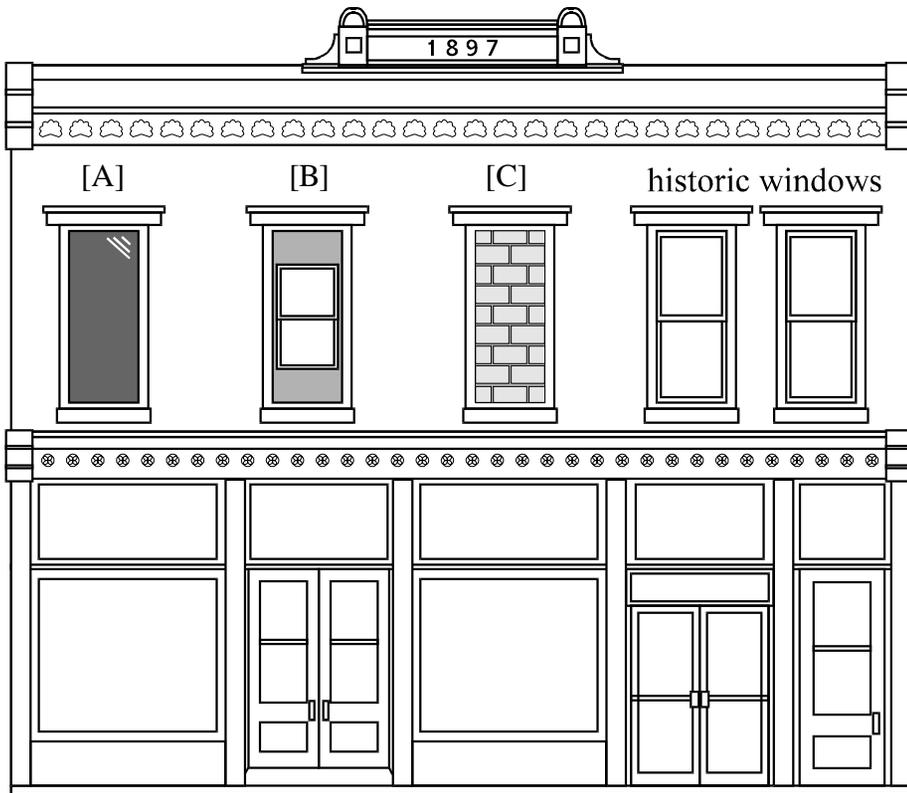
WINDOWS (OTHER THAN STOREFRONT) 2.1.5

GOAL: MAINTAIN THE ORIGINAL MATERIALS AND CONFIGURATION OF THE STOREFRONT

P O S I T I V E A C T I O N S

- ⊕ Maintaining & preserving historic windows
- ⊕ Repairing damaged portions of historic windows rather than replacing in the whole
- ⊕ Historic windows damaged beyond repair should be replaced with windows of matching materials and design
- ⊕ Maintaining historic window configuration and dimensions
- ⊕ New windows on side & rear should relate to historic windows in the following way; use matching material; be of matching or similar size; use matching or similar design
- ⊕ Using storm windows which match the color of the window frame & obscure the actual window as little as possible





N E G A T I V E A C T I O N S

- ⊖ Replacing repairable historic windows with new windows, even if they look similar
- ⊖ Replacing windows with tinted glass, single panes or smaller windows [A]
- ⊖ Reducing the size of windows [B]
- ⊖ Infilling windows [C]
- ⊖ Adding storm windows which obscure historic windows

N E U T R A L

- ⊖ Maintenance such as weather stripping, caulking, painting, replacing broken glass, minor repairs to damaged portions of existing sashes
- ⊖ Adding **clear** UV protective coating

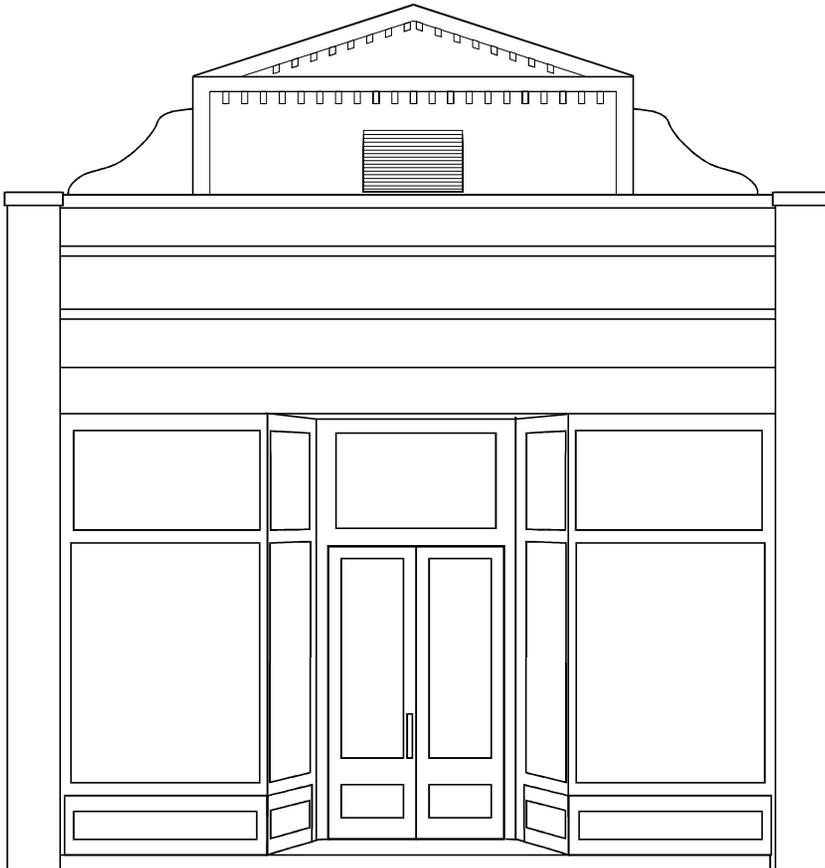


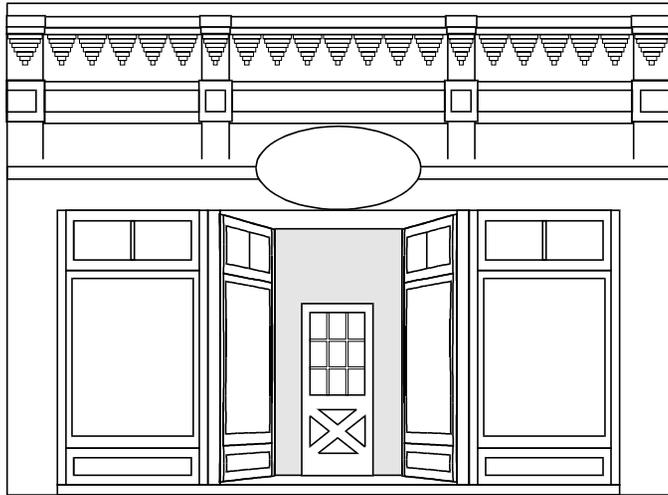
DOORS 2.1.6

GOAL: MAINTAIN HISTORIC DOORS, DESIGN, AND PLACEMENT

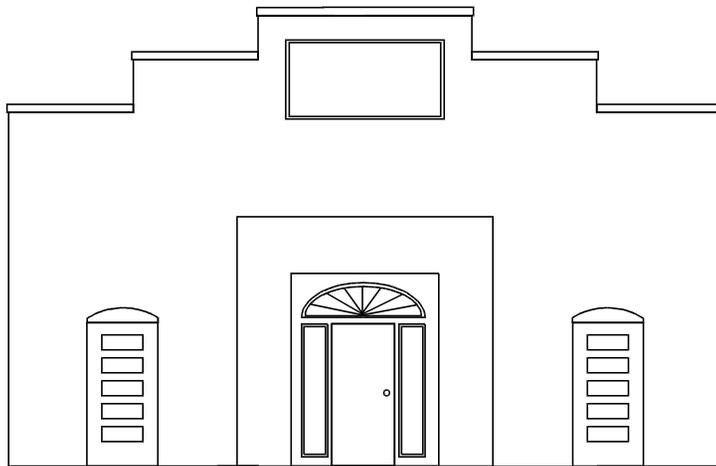
P O S I T I V E A C T I O N S

- ⊕ Maintaining & preserving historic doors and surrounding features
- ⊕ Repairing damaged portions of doors rather than the door in total
- ⊕ Historic doors damaged beyond repair should be replaced with doors that match in materials and design
- ⊕ Maintaining the historic door placement on the façade including entrances to upper stories
- ⊕ Replacing non historic doors with a replication of an historic door if documentation exists, a design typical for the age of the building, or a design known to exist on adjacent buildings of similar age





[A]



[B]

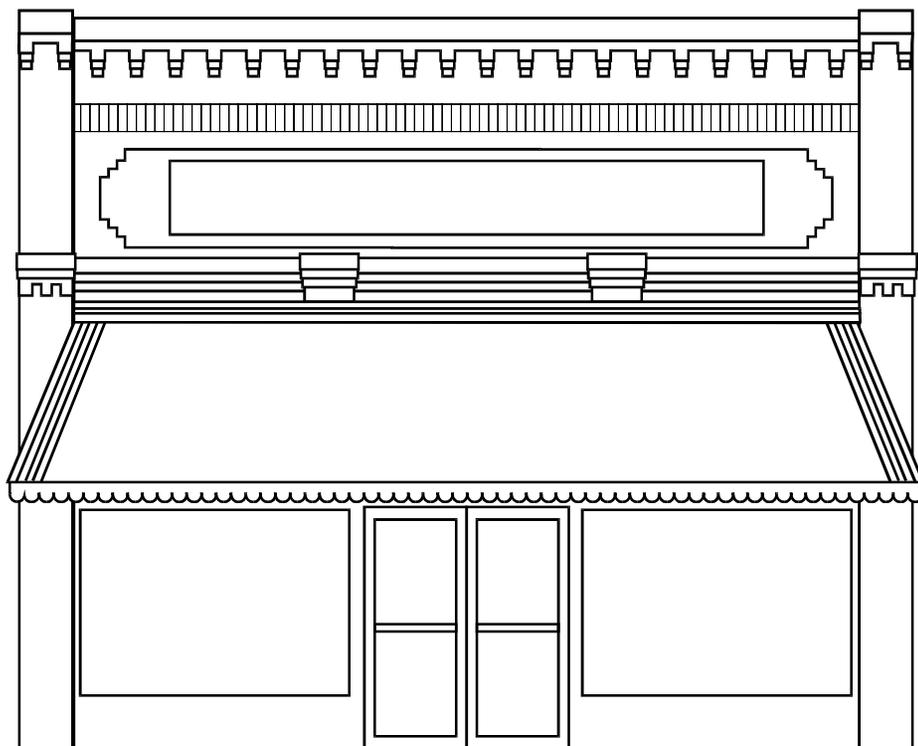
- ⊖ Replacing repairable historic doors with new doors even if similar looking
- ⊖ Using a door with a residential appearance and scale [A]
- ⊖ Adding or removing doors on the storefront
- ⊖ Adding sidelights, transoms, fanlights or other features where none existed before [B]
- ⊖ Using exotic, patterned, etched, or stained glass where none existed before

- ⊖ Painting doors



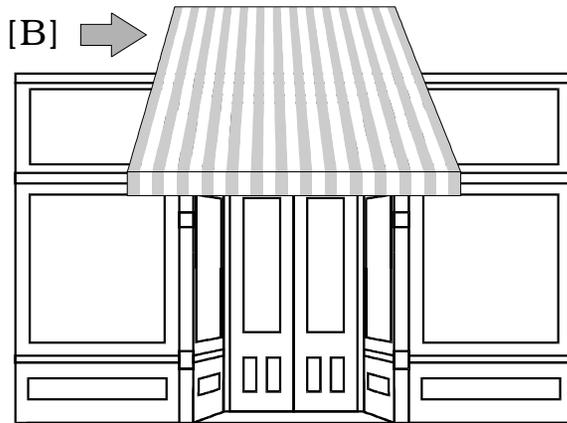
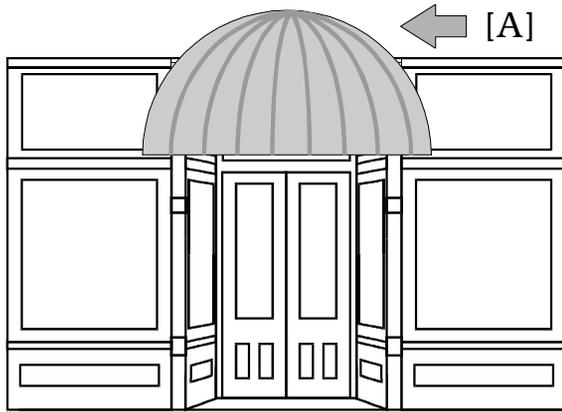
AWNINGS 2.1.7

GOAL: PROMOTE THE USE OF TRADITIONAL FORM AND DESIGN FOR AWNINGS



P O S I T I V E A C T I O N S

- ⊕ Maintaining historic awnings and canopies
- ⊕ Using canvas or similar material, if “new”
- ⊕ Using tin or copper or wood awnings, with sufficient documentation (case by case)
- ⊕ Matching awning shape to the shape of the entrance, window opening, or width of the building
- ⊕ Fitting awning within the frame of the window, doorway, or width of building without covering architectural details



N E G A T I V E A C T I O N S

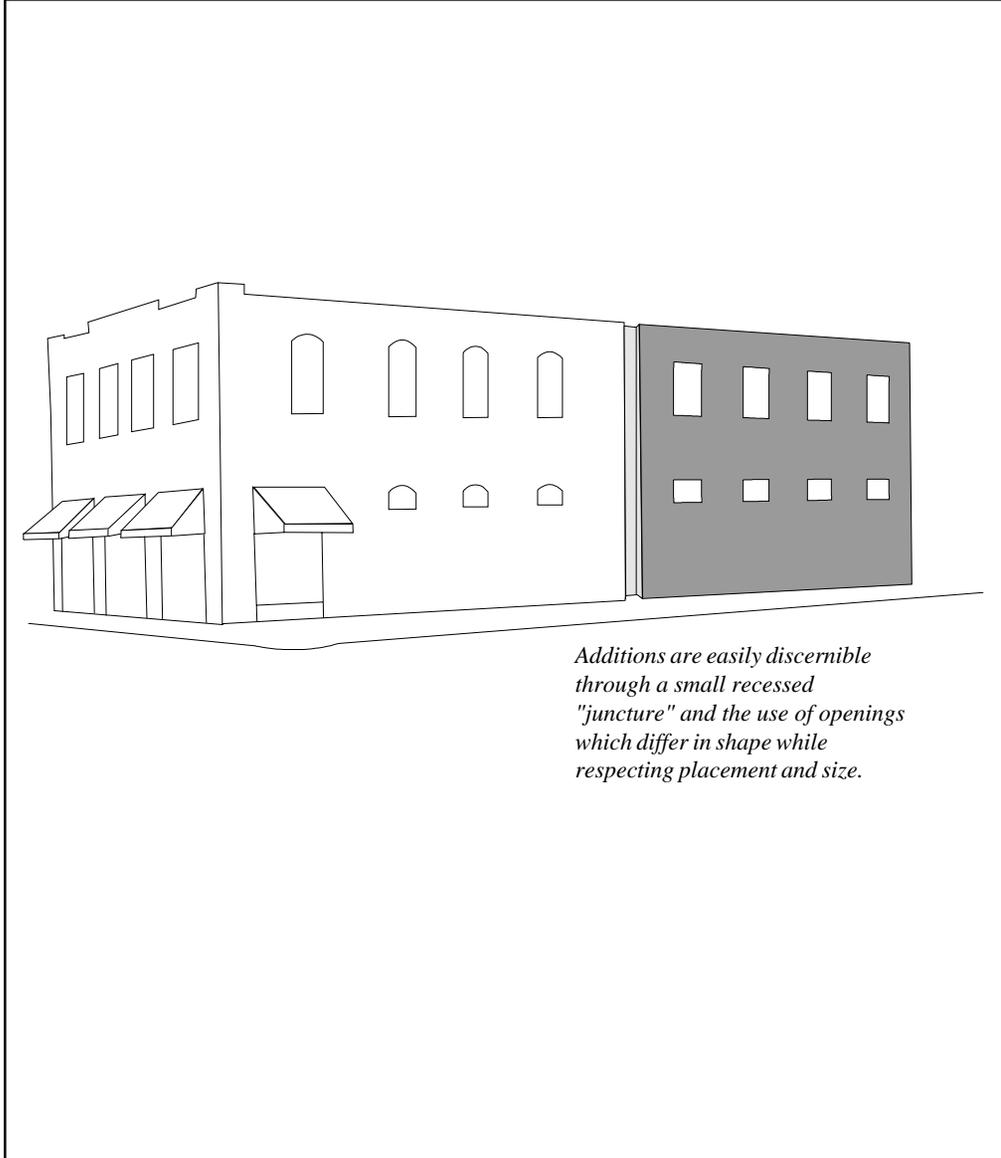
- ⊖ Using a round awning on a rectangular doorway or window [A]
- ⊖ Using an awning that does not match the dimensions of the doorway [B]
- ⊖ Using rigid plastic awnings
- ⊖ Using a continuous awning across two buildings to join them as one business [C]

N E U T R A L

- ⊖ Color of awning
- ⊖ Messages on awnings are regulated by the sign ordinance



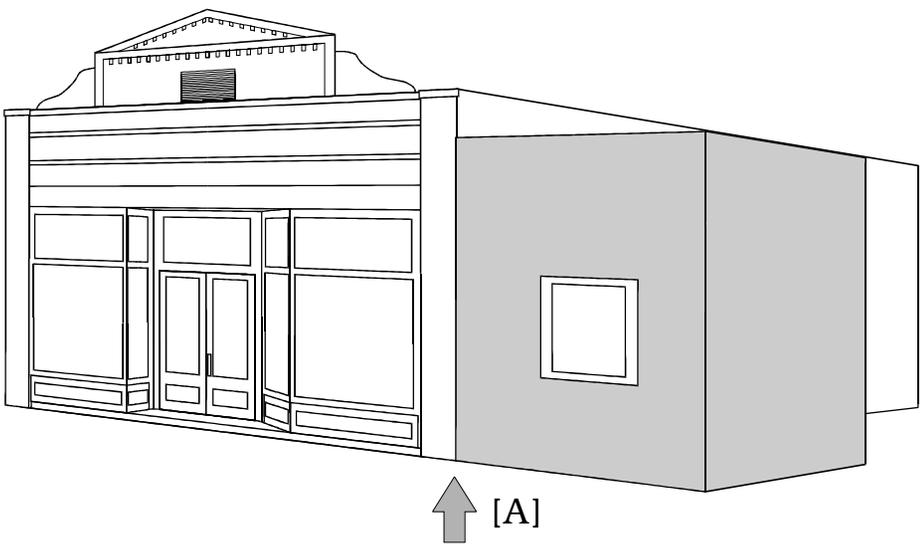
ADDITIONS 2.1.8 27



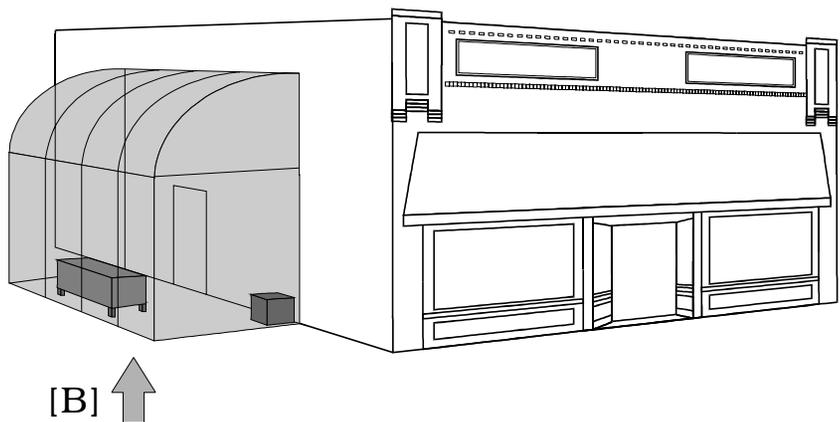
GOAL: ALLOW EXPANSION WHILE MAINTAINING HISTORIC CHARACTER

- P O S I T I V E A C T I O N S
- ⊕ Placing additions as unobtrusively as possible, typically at the rear of the building
 - ⊕ Maintaining the form, orientation, and symmetry of original building
 - ⊕ Creating a discernible break at the juncture with the original structure
 - ⊕ Using matching or similar materials for roof & siding; brick buildings may use wood for small additions - possibly hardiboard on a case by case basis
 - ⊕ Using matching or similar elements, such as windows
 - ⊕ Using a degree of ornamentation equal to the original or less
 - ⊕ Making additions reversible, limiting the loss of historic materials and elements

NEGATIVE ACTIONS
NEUTRAL



- ⊖ Adding walls of the addition flush with original facade [A]
- ⊖ Constructing an addition out of scale, which alters the original form of the building
- ⊖ Using incompatible materials or details [B]
- ⊖ Removing a large amount of original material to add addition
- ⊖ Constructing a front porch and balcony where none existed before



6/2007 revision



COMMERCIAL GUIDELINES

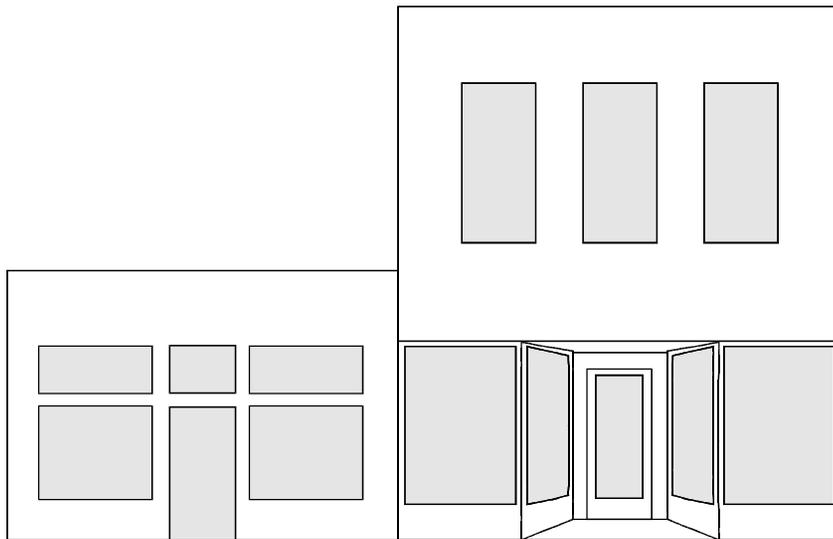


NEW CONSTRUCTION



PLACEMENT 2.2.1

GOAL: FOLLOW DISTINCT RHYTHM ESTABLISHED BY THE PLACEMENT PATTERN OF HISTORIC BUILDINGS



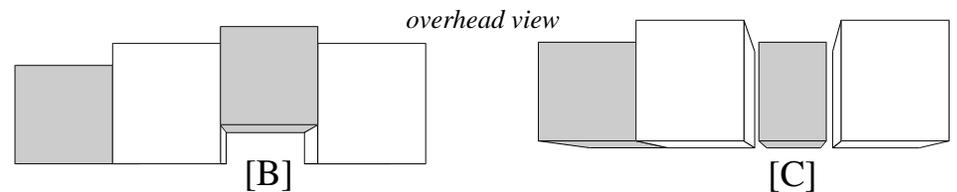
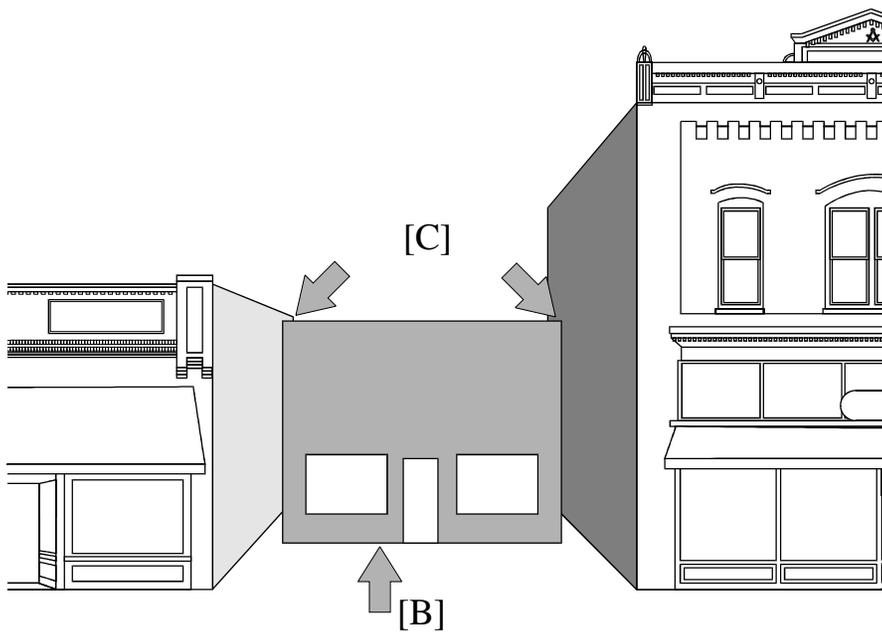
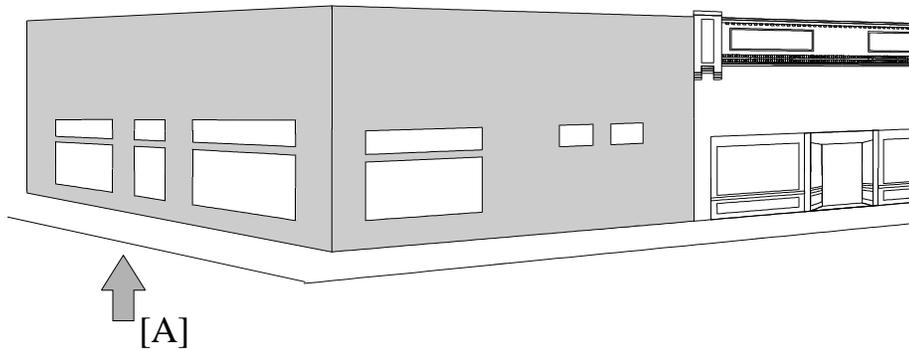
Downtown buildings are placed at the front of their lots (zero lot line) and share side walls with adjacent buildings (party walls).

P O S I T I V E A C T I O N S

- ⊕ Placing a new building at zero lot line. Most downtown commercial buildings sit at the front of the lot line
- ⊕ Placing a new building with same orientation as nearby buildings

N E G A T I V E A C T I O N S

- ⊕ Placing new buildings facing a different street, corner or dual frontage, if not in keeping with nearby historic properties [A]
- ⊕ Placing new buildings set back from the front of the lot if not typical [B]
- ⊕ Placing new buildings set back from the side wall of neighboring buildings if not typical [C]





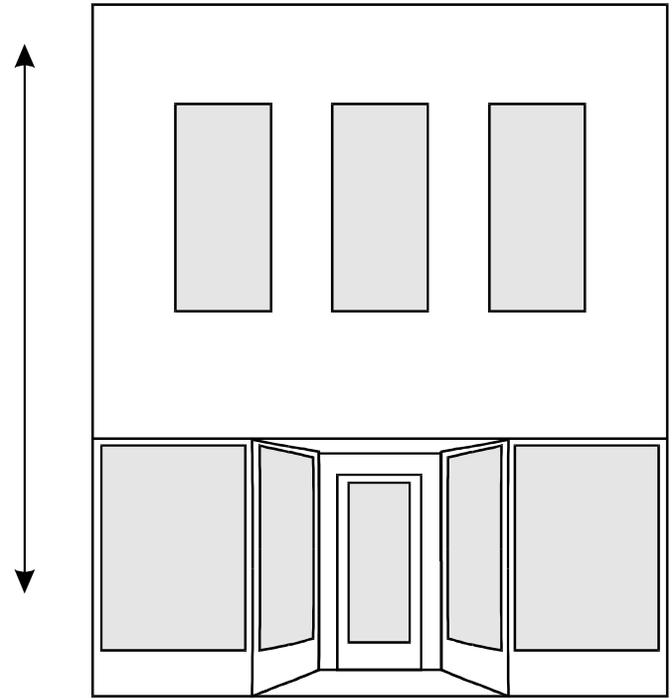
SCALE 2.2.2

GOAL: FOLLOW ESTABLISHED DIMENSIONS OF HISTORIC BUILDINGS; RESPECT SCALE OF NEARBY BUILDINGS

P O S I T I V E A C T I O N S

- ⊕ Building one or two stories depending upon the uniformity of height displayed by nearby buildings
- ⊕ Constructing a building approximately the same width as nearby historic buildings of similar form
- ⊕ Constructing a building with approximately the same depth as nearby historic buildings; for more depth, follow addition pattern of nearby buildings

width includes the actual width and the number of bays



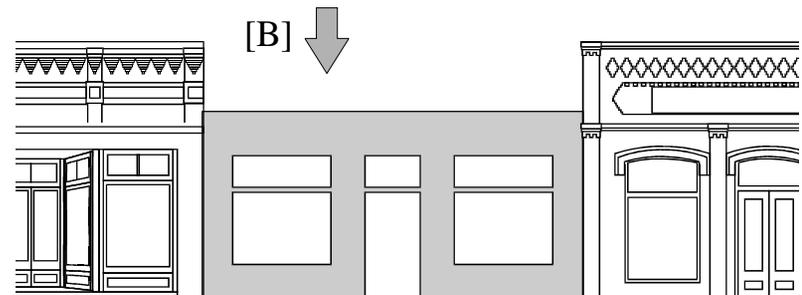
height includes both the number of stories as well as story heights

N E G A T I V E A C T I O N S

- ⊖ Constructing a building of more than 2 stories (parking garages big culprits!) [A]
- ⊖ Constructing a building out of scale with neighbors [B]

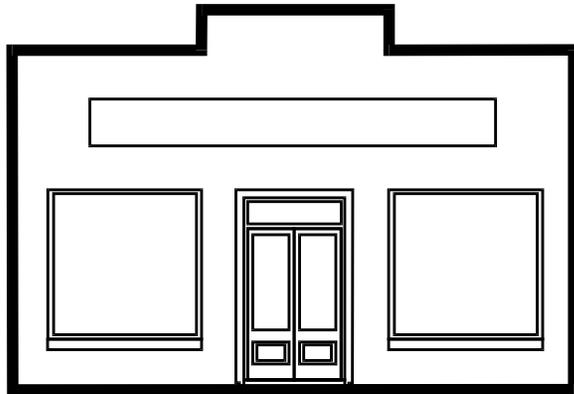


↑ [A]

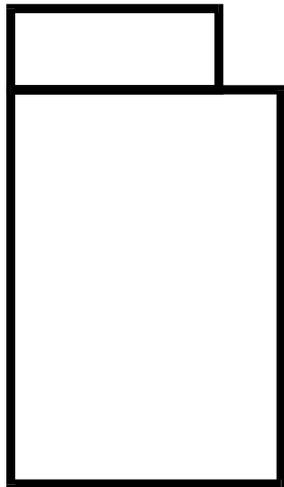




FORM 2.2.3



From the front each building creates a silhouette. On blueprints, this known as an "elevation."



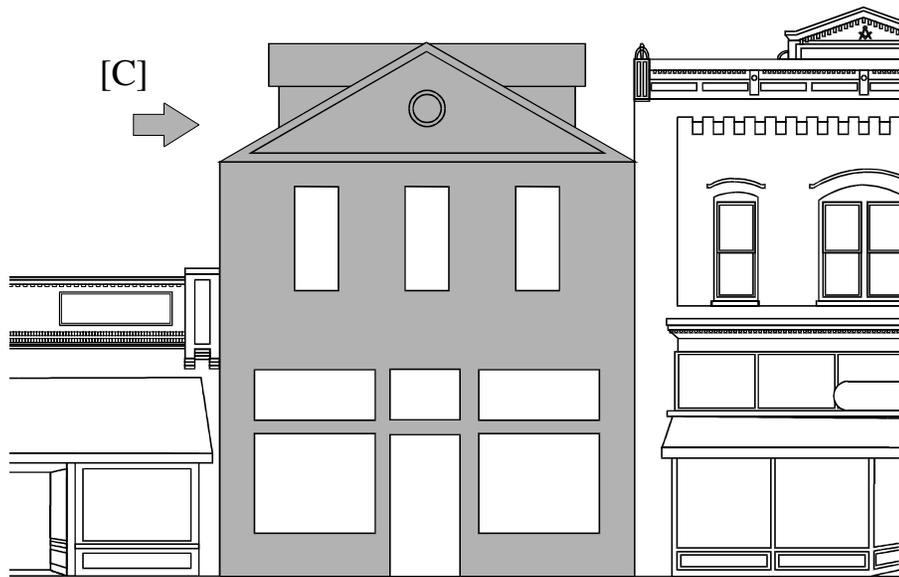
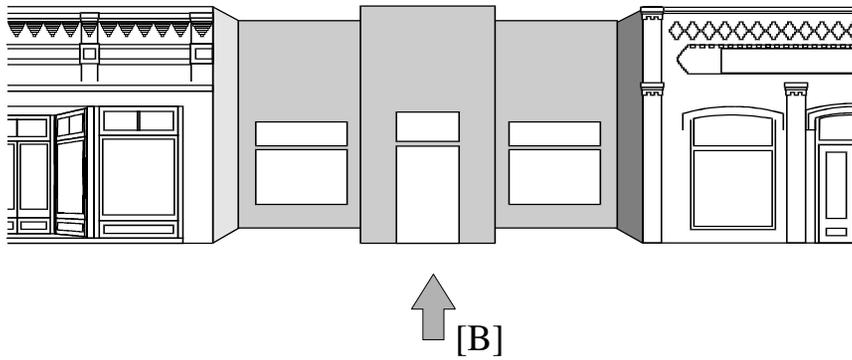
Each building creates a "footprint" created by the exterior walls of the building. On blueprints, this is called the "plan" or "floor plan."

GOAL: FOLLOW UNIQUE PATTERN OF BUILDING FORMS WITHIN THE DISTRICT

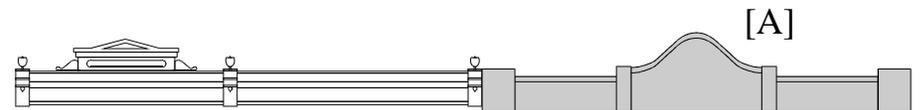
P O S I T I V E A C T I O N S

- ⊕ Using roof shapes, pitches, and parapets such as those on nearby similar historic buildings or similar buildings within the district
- ⊕ Creating a main block and using secondary blocks in a manner similar to that of similar historic buildings or similar buildings within the district
- ⊕ Having foundations of similar height and pattern as similar historic buildings

N E G A T I V E A C T I O N S

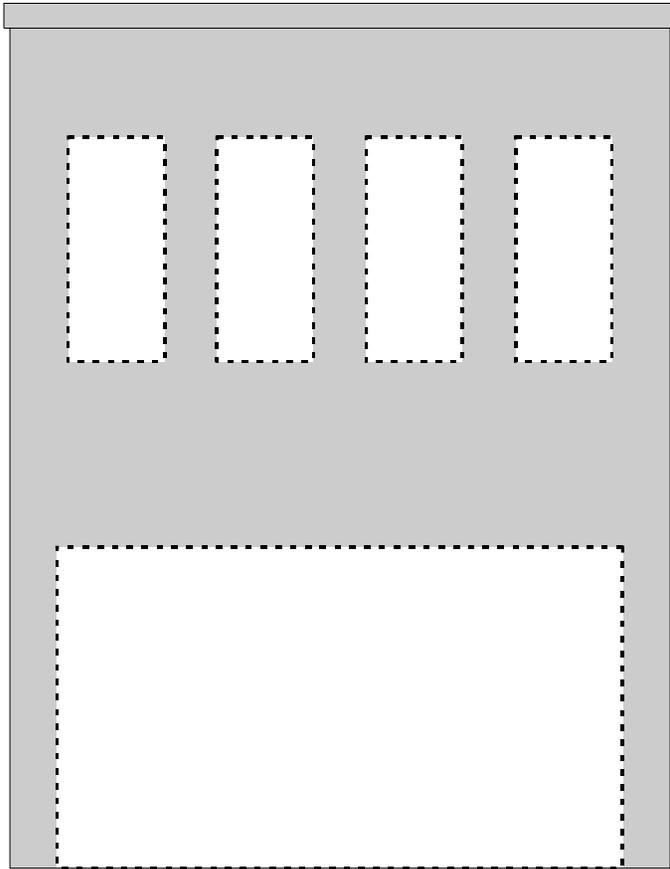


- ⊖ Constructing a parapet with a form or style not typical to downtown [A]
- ⊖ Constructing a building with secondary blocks rather than one main block [B]
- ⊖ Constructing a building with a roof form unlike the established pattern [C]





OPENINGS 2.2.4



Downtown commercial buildings have a high degree of void at street level and evenly spaced smaller voids on upper floors.

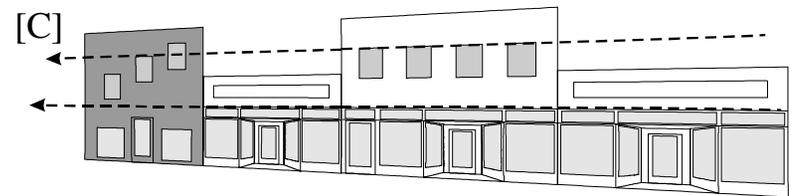
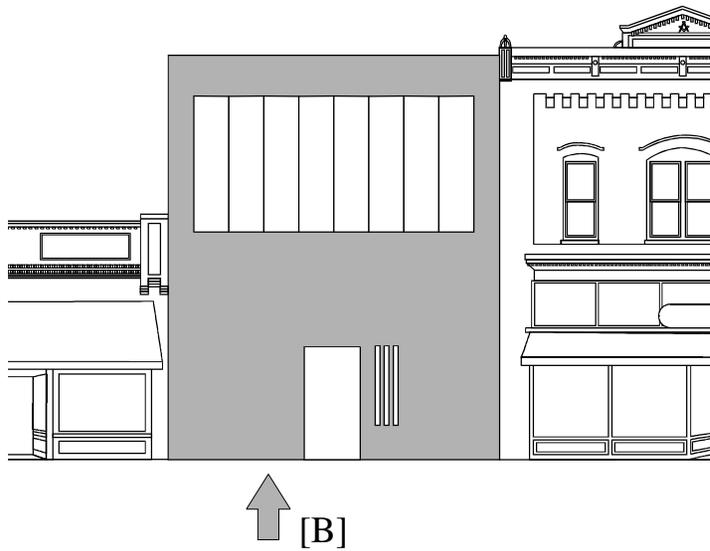
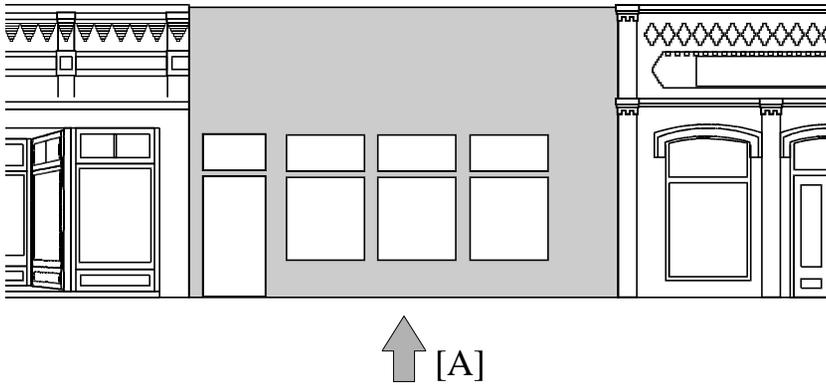
GOAL: FOLLOW THE SOLID-TO-VOID RATIO CHARACTERISTIC OF HISTORIC BUILDINGS

P O S I T I V E A C T I O N S

- ⊕ Using openings of similar dimensions and shape. Place or distribute openings in a manner similar to historic buildings or similar buildings within the district
- ⊕ Using large areas of openings - windows and entrances - at the storefront level
- ⊕ Using smaller areas of openings at on upper floors

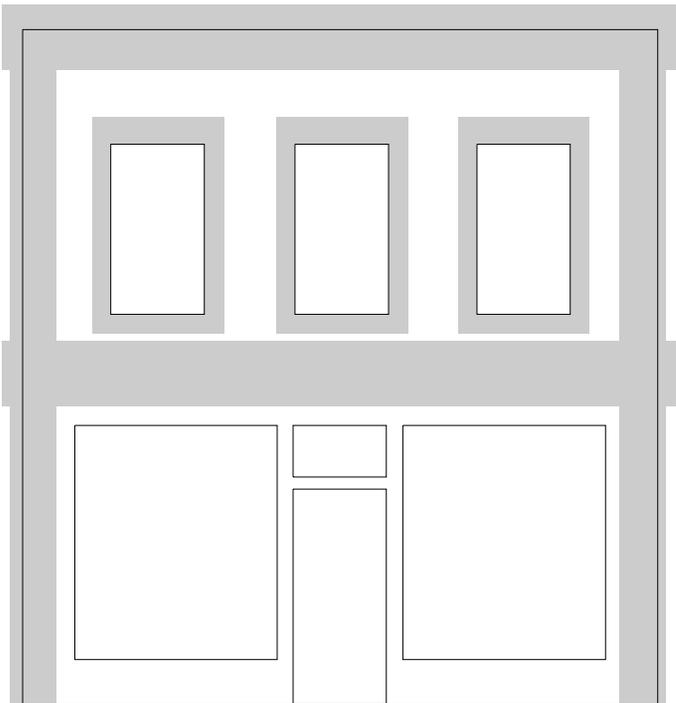
N E G A T I V E A C T I O N S

- ⊖ Using an asymmetrical distribution of windows and doors, when inappropriate [A]
- ⊖ Using insufficient window space at ground level or too much window space on upper floors [B]
- ⊖ Failing to align openings with other buildings on the same block [C]
- ⊖ Using flush front entrances when recessed doors are typical on the block





MATERIALS & DETAILS 2.2.5



Shaded areas are traditional locations of ornament on commercial buildings.

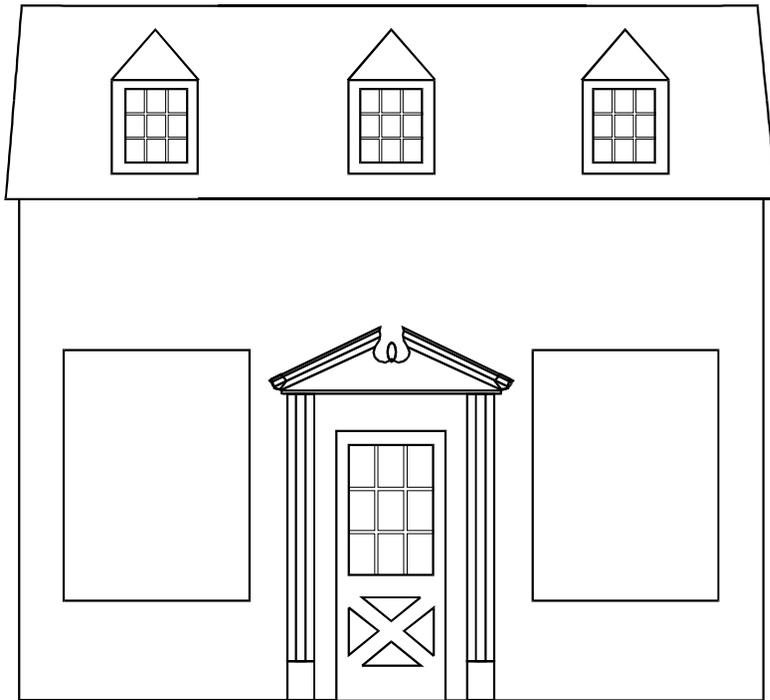
GOAL: FOLLOW THE PATTERN OF MATERIALS IN THE HISTORIC DISTRICT

P O S I T I V E A C T I O N S

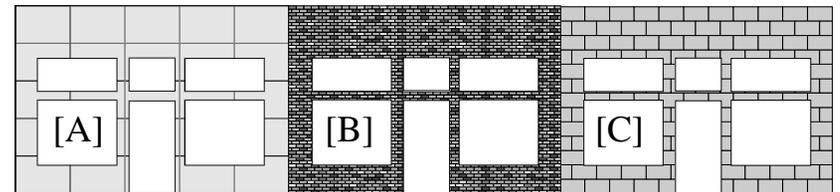
- ⊕ Using the predominant exterior material (typically brick). Brick color should be compatible with existing nearby buildings
- ⊕ Using ornamentation in a manner similar to historic buildings or similar buildings within the district
- ⊕ Using ornamentation equal to or less than historic buildings or similar buildings within the district

N E G A T I V E A C T I O N S

- ⊖ Using synthetic stucco, plastic “wood”, E.I.F.S.*[A], variegated brick [B], or concrete block [C]
- ⊖ Use of stock details which do not match the proportions and degree of craftsmanship of historic details
- ⊖ Copying historic styles or themes not common or appropriate to the area (colonial, wild west, Caribbean) [D]



* Exterior Insulation and Finish System





COMMERCIAL GUIDELINES

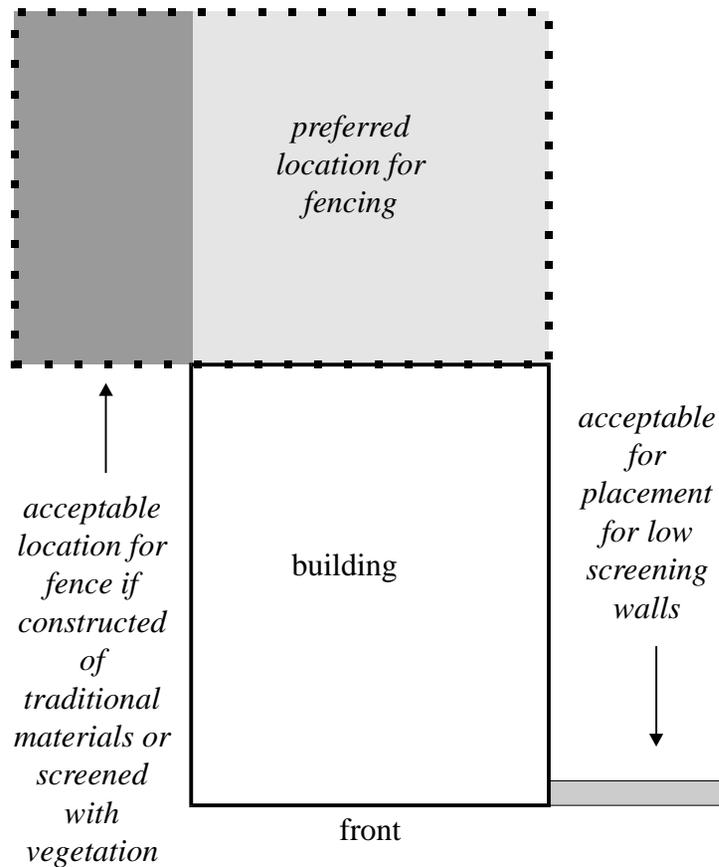


SITE & SETTING



WALLS & FENCES 2.3.1

GOAL: MAINTAIN THE PATTERN OF FENCING IN THE COMMERCIAL AREA; SCREEN PARKING AND STORAGE

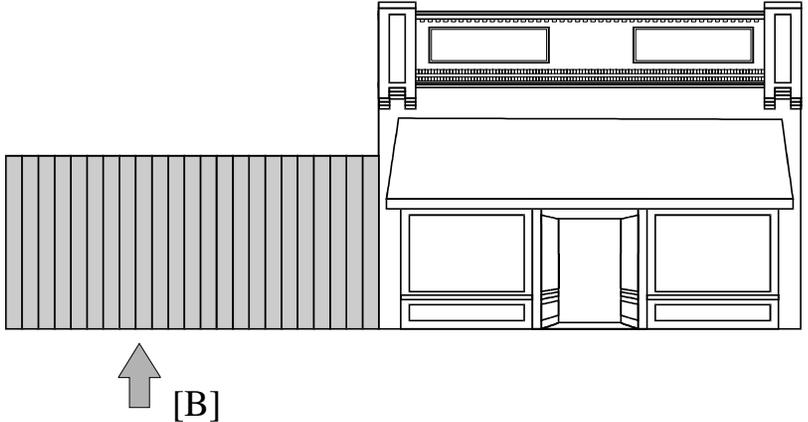
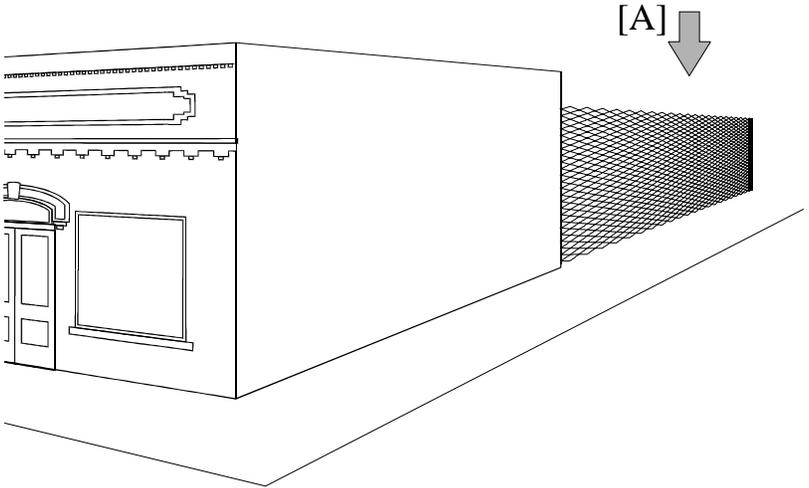


P O S I T I V E A C T I O N S

- ⊕ Maintaining and keeping in place any historic fences and walls
- ⊕ Constructing new fencing using traditional materials and design
- ⊕ Lessing the impact of chainlink fenceing by coating it with a dark color and/or screening it with vegetation
- ⊕ Using low screening walls or vegetation to limit the visibility of parking lots in downtown

NEGATIVE ACTIONS
NEUTRAL

- & Using non-traditional materials without screening [A]
- & Placing a privacy fence flush with the facade of a building [B]



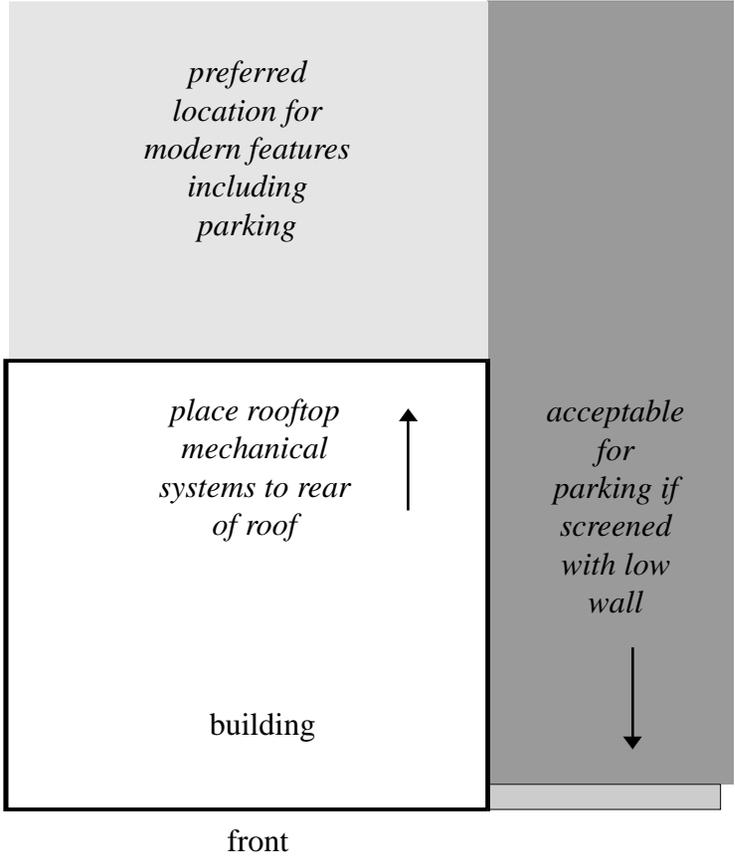
- & Repair of an existing fence or wall
- & Temporary fences at construction sites
- & Painting a fence or an already painted wall

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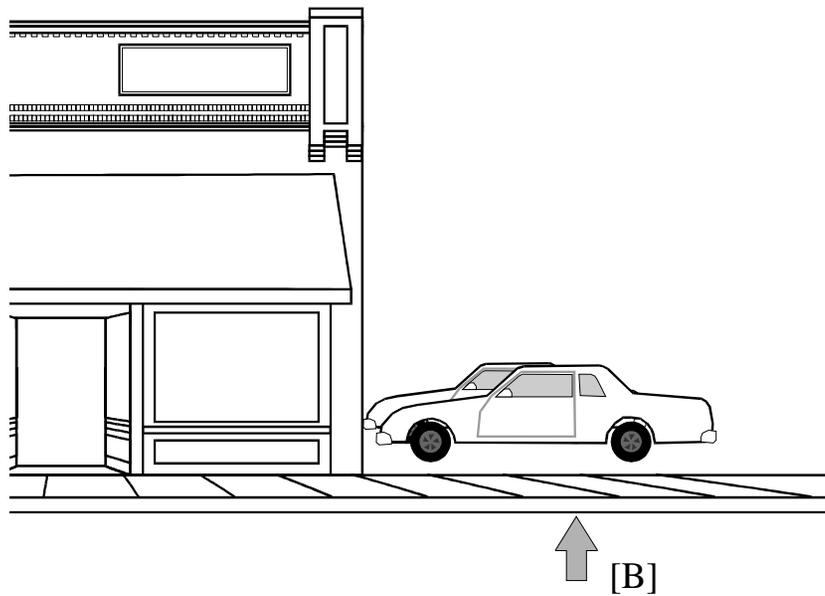
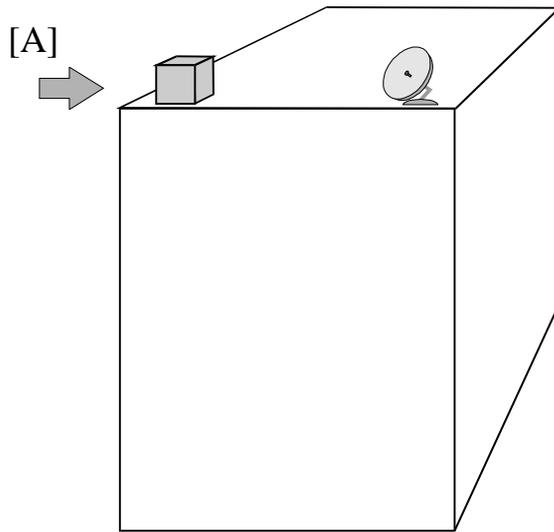
MODERN FEATURES 2.3.2

GOAL: INTEGRATE MODERN FEATURES WHILE LIMITING THE NEGATIVE IMPACT TO THE HISTORIC DISTRICT



P O S I T I V E A C T I O N S

- ⊕ Placing mechanical systems behind the building and out of the public view (satellite dishes included)
- ⊕ Placing rooftop mechanical systems, utility meters and security lighting unobtrusively
- ⊕ Using new lighting of traditional designs (best to hide wires and conduits)
- ⊕ Placing new parking as unobtrusively as possible and screening it when visible (see Walls & Fences)



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NEGATIVE ACTIONS

- & Placing mechanical systems in full view [A]
- & Carriage lights or gas lights are not appropriate in downtown
- & Demolishing historic buildings for parking
- & Failing to screen parking from the public (OK to have signs directing to parking) [B]

NEUTRAL

- & Resurfacing parking areas with same material
- & Maintaining existing mechanical systems
- & Temporary event lighting/fencing

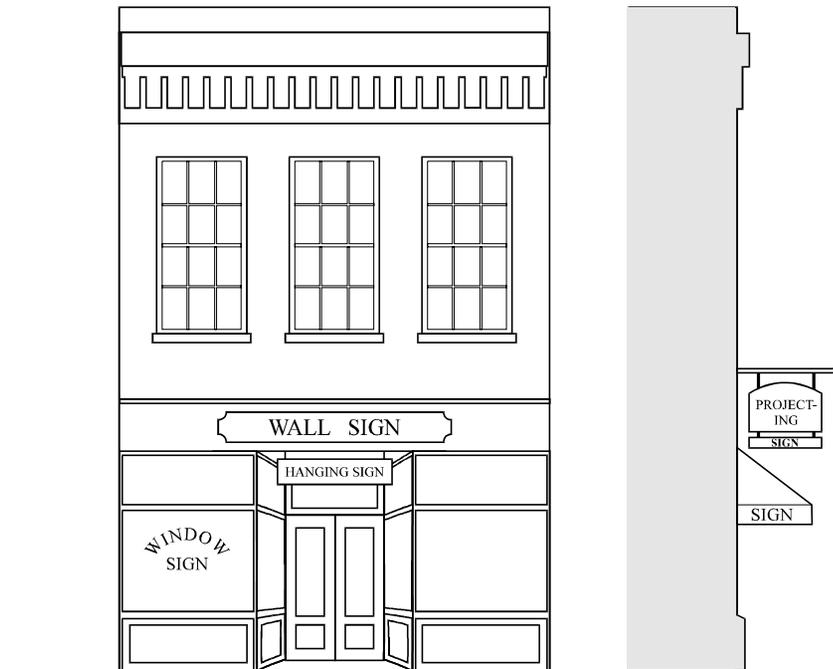


SIGNS 2.3.3

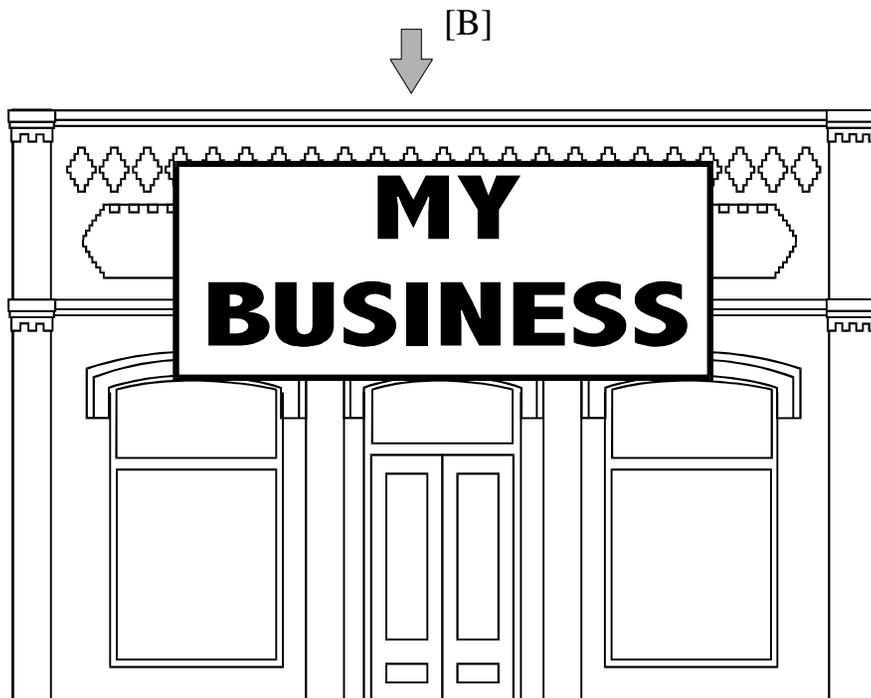
* ALL SIGNS MUST CONFORM TO CURRENT CITY SIGN ORDINANCE.

GOAL: CREATE SIGNS WHICH BOTH INFORM THE PUBLIC AND COMPLIMENT THE PROPERTY OF LOCATION

P O S I T I V E A C T I O N S



- ⊕ Preserving & maintaining historic signs
- ⊕ Limiting signs in number to minimum necessary to advertise store/goods/services
- ⊕ Using traditional sign locations (and existing historic brackets)
- ⊕ Making scale appropriate to building and district (bigger is not necessarily better); **max. is 12 sq. ft. and 8 ft. high**
- ⊕ Using painted wood or metal (or a close facsimile); hanging signs encouraged
- ⊕ Using limited ornamentation
- ⊕ Avoiding roof signs and covering architectural details
- ⊕ Removing defunct, inappropriate signs



N E G A T I V E A C T I O N S

- ⊕ Using signs with a Colonial motif [A]
- ⊕ Using internally lit Box Cabinet signs; Trailer signs
- ⊕ Using large inappropriate signs
- ⊕ Covering architectural details such as cornice with a large sign
- ⊕ Any type of internally lit sign; lighting should be indirect
- ⊕ Painting over or stripping historic painted signs; Eatonton has a number of historic advertising signs on the sides of buildings which should be preserved

N E U T R A L

- ⊕ Message on signs or font used (other ordinances cover obscenity etc.)



RESIDENTIAL GUIDELINES



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ROOFS SHAPES & DORMERS 3.1.1

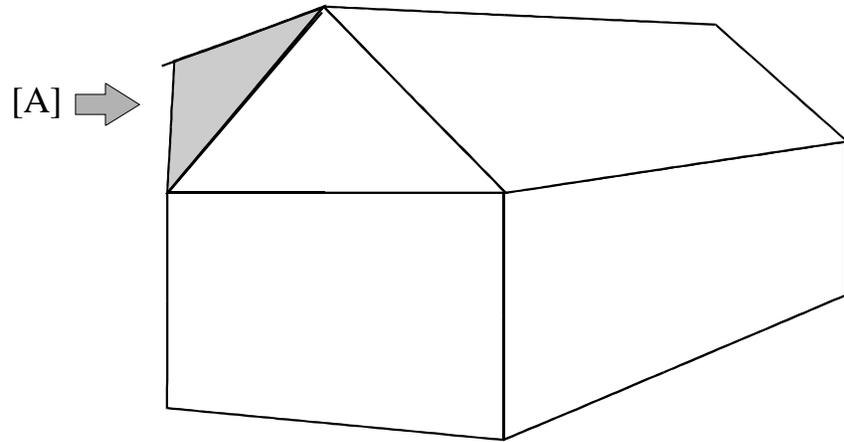


GOAL: MAINTAIN ORIGINAL ROOF FORM

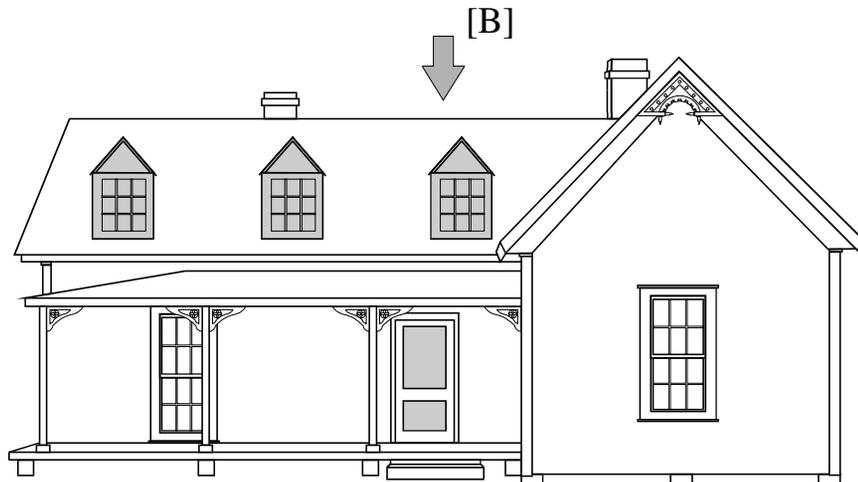
P O S I T I V E A C T I O N S

- ⊕ Repairing the roof; same shape & pitch & same or similar materials
- ⊕ Preserving shape & style of historic dormers or skylights

N E G A T I V E A C T I O N S



- ⊖ Changing the shape of the roof [A]
- ⊖ Placing a new dormer on the fRONT of a house where none existed before or changing the shape of an existing dormer [B]

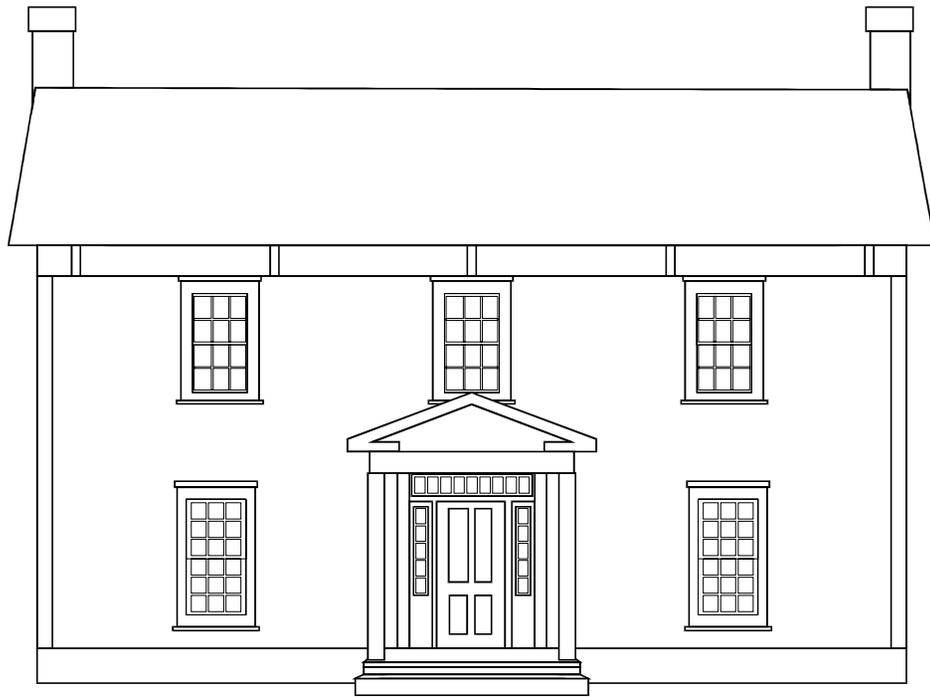


N E U T R A L

- ⊖ Routine maintenance



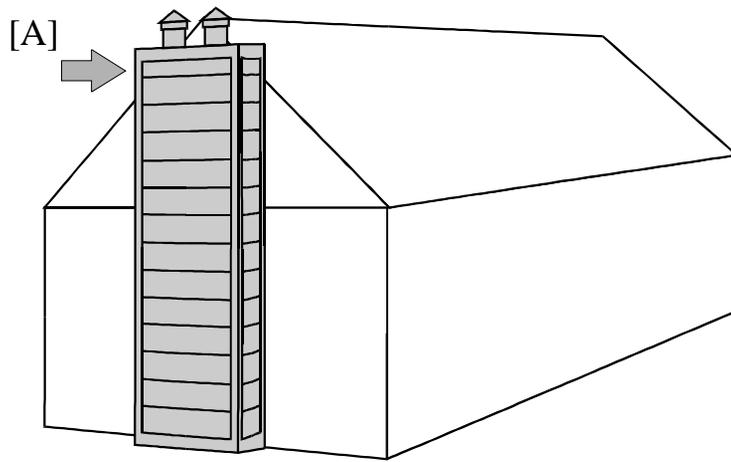
ROOFS MATERIALS & FEATURES 3.1.2



GOAL: MAINTAIN TEXTURE AND SILHOUETTE CREATED BY HISTORIC ROOFING MATERIALS & FEATURES

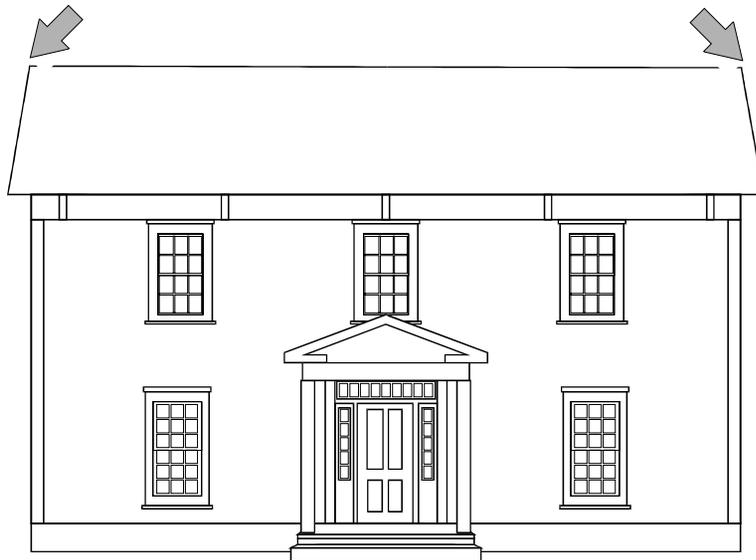
P O S I T I V E A C T I O N S

- ⊕ Replacing existing roofing material with same type or with traditional materials appropriate to the house or with material that closely resembles the original
- ⊕ Saving original historic roof material is preferable, but may not always be feasible
- ⊕ Maintaining hidden gutters or eaves designed without gutters wherever possible
- ⊕ Maintaining historic chimneys
- ⊕ Rebuilding missing chimneys whenever possible
- ⊕ New chimneys should be placed towards the rear, use traditional design and be made of brick



- ⊖ Replacing character defining roofing material, such as pressed metal shingles, with another material; however this may vary on a case by case basis
- ⊖ Adding modern looking false or real chimneys [A]
- ⊖ Using “barn tin” on a residential main house; outbuildings OK with barn tin
- ⊖ Removing chimneys [B]

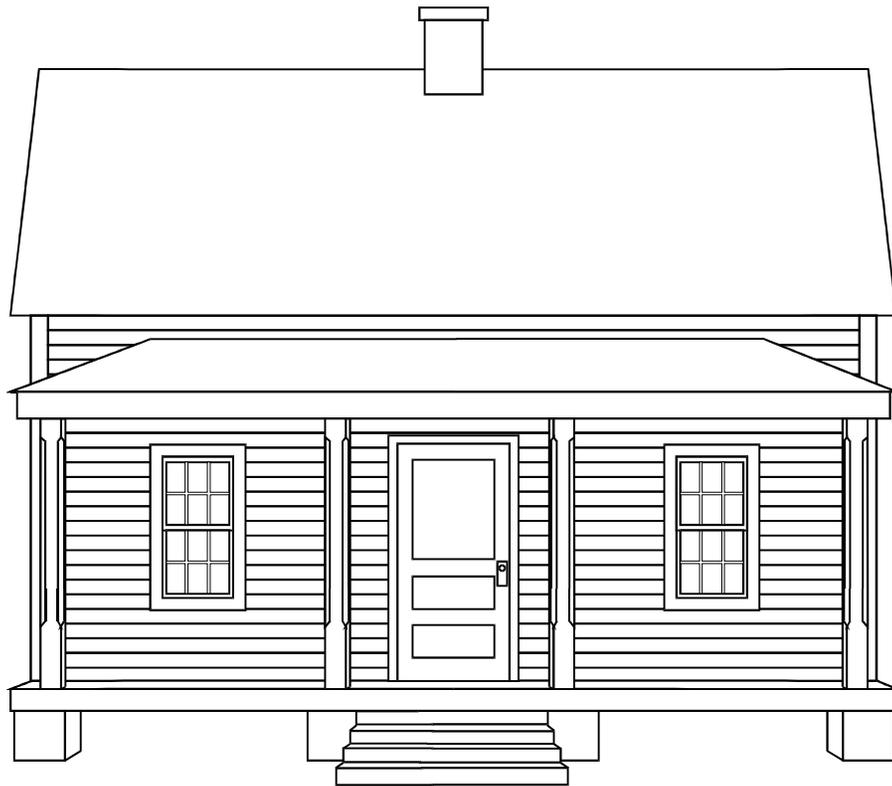
[B]



- ⊖ Minor roof maintenance



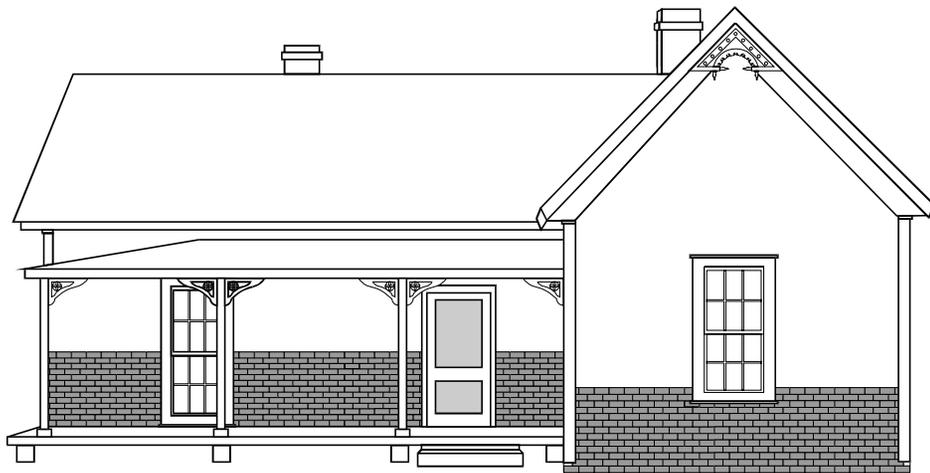
MATERIALS 3.1.3



GOAL: *MAINTAIN TEXTURE CREATED BY HISTORIC EXTERIOR MATERIALS*

P O S I T I V E A C T I O N S

- ⊕ Maintaining historic siding
- ⊕ Leaving unpainted brick & stone unpainted & uncoated
- ⊕ Repairing damaged siding in kind and only in the area of damage rather than completely replacing the siding
- ⊕ Using a historic mortar mix and match the original mortar joints when re-pointing brick; Use a qualified professional mason
- ⊕ Using gentlest means possible to clean exterior materials



[A] ↑

N E G A T I V E A C T I O N S

- ⊖ Placing vinyl siding, aluminum siding, E.I.F.S.* or another type of synthetic siding on a historic house [A]
- ⊖ Adding brick veneer [B]
- ⊖ **Sandblasting** brick which removes protection on bricks and leads to irreversible damage
- ⊖ **Sandblasting** wood which raises the grain by damaging the soft wood
- ⊖ **Painting** or placing waterproof coating on unpainted masonry which worsens moisture problems
- ⊖ Using Portland cement to point old brick which is inflexible and causes the face of the brick to spall or pop-off

* Exterior Insulation and Finish System

N E U T R A L

- ⊖ Painting (as long as vinyl paint not used) or painting preparation



FOUNDATION 3.1.4



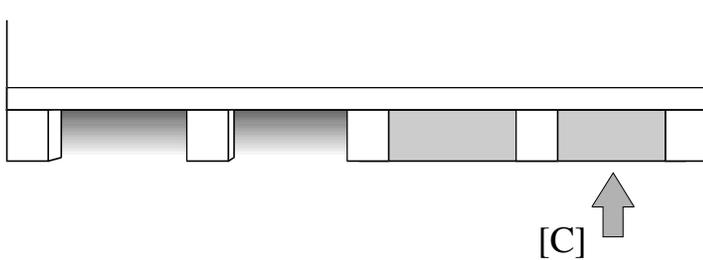
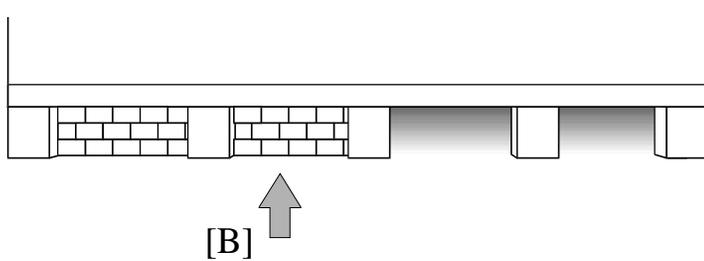
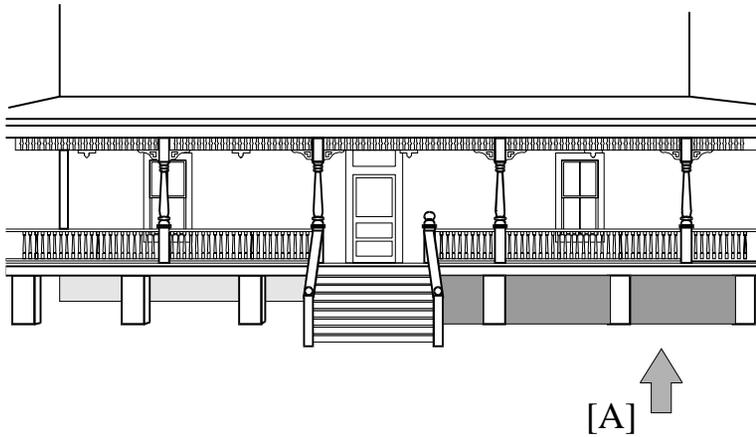
GOAL: MAINTAIN ORIGINAL DESIGN OF THE FOUNDATION

P O S I T I V E A C T I O N S

- ⊕ Maintaining the original design and materials of the foundation
- ⊕ Maintaining open pier foundations of main structure wherever possible or practical
- ⊕ Leaving porch pier foundations open or infilling with wood lattice or vertical wooden slats or recessed brick
- ⊕ Should pier foundations be infilled; recess the infill material from the piers; skim coat the infill with stucco; paint the infill a dark color and install vents at regular intervals

- ⊖ Infilling porch foundations with solid fill (e.g.. concrete blocks) [A]
- ⊖ If concrete blocks have been used, no stucco or paint applied to hide [B]
- ⊖ Making infill flush with the piers [C]
- ⊖ Painting unpainted historic masonry foundations
- ⊖ Using Portland cement to point old brick which is inflexible and causes the face of the brick to spall or pop-off

- ⊖ Repainting, repointing, repairing infill





DETAILS 3.1.5



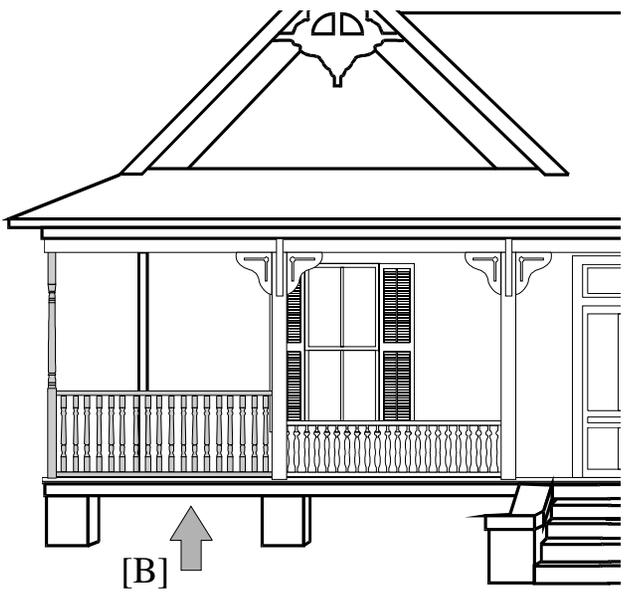
GOAL: MAINTAIN DETAILS & ELEMENTS TYPICAL TO HISTORIC HOUSES WHICH IMPART A SPECIFIC STYLE

P O S I T I V E A C T I O N S

- ⊕ Maintaining and preserving historic details
- ⊕ Replacing missing details with details of matching material and design
- ⊕ Restoring missing details when documentation of those elements is available

NEGATIVE ACTIONS

NEUTRAL



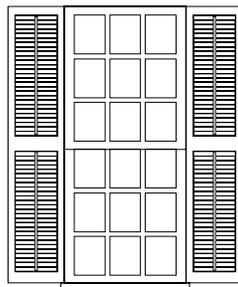
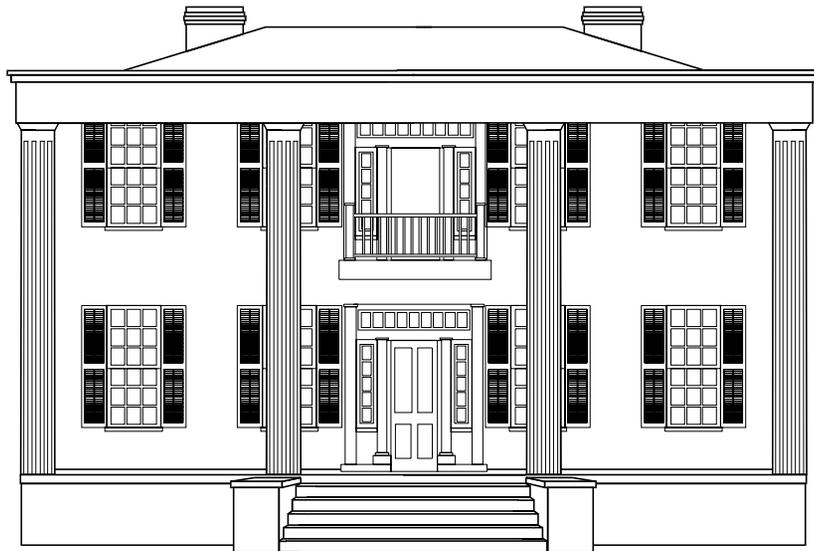
- ⊖ Adding architectural details where none existed before
- ⊖ Removing historic details [A]
- ⊖ Using stock, out of scale details rather than matching the original [B]
- ⊖ Replacing historic details with another type or style

- ⊖ Repairing & repainting

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WINDOWS 3.1.6

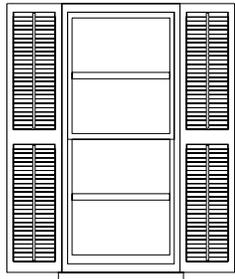


GOAL: MAINTAIN HISTORIC WINDOWS, DESIGN, AND PLACEMENT

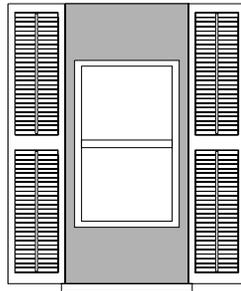
P O S I T I V E A C T I O N S

- ⊕ Maintaining & preserving historic windows
- ⊕ Repairing damaged portions of historic windows rather than replacing the window in total
- ⊕ Replacing historic windows damaged beyond repair with windows that match in material and design
- ⊕ Maintaining the window configuration on the facade
- ⊕ Using windows in new openings on side & rear elevations with relate to the existing historic windows in the following ways: of matching materials, of matching or similar size, and matching or similar design
- ⊕ Using storm windows which match the color of the window frame & hide the window as little as possible
- ⊕ Leaving original shutters in place

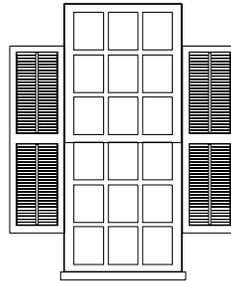
N E G A T I V E A C T I O N S



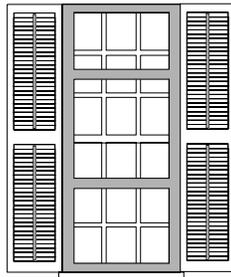
[B]



[A]



[C]



[D]

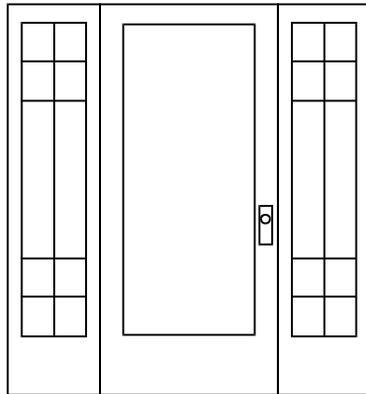
- ⊖ Replacing repairable historic windows with new windows, even if similar looking
- ⊖ Replacing damaged windows with stock windows of a different size, design or with flat snap in muntins [A], [B]
- ⊖ Adding shutters which do not fit the window or adding shutters to paired windows [C]
- ⊖ Adding storm windows of “raw” aluminum or which hide the historic window [D]
- ⊖ Replacing historic clear glass with etched or stained glass

N E U T R A L

- ⊖ Weather-stripping, caulking, painting and other general maintenance
- ⊖ Replacing broken glass
- ⊖ Repairing damaged portions of existing window sashes



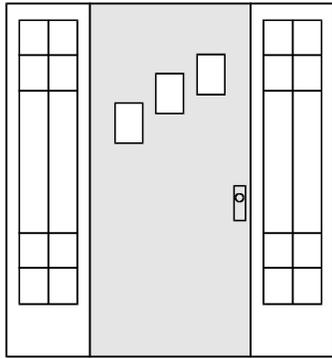
DOORS 3.1.7



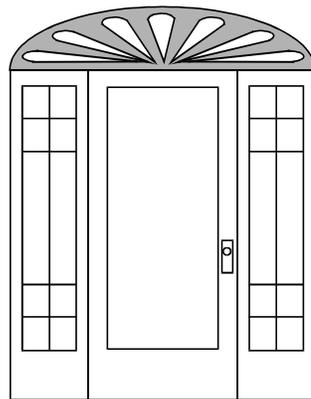
GOAL: MAINTAIN HISTORIC DOORS, DESIGN, AND PLACEMENT

P O S I T I V E A C T I O N S

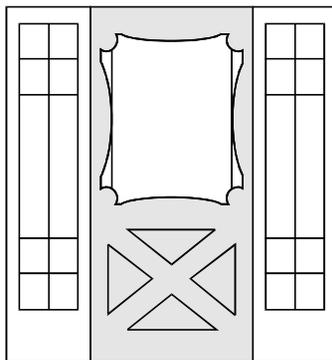
- ⊕ Maintaining & preserving historic doors
- ⊕ Repairing damaged portion of a door rather than replacing the entire door
- ⊕ Doors damaged beyond repair should be replaced with doors of matching materials and design
- ⊕ Doors on side & rear elevations should relate to historic doors in the following ways: use matching materials; be of matching or similar size; use matching or similar design
- ⊕ Using storm doors that match the color of the door frame and hide the doors as little as possible



[A]



[B]



[C]

N E G A T I V E A C T I O N S

- ⊖ Replacing repairable historic doors with new doors even if similar in style
- ⊖ Replacing damaged doors with stock doors of a different size or design [A]
- ⊖ Adding or removing doors on the facade
- ⊖ Adding sidelights, transoms, fanlights or other features where none existed before [B]
- ⊖ Adding storm doors which hide the historic doors [C]

N E U T R A L

- ⊖ Painting or minor repair to doors
- ⊖ Repairing broken glass



PORCHES 3.1.7

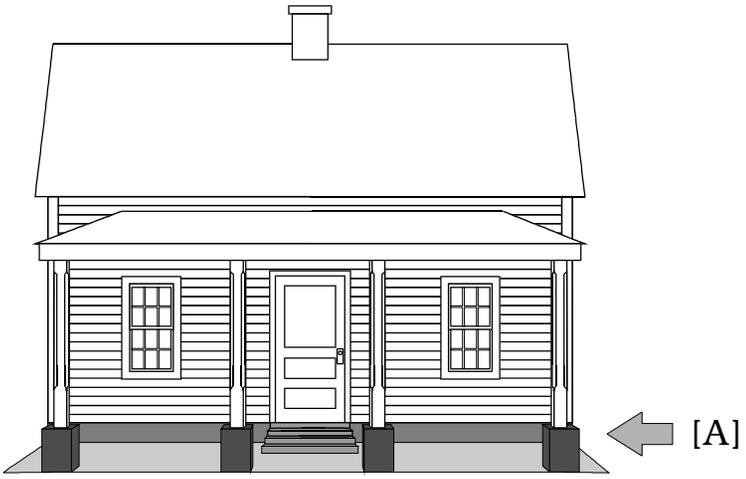


GOAL: MAINTAIN THE FORM, DESIGN, AND MATERIALS OF HISTORIC PORCHES

P O S I T I V E A C T I O N S

- ⊕ Maintaining & preserving the following on historic porches: open design; historic materials; roof supports & balustrades; roof shape
- ⊕ Adding only elements which are documented to have existed historically
- ⊕ Setting screening behind architectural details

NEGATIVE ACTIONS
NEUTRAL



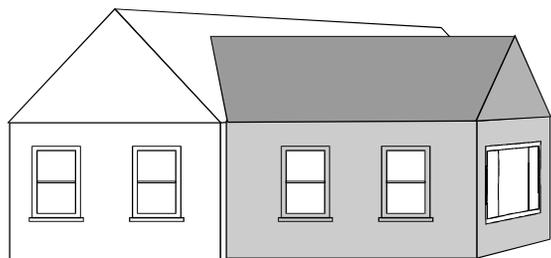
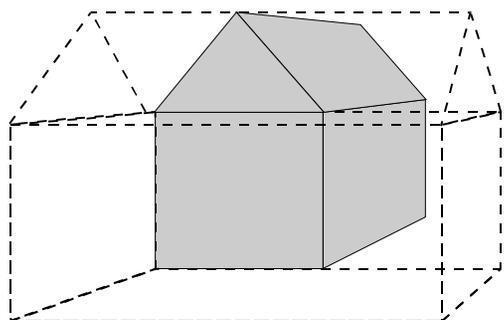
- ⊖ Replacing porch floor and foundation with slab concrete or brick [A]
- ⊖ Enclosing or glazing front or side porches [B]
- ⊖ Adding front porches to historic homes where none existed before
- ⊖ Screening architecturally significant front porches so that historic details are obscured
- ⊖ Using “stock” Victorian front porch features that are out of scale with historic examples

- ⊖ Repainting a porch; replacing a damaged floor with same material; roofing with same material; routine maintenance

6/2007 revision



ADDITIONS 3.1.9

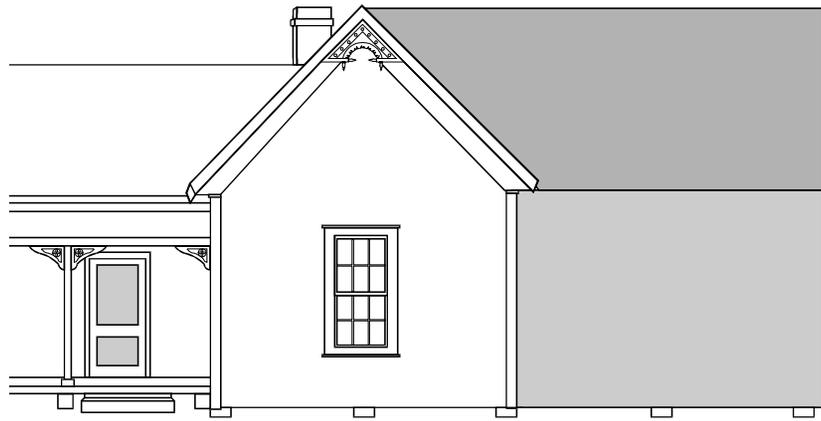


- ⊕ Being reversible with a limited loss of historic materials & elements

GOAL: TO ALLOW FOR THE EXPANSION WHILE MAINTAINING IT'S HISTORIC CHARACTER

P O S I T I V E A C T I O N S

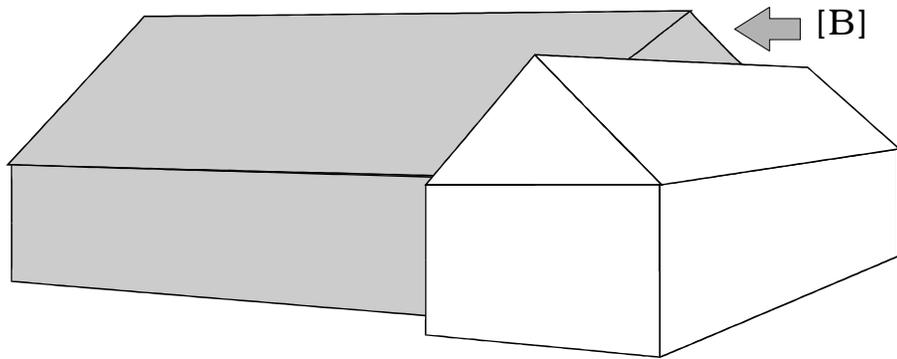
- ⊕ Limiting the increase in total square footage to less than 50% of the historic structure; lot coverage should not exceed 60% of the total property area
- ⊕ Avoiding obscuring the form, orientation and symmetry of original structure
- ⊕ Creating a discernible break at the juncture with the original structure
- ⊕ Using matching or similar materials such as roof & siding
- ⊕ Using matching or similar elements, such as windows on side elevations and reserving more modern elements for the rear elevation
- ⊕ Limiting the degree of ornamentation to equal or less than the original structure



↑ [A]

N E G A T I V E A C T I O N S

- ⊖ A side addition flush with the facade of the house [A]
- ⊖ Constructing an addition out of scale, which greatly alters the original form or roof of the house
- ⊖ Using incompatible materials or details on an addition [B]
- ⊖ Removing a large amount of original material to add an addition



← [B]

N E U T R A L

- ⊖ Routine maintenance to an existing addition



RESIDENTIAL GUIDELINES

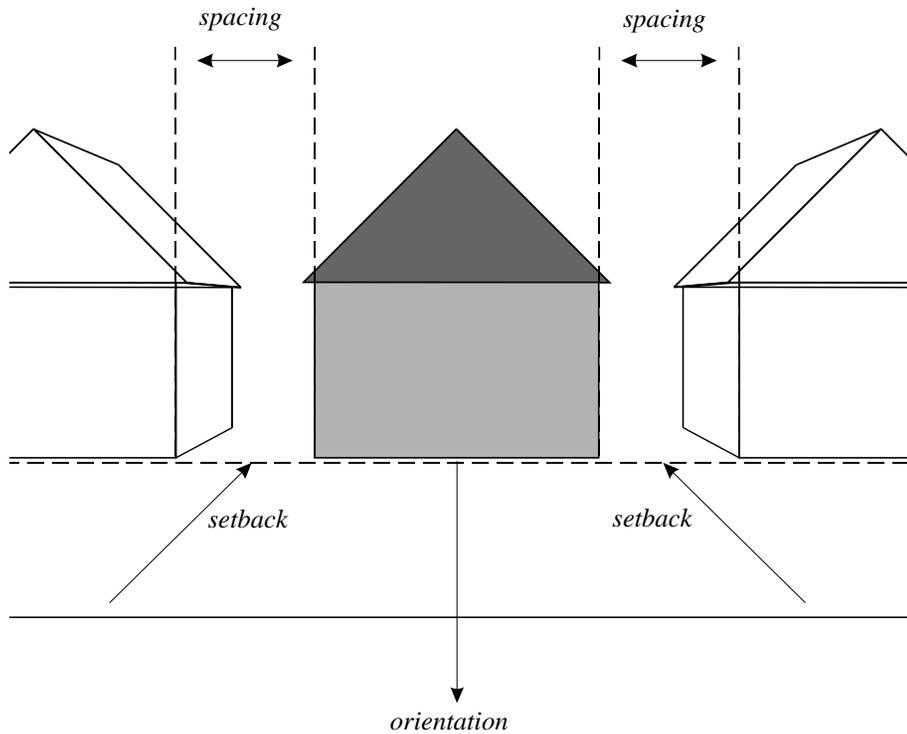


NEW CONSTRUCTION



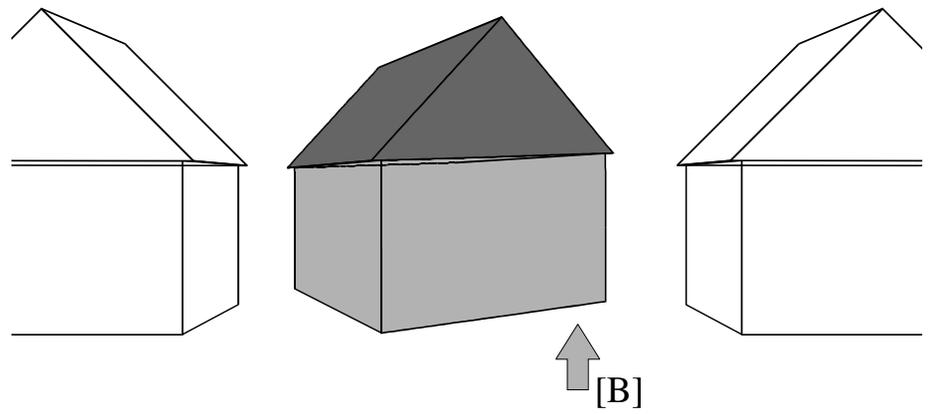
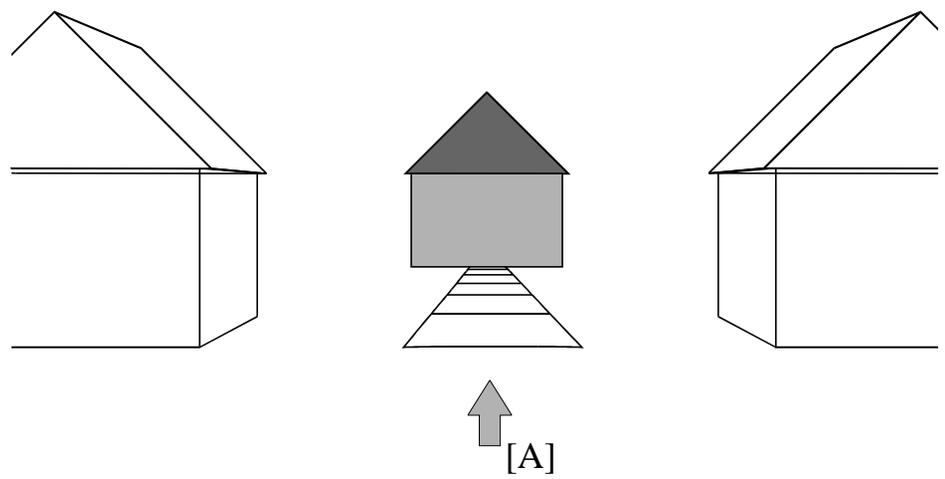
PLACEMENT 3.2.1

GOAL: FOLLOW DISTINCT RHYTHM ESTABLISHED BY THE PLACEMENT PATTERN OF HISTORIC HOMES



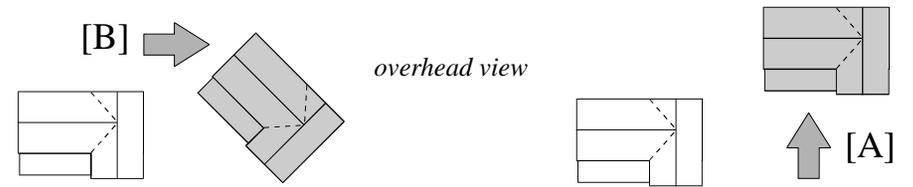
P O S I T I V E A C T I O N S

- ⊕ Placing at a setback equal to or within 10 feet of that of nearby similar historic homes within the district
- ⊕ Placing as centrally on a lot as site conditions allow
- ⊕ Placement oriented to or facing the same street as nearby historic homes



NEGATIVE ACTIONS

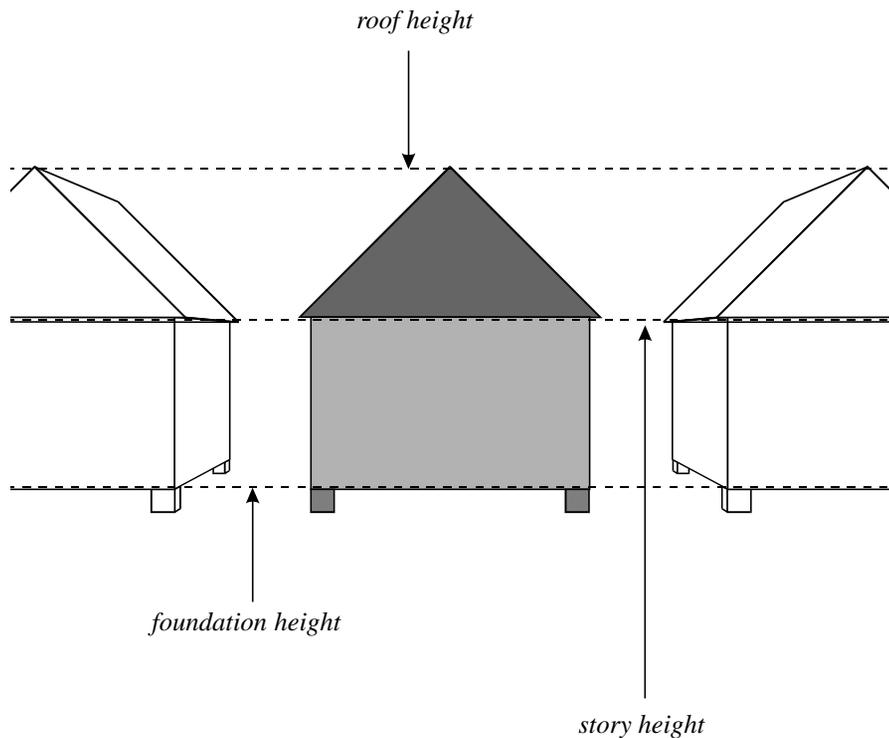
- ⊖ Constructing a house set too deep on a lot [A]
- ⊖ Constructing a house diagonally on a lot [B]
- ⊖ Constructing a house facing a different street





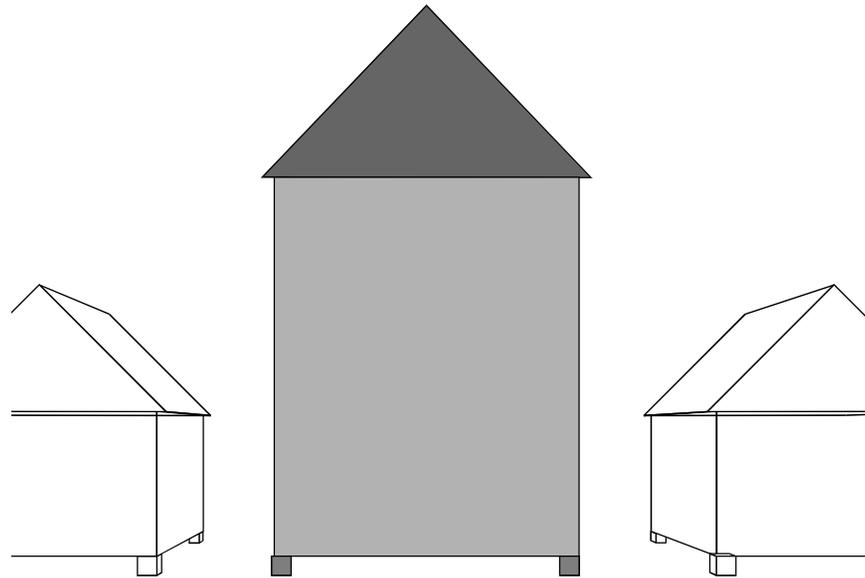
SCALE & FORM 3.2.2

GOAL: TO FOLLOW ESTABLISHED PATTERN OF HOUSE DIMENSIONS AND FORMS WITHIN THE DISTRICT

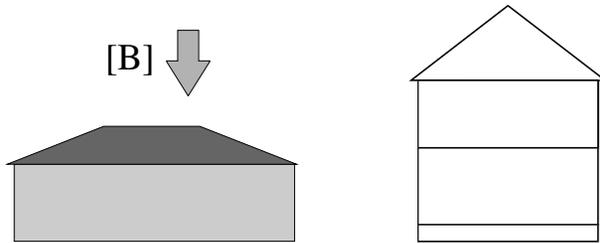


P O S I T I V E A C T I O N S

- ⊕ Using one or two stories
- ⊕ Using the same height for foundations, stories, and roofs as nearby historic structures
- ⊕ Using the same width and depth as nearby historic structures; for more depth follow traditional addition patterns
- ⊕ Making roof shapes & pitches match nearby historic homes
- ⊕ Using similar form of a main block & secondary blocks as for nearby historic buildings; front porches should be compatible



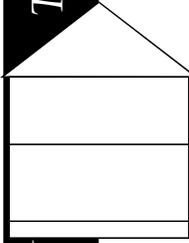
↑ [A]



[B] ↓

T I V E A C T I O N S

- ⊕ Constructing a building of significantly different proportions as nearby historic buildings [A], [B]
- ⊕ Constructing a building that covers almost an entire lot
- ⊕ Creating a building on a slab foundation [B]
- ⊕ Creating a roof shape very different from those historic nearby examples

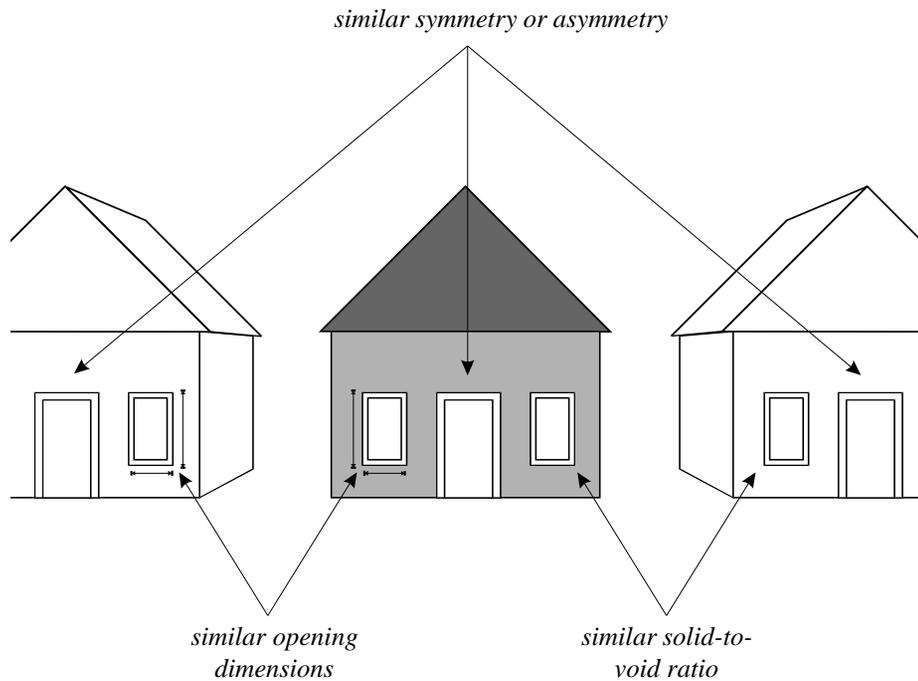


N



OPENINGS 3.2.3

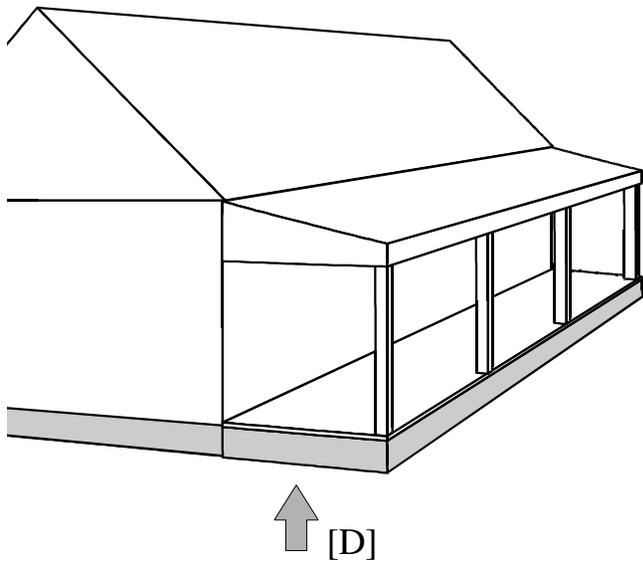
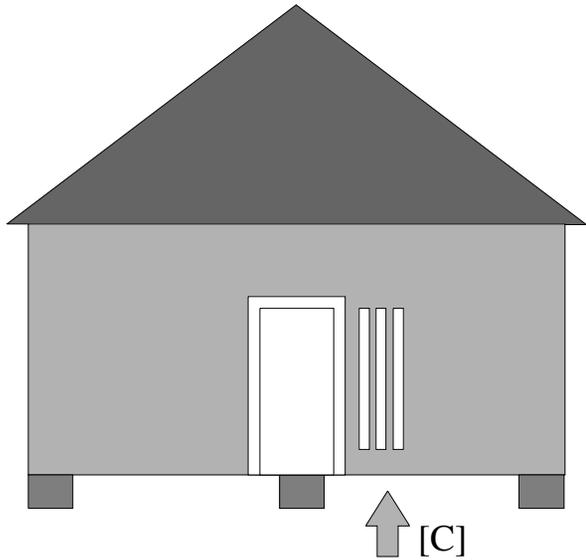
GOAL: FOLLOW THE SOLID-TO-VOID RATIO CHARACTERISTIC OF HISTORIC BUILDINGS



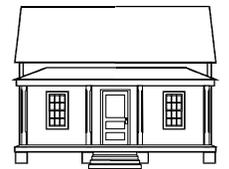
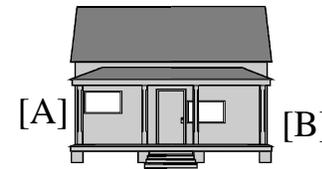
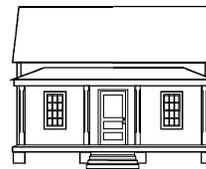
P O S I T I V E A C T I O N S

- ⊕ Using openings of similar dimensions and shape. Placing or distributing openings in a manner similar to historic buildings or similar buildings within the district
- ⊕ Balancing the amount of solid wall material to the number of window and door openings in a manner similar to nearby historic buildings

N E G A T I V E A C T I O N S

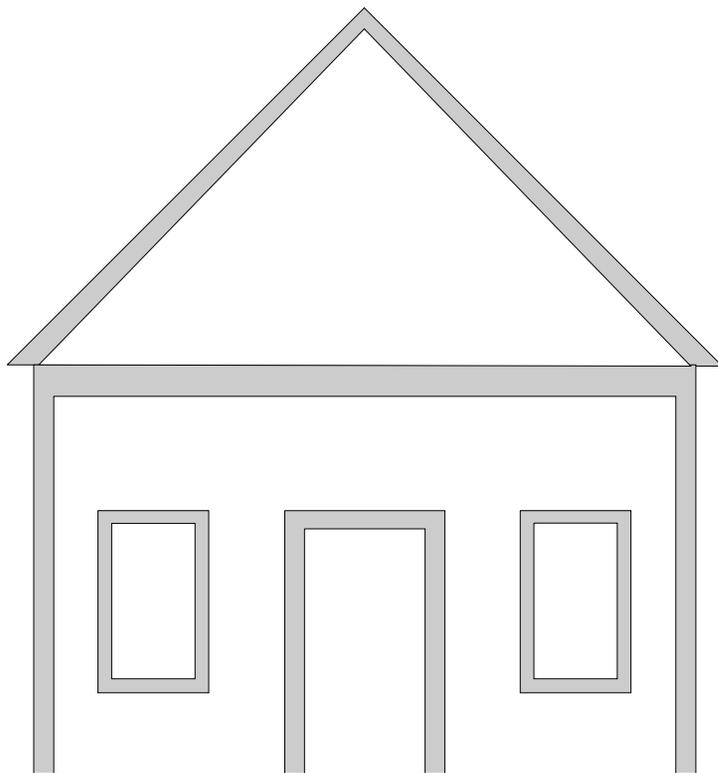


- ⊖ Using an asymmetrical distribution of windows and doors, when inappropriate [A]
- ⊖ Using horizontal rectangular windows on a street with vertical rectangular windows [B]
- ⊖ Using too many openings or too few openings which result in a blank wall [C]





MATERIALS & DETAILS 3.2.4



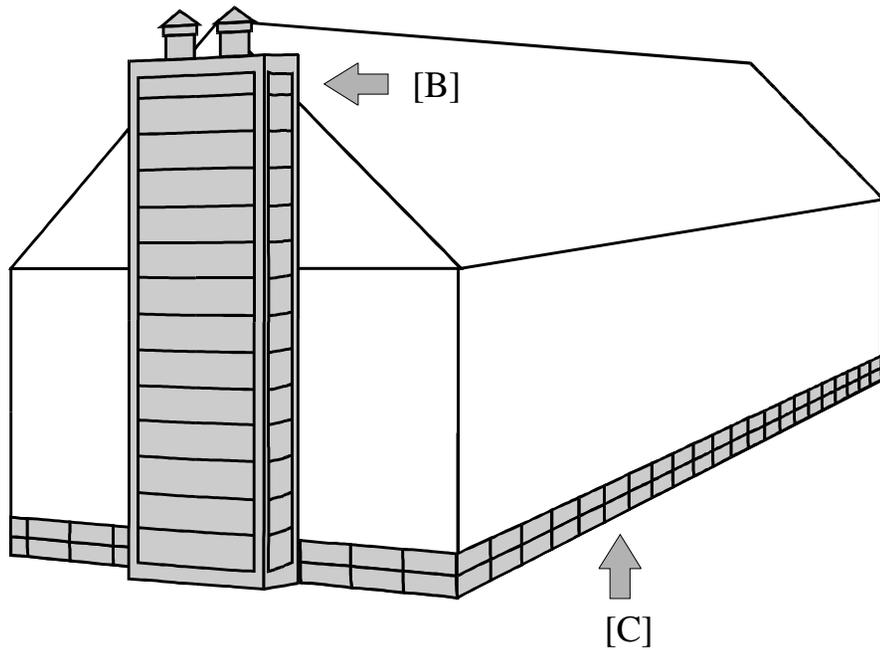
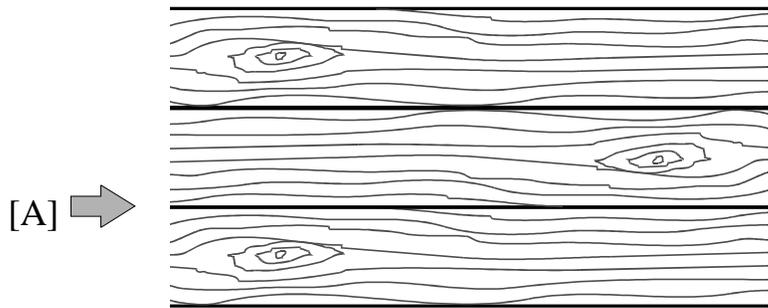
Shaded areas are traditional locations of ornament on residential buildings.

GOAL: USE SIMILAR MATERIALS AND A SIMILAR DEGREE OF ARCHITECTURAL DETAILS WITH THE DISTRICT

P O S I T I V E A C T I O N S

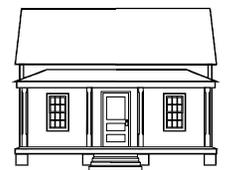
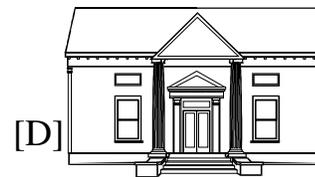
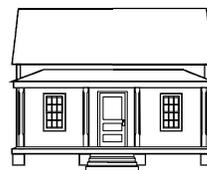
- ⊕ Using the predominant exterior material i.e. clapboard or brick. Other materials may be appropriate on a case by case basis.
- ⊕ Using ornamentation that complements existing houses
- ⊕ Using similar detail placement and patterns
- ⊕ Using details to an equal or lesser degree
- ⊕ Using brick or stucco to create a brick pier foundation appearance or using true brick piers

N E G A T I V E A C T I O N S



- ⊖ Using synthetic stucco, plastic “wood” [A], E.I.F.S.*, variegated brick, or concrete block
- ⊖ Using anything except brick for chimneys [B]
- ⊖ Using concrete block for foundations [C]
- ⊖ Copying historic styles not common to the street or the neighborhood
- ⊖ Use of stock details which do not match the proportions of historic details
- ⊖ Using too many or in appropriate details [D]

* Exterior Insulation and Finish System





RESIDENTIAL GUIDELINES



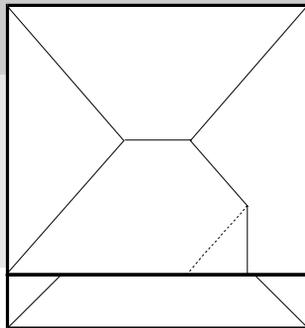
SITE & SETTING



WALLS & FENCES 3.3.1

GOAL: MAINTAIN THE PATTERN OF OPEN & CLOSED SPACES FOUND WITHIN THE HISTORIC DISTRICT*

*Traditional and privacy fencing acceptable.
Traditional and modern retaining walls acceptable.
Pet enclosures in the public view should be screened.*

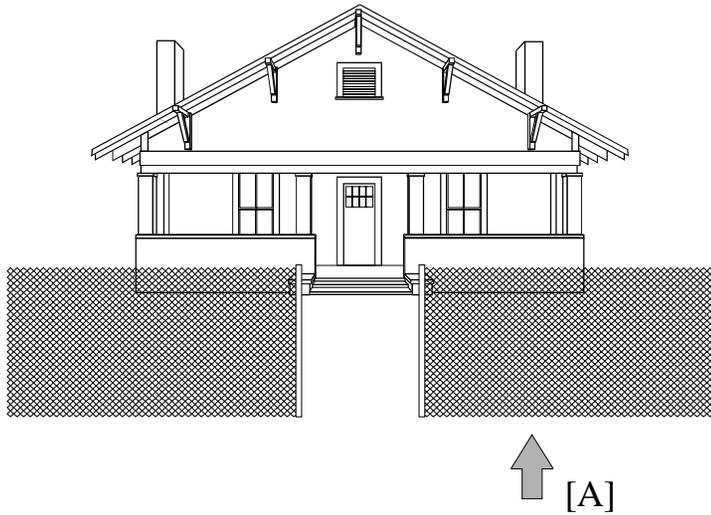


Traditional fencing and retaining walls acceptable.

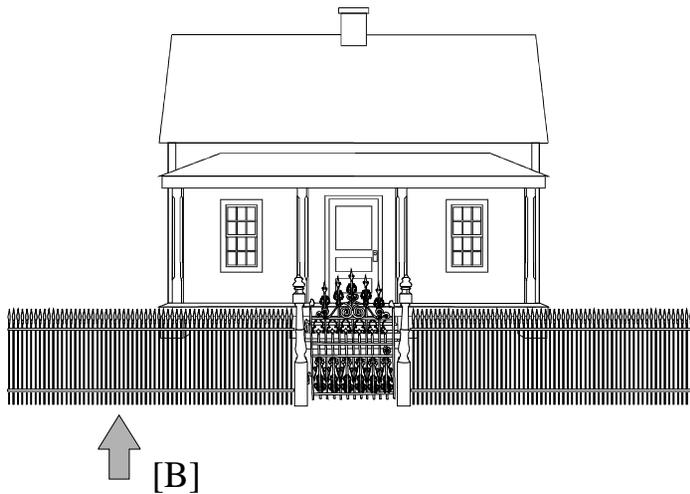
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- ⊕ Maintaining and keeping in place any historic fences and walls
- ⊕ Placing privacy fences unobtrusively; typically at or behind the rear elevation
- ⊕ Using design & height appropriate to the district & house
- ⊕ Using traditional materials – in most cases wood, wrought iron, or pierced brick
- ⊕ Placing chain link for pet enclosures out of public view, fencing should be coated black and/or screening with evergreen vegetation or a traditional fence

* Note: Eatonton has historic documentation of picket fences, horizontal wooden fences, horizontal wood and wire fences, pierced brick, wrought iron, vegetative hedges. Also archways of wood, masonry, or vegetation are known.



- ⊕ Using non-traditional materials such as chain link for fences or railroad ties for retaining walls in highly visible areas [A]
- ⊕ Using a fence inappropriate to the age & style of the house, unless documentation exists otherwise [B]

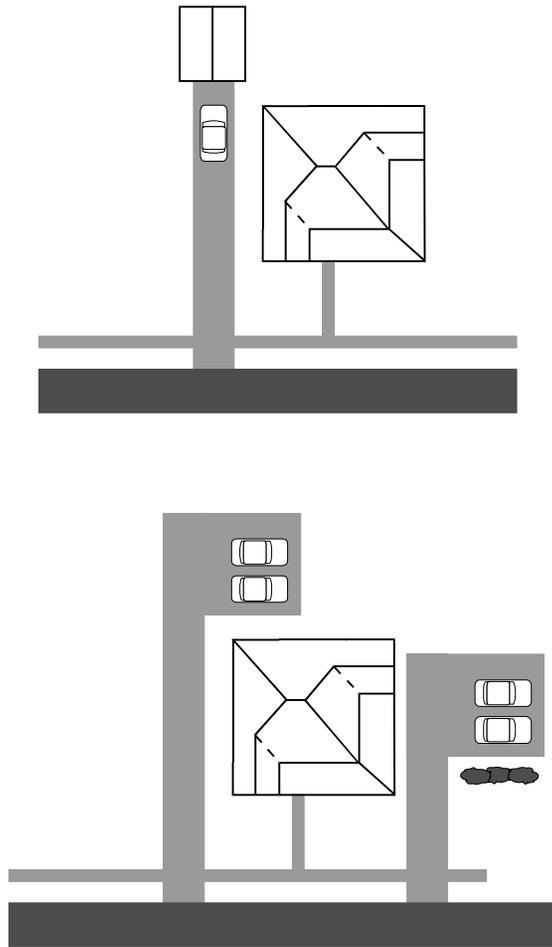


- ⊕ Repair of existing fence or wall
- ⊕ Temporary fences at construction sites
- ⊕ Painting an already painted fence or retaining wall



WALKS & DRIVES 3.3.2

GOAL: TO MAINTAIN THE PATTERN OF PAVED & UNPAVED AREAS WITHIN THE HISTORIC DISTRICT



P O S I T I V E A C T I O N S

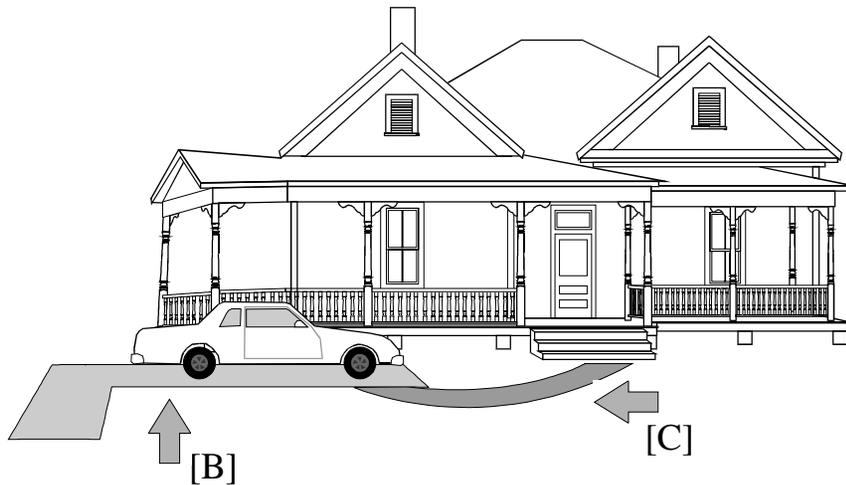
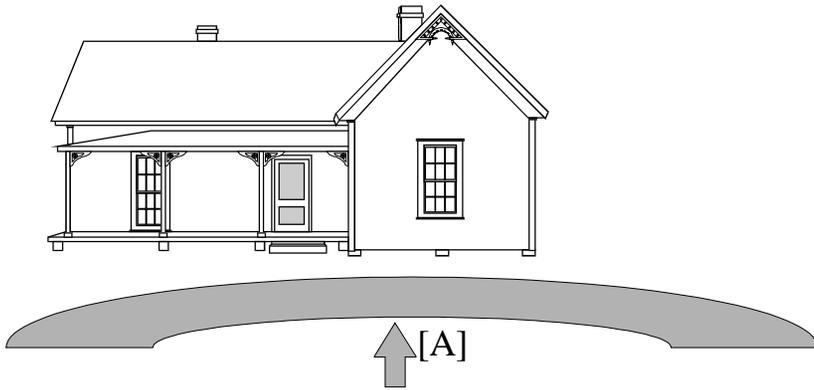
- ⊕ Historic walks & drives should be maintained & preserved; particularly the brick sidewalk along N. Madison Ave.
- ⊕ Using traditional placement for new walks; generally directly from the street to the entrance for front walks, although Eatonton has several historic curved pathways
- ⊕ Using traditional materials for walks & driveways: gravel, concrete, stone, dry laid brick, hexagonal pavers, crushed brick
- ⊕ New drives should use traditional placement; generally along the side of the house
- ⊕ Parking should be located to the rear of the house (preferred) or to the side behind the facade line & screened; paved parking at the front of the house is discouraged

N E G A T I V E A C T I O N S

- ⊖ Using nontraditional material for driveways
- ⊖ Placing driveways such that they conflict in scale and design with the building [A]
- ⊖ Constructing parking pads in front of the house [B]
- ⊖ Constructing walks that lead only to the drive rather than the street or public sidewalk [C]

N E U T R A L

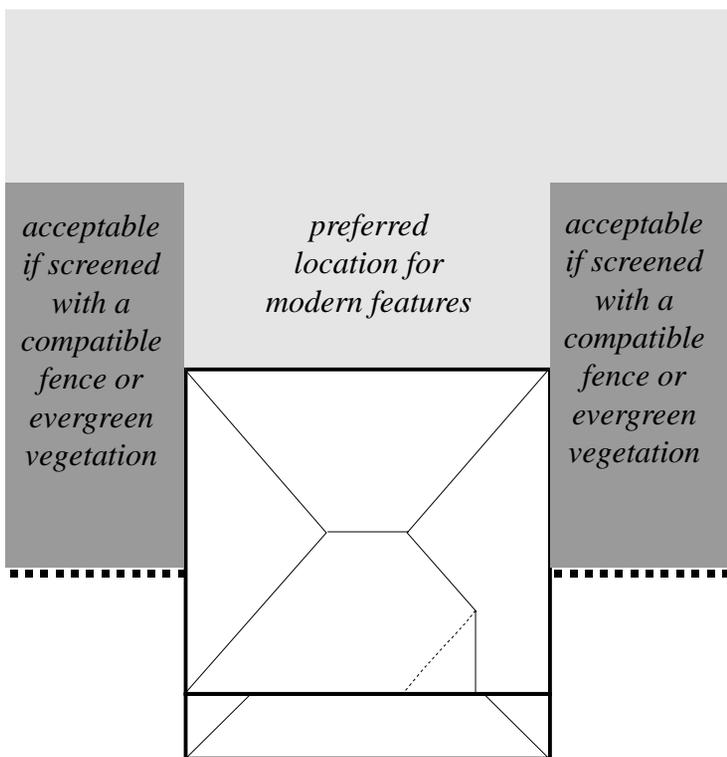
- ⊖ Maintaining existing walks or driveways
- ⊖ Resurfacing parking areas with same material





MODERN FEATURES 3.3.3

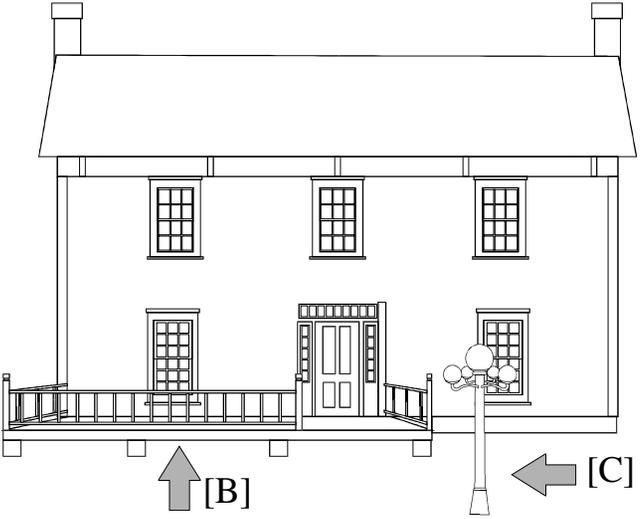
GOAL: INTEGRATE MODERN FEATURES WHILE LIMITING THE NEGATIVE IMPACT TO THE HISTORIC DISTRICT



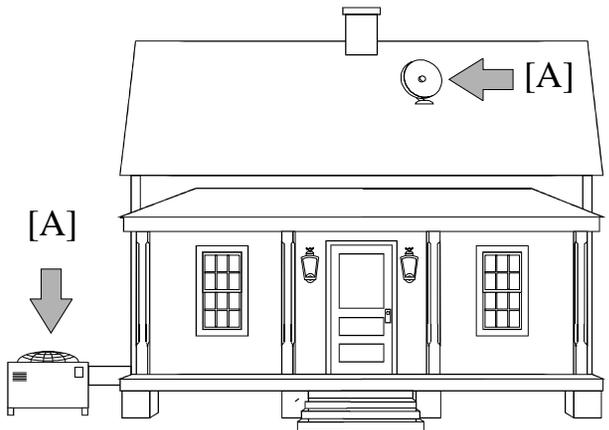
P O S I T I V E A C T I O N S

- ⊕ Placing mechanical systems and recreational structures such as pools or play equipment behind the building and out of the public view
- ⊕ Placing satellite dishes out of sight
- ⊕ Screening mechanical systems from the public view with evergreen vegetation or appropriate fencing
- ⊕ Use traditional designs for new porch lighting: modern fixtures are OK if placed inconspicuously
- ⊕ Placing modern decks at the rear of the house and keeping them within the scale of the building

N E G A T I V E A C T I O N S



- ⊕ Placing mechanical systems or recreational equipment at the front of the house [A]
- ⊕ Placing a modern deck on the facade or side elevations of the house [B]
- ⊕ Not screening side yard placements from public view [A]
- ⊕ Using “Victorian” reproduction lighting in a residential area [C]



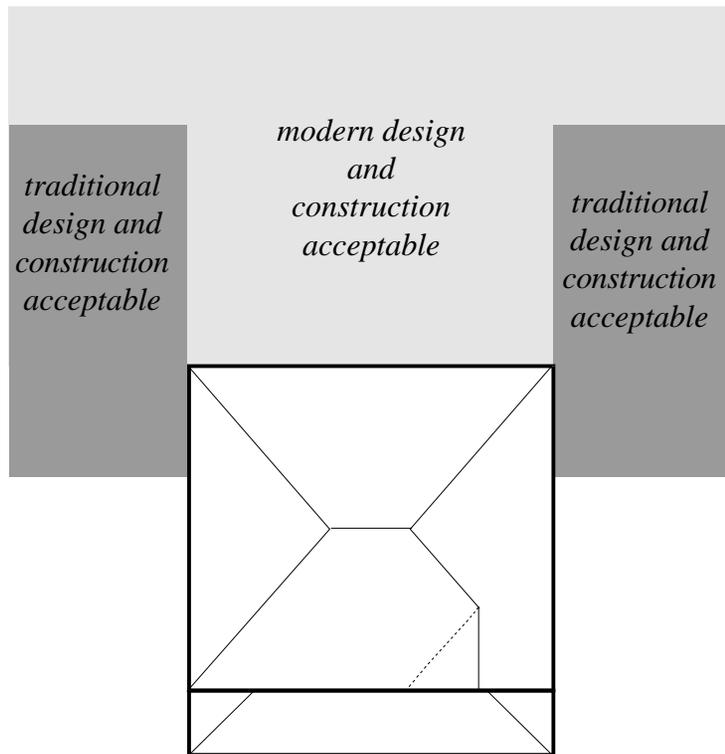
N E U T R A L

- ⊕ Temporary event lighting or tenting
- ⊕ Mailbox choice
- ⊕ Maintaining existing mechanical systems

6/2007 revision



OUTBUILDINGS 3.3.4

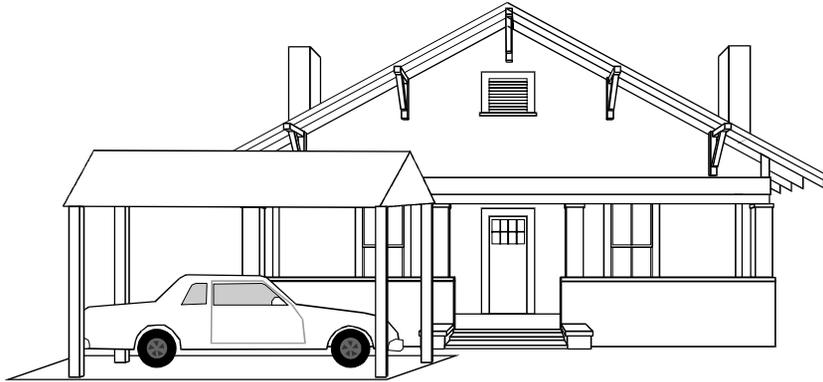


GOAL: PRESERVE HISTORIC OUTBUILDINGS; PATTERN NEW ONES ON HISTORIC EXAMPLES & NON INTRUSIVELY

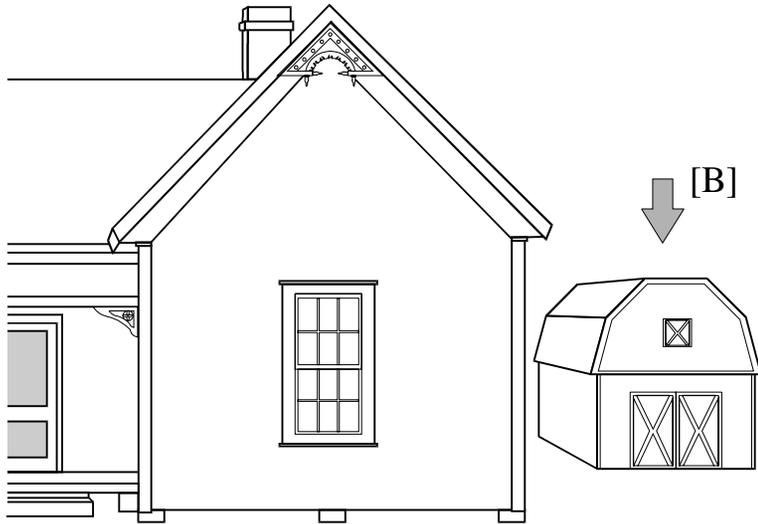
P O S I T I V E A C T I O N S

- ⊕ Preserving & maintaining historic outbuildings
- ⊕ Making rehabilitation of historic outbuildings consistent with rehabilitation guidelines for houses with regard to foundations, materials, details, windows, doors, & roofs
- ⊕ Using traditional planning and design for new outbuildings, generally: placed behind the house facade; not attached to the house; not out of scale with the house; and, when within the public view, constructed using materials and design compatible with the house

N E G A T I V E A C T I O N S



↑ [A]



↓ [B]

- ⊖ Placing outbuildings at the front of the property [A]
- ⊖ Attaching carports to a house
- ⊖ Constructing outbuildings of an incompatible design when within public view (e.g. Dutch Barns) [B]
- ⊖ Using modern materials when the outbuilding is within public view
- ⊖ Constructing outbuildings of inappropriate scale

N E U T R A L

- ⊖ Painting outbuildings
- ⊖ Re-roofing outbuildings
- ⊖ Routine maintenance of outbuildings



SIGNS 3.3.5

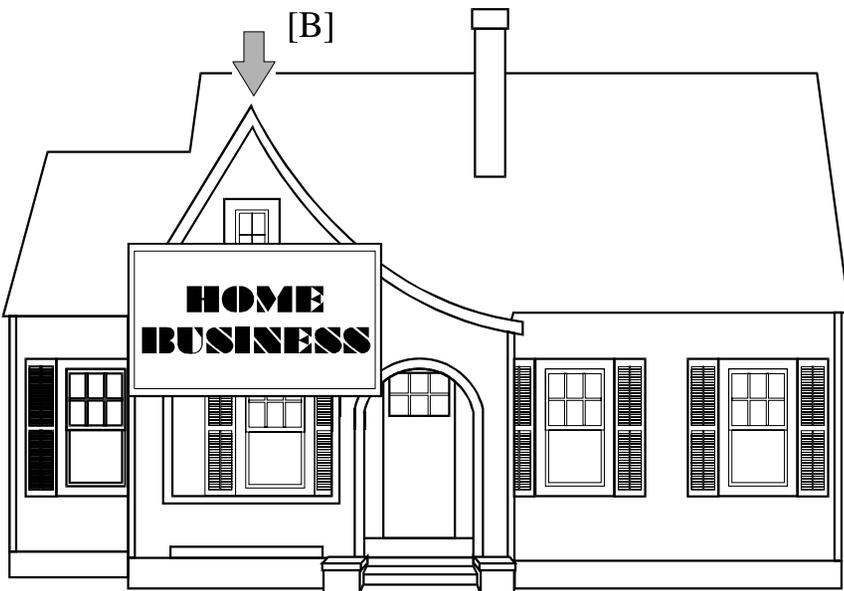
* ALL SIGNS MUST CONFORM TO CURRENT CITY SIGN ORDINANCE.

GOAL: CREATE SIGNS WHICH BOTH INFORM THE PUBLIC AND COMPLIMENT THE PROPERTY OF LOCATION



P O S I T I V E A C T I O N S

- ⊕ Limiting signs in number to minimum necessary to advertise services or for identification
- ⊕ Using painted wood or metal (or a close facsimile)
- ⊕ Using signs with little ornamentation or use ornament similar to style or house
- ⊕ Using signs equal to or less than 12 square feet and 8 feet high



N E G A T I V E A C T I O N S

- ⊖ Using signs with a Colonial motif [A]
- ⊖ Using internally lit signs
- ⊖ Using inappropriately large signs
- ⊖ Using signs attached to roofs, painted on the house or covering architectural details

N E U T R A L

- ⊖ Message on signs or font used
- ⊖ Temporary signs for yard sales, political, or real estate signs

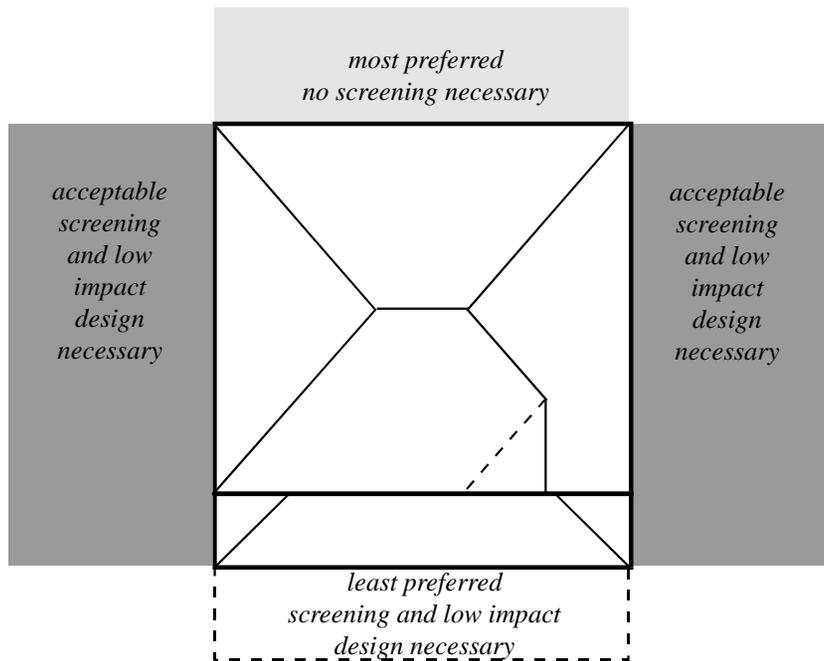


ACCESS 3.3.6

GOAL: PROVIDE BARRIER FREE ACCESS AND CODE REQUIRED EGRESS WHILE PRESERVING HISTORIC CHARACTER

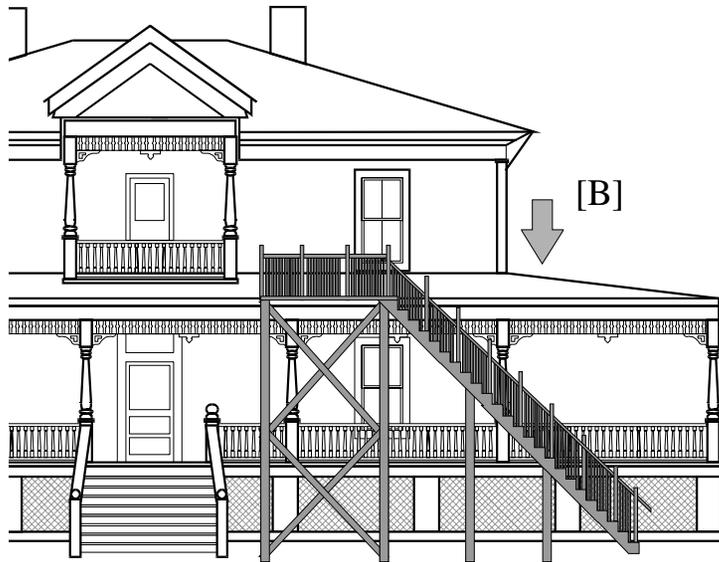
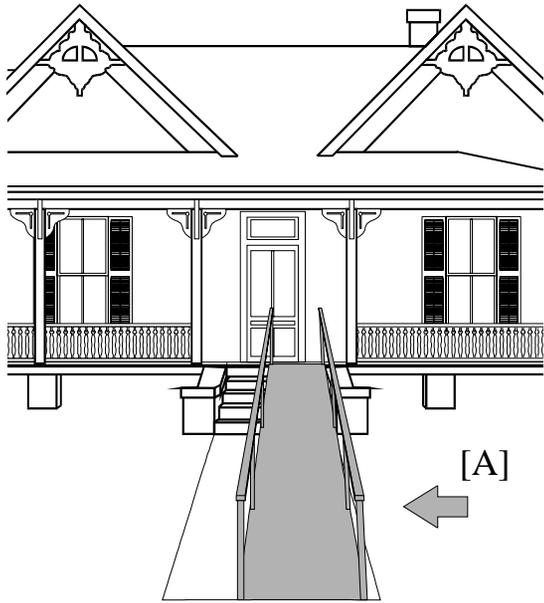
P O S I T I V E A C T I O N S

- ⊕ Placing ramps & other access aids as unobtrusively as possible while still providing convenient access to uses
- ⊕ Using materials that create the least visual impact
- ⊕ Placing fire escapes on side or rear elevations
- ⊕ Screening access changes with vegetation
- ⊕ Limiting removal of historic material
- ⊕ Making changes reversible



* Note: Access refers to changes required by safety codes, fire codes, the American Disabilities Act, or owners special needs.

NEGATIVE ACTIONS
NEUTRAL



- ⊖ Replacing or covering front steps with ramp in a permanent manner [A]
- ⊖ Adding a fire escape to the front facade [B]
- ⊖ Altering the symmetry of the building
- ⊖ Not screening access features within the public view

- ⊖ Minor alterations to thresholds for accessibility



OTHER ISSUES



4.1	Relocation	95
4.2	Demolition	95
4.3	Deterioration	96



RELOCATION 4.1

95

Relocation falls into one of three categories: 1) removing a structure from a historic district, 2) moving a structure into a historic district, or 3) moving a structure to a different location within a historic district. Different criteria are applied to each. Proposed relocation out of a historic district constitutes a loss and therefore, demolition guidelines apply. New construction guidelines apply for proposed relocations into a historic district. For proposed relocations within a historic district, the following considerations apply: age, previous relocation, compatibility of the new site, significance, condition, alternatives, and overall effect.

DEMOLITION 4.2

The demolition of historic buildings diminishes the built environment and creates unnecessary waste. Demolition of a historic structure is only approved in very rare, specific, and narrowly defined circumstances, and must include post-demolition plans. The aspects the commission takes into consideration include but are not limited to: age, integrity, significance, condition, alternatives, and overall effect.

DETERIORATION 4.3

Deterioration of Properties is covered in the 1988 ordinance as follows:

Sec. 42-38.(a)

Property owners of historic properties or properties within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The commission shall be charged with the following responsibilities regarding deterioration by neglect:

- (1) The commission shall monitor the condition of historic properties and existing buildings in historic districts to determine if they are being allowed to deteriorate by neglect. Such conditions as broken windows, doors and openings which allow the elements and vermin to enter. The deterioration of exterior architectural features or the deterioration of a building's structural system shall constitute failure to provide ordinary maintenance or repair.
- (2) If the commission determines a failure to provide ordinary maintenance or repair, the commission will notify the owner of the property and set forth the steps which need to be taken to remedy the situation. The owner of such property will have 30 days in which to remedy such condition.
- (3) If the condition is not remedied in 30 days, the owner of such property shall be punished as provided in section 42-38 and, at the direction of the board of council, the commission may perform such maintenance or repair as is necessary to prevent deterioration by neglect. The owner of the property shall be liable for the cost of such maintenance and repair performed by the commission.

Sec. 42-38.(c)

Affirmation of existing building and zoning codes. Nothing in this article shall be construed to exempt property owners from complying with existing city or county building and zoning codes, nor to prevent any property owner from making any use of his property not prohibited by other statutes, ordinances or regulations.

Sec. 42-38. Penalty for violation.

Violation of any provision of this article shall be punished in the same manner as provided for punishment of violations of other validly-enacted ordinances of the city.



APPENDIX



5.1 Glossary 99



GLOSSARY

Addition. New construction added to an existing building or structure.

Alteration. Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.

Arch. A curved construction which spans an opening and supports the weight above it.

Awning. A sloped projection supported by a frame attached to the building facade or by simple metal posts anchored to the sidewalk.

Barrier free access. The provision of appropriate accommodations to ensure use of buildings by persons with disabilities.

Bay. The horizontal divisions of a building, defined by windows, columns, pilasters, etc.

Beyond repair. When such a large portion of an element is damaged that repair becomes infeasible, generally, but not specifically, more than 50%.

Bond. A term used to describe the various patterns in which brick is laid.

Bracket. A decorative support feature located under eaves or overhangs.

Bulkhead. The panel between framing members and beneath the display windows in a storefront; also known as a kickpanel or kickplate.

Canopy. A flat projection from the building facade or attached to the building facade to shelter the storefront and pedestrian traffic.

Capital. Topmost member of a column or pilaster.

Cast iron front. A storefront made of glass and pieces of utilitarian and decorative iron cast in easily assembled parts.

Certificate of Appropriateness. A document evidencing approval by the historic preservation commission of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district.

Character defining. An element whose design and material is associated with the age and style of a building and helps define its architectural style (e.g. tile roofing on Mission Style buildings).

Clapboard. A wood exterior siding applied horizontally and overlapped with the lower edge thicker than the upper.

Column. A vertical, cylindrical or square supporting member, usually with a classical capital.

Coping. The capping member of a wall or parapet.

Corbeling. A series of stepped or overlapped pieces of brick or stone forming a projection from the wall surface.

Cornice. The uppermost, projecting part of an entablature, or feature resembling it.

Course. A horizontal layer or row of stones or bricks in a wall.

Dentil. One of a series of small, square, tooth or block-like projections forming a molding.

Documentation. Evidence of missing elements or configurations of buildings such as architectural plans, historic photographs, or "ghosts" of missing elements.

Double hung window. A window having two sashes, one sliding vertically over the other.

Elevation. Any of the external faces of a building.

Entablature. The horizontal group of members supported by the columns, divided into three major parts, it consists of architrave, frieze, and cornice.

Exterior architectural features means the architectural style, general design and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs and other appurtenant architectural fixtures, features, details or elements relative to such structure.

Exterior environmental features means all those aspects of the landscape or the development of a site which affect the historical character of the property.

Evergreen vegetation. Vegetation which retains foliage through the winter months maintaining its screening property.

Facade. The front elevation or “face” of a building.

Facade line. An imaginary line established by the fronts of buildings on a block.

Fanlight. An semicircular or semi-elliptical window with radiating muntins suggesting a fan.

Fascia. A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Fenestration. The arrangement of window openings in a building.

Finial. A projecting decorative element at the top of a roof, turret or gable.

Flashing. Thin metal sheets used to make the intersections of roof planes and roof/wall junctures watertight.

Footprint. The outline of a building’s ground plan from a top view.

Foundation. The lowest exposed portion of the building wall, which supports the structure above.

Frame construction. A method of construction in which the major parts consist of wood.

French door. A door made of many glass panes, usually used in pairs and attached by hinges to the sides of the opening in which it stands.

Frieze. The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Gable roof. A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gentlest means possible. The least abrasive, intrusive, damaging means of preserving historic material.

Historic district means a geographically definable area designated by the board of council as a historic district

Historic property means an individual building, structure, site, object or work of art, including the adjacent area necessary for the proper appreciation thereof, designated by the board of council as a historic property pursuant to the criteria established in the relevant ordinance

Hood molding. A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

Infill. New construction where there had been an opening before. Applies to a new structure such as a new building between two older structures or new material such as block infill in an original window opening.

In-kind. Using the exact same material when replacing a damaged element (e.g. using a wood element to replace a wood element).

Jack arch. An arch with wedge shaped stones or bricks set in a straight line; also known as a flat arch.

Jamb. The vertical side of a doorway or window.

Keystone. The top or center member of an arch.

Light. A single pane of glass.

Lintel. A horizontal beam over a door or window which carries the weight of the wall above; usually made of stone or wood.

Main block. The central mass of a building, generally excluding secondary blocks such as additional wings, projections, dormers, or porches.

Masonry. Brick, block, or stone which is secured with mortar.

Massing. A term used to define the overall volume of a building.

Material Change in Appearance means a change that will affect either the exterior architectural or environmental features of a historic property or any building, structure, site, object, landscape feature or work of art within a historic district such as:

- (1) A reconstruction or alteration of the size, shape or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
- (2) Demolition or relocation of an historic structure;
- (3) Commencement of excavation for construction purposes;
- (4) A change in the location of advertising visible from the public right-of-way; or
- (5) The erection, alteration, restoration or removal of any building or other structure within an historic property or district, including walls, fences, steps and pavements or other appurtenant features

Modillion. A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.



GLOSSARY

Mortar. A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Mullion. A heavy vertical divider between windows or doors.

Muntin. A secondary framing member to divide and hold the panes of glass in a window.

National Register of Historic Places. The nation's official list of buildings, sites, and districts which are important in our history or culture. Created by Congress in 1966 and administered by the states.

Nearby historic homes/buildings. The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

Orientation. The direction that the building (usually includes the primary entrance) faces.

Parapet. A low protective wall located at the edge of a roof.

Parking. Areas, generally paved, provided for the storage of automobiles.

Party wall. A common, shared wall between two buildings; typical of downtown brick buildings.

Paving. Any material used for pavement such as asphalt, brick, concrete, gravel, or pavers.

Pediment. A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier. A vertical structural element, square or rectangular in cross section.

Pilaster. A pier attached to a wall, often with capital and base.

Pitch. A term which refers to the steepness of roof slope.

Portico. A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement. A strong, inflexible (too much so for historic buildings) hydraulic cement used

to bind mortar.

Proper repointing. Hand raking deteriorated mortar and duplicating old mortar in strength, composition, color, and texture as well as joint width and joint profile.

Public view. That which can be seen from any public right-of-way.

Quoins. Decorative blocks of stone or wood used on the corners of buildings.

Recessed panel. A decorative element that often functions as an area for signage.

Reveal. The vertical profile created by the lap of siding, window casings, muntins, door surrounds, etc.

Reversible. Constructing additions or new elements in such a manner that if removed in the future original form and material would be largely unchanged.

Routine maintenance. Any action performed in order to preserve historic including minor replacement of material in-kind providing no change is made to the appearance of the structure or grounds.

Rhythm. The pattern created by the relationship of elements along a street or on individual buildings (e.g. buildings to the open space or windows to wall space).

Sash. The portion of a window that holds the glass and which moves.

Scale. A term used to define the proportions of a building in relation to its surroundings.

Secondary blocks. Portions of the building attached to the central mass of a building, generally such as additional wings, projections, dormers, or porches.

Setback. A term used to define the distance a building is located from a street or sidewalk.

Sidelight. A glass window pane located at the side of a main entrance way.

Siding. The exterior wall covering or sheathing of a structure.

Sill. The horizontal member located at the top of a foundation supporting the structure

above; also the horizontal member at the bottom of a window or door.

Solid-to-void. The total area of wall in comparison to the total area of openings on an elevation.

Spacing. The distance between adjacent buildings.

Storefront. The street-level facade of a commercial building, usually having display windows.

Streetscape. The combination of building facades, sidewalks, street furniture, etc. that define the street.

Stucco. Any kind of plasterwork, but usually an outside covering of portland cement, lime, and sand mixture with water.

Surround. An encircling border or decorative frame, usually around a window or door.

Synthetic stucco (EIFS). Exterior insulation and finish systems (EIFS) are multi-component exterior wall systems which generally consist of: an insulation board; a base coat reinforced with glass fiber mesh ; and a finish coat.

Transom. A small operable or fixed window located above a window or door.

Variegated brick. Multi-colored brick used in an attempt to create an antique look.

Vernacular. Indigenous architecture that generally is not designed by an architect and may be characteristic of a particular area. Any local adaptation of popular architectural forms.

Wrought iron. Decorative iron that is hammered or forged into shape by hand, as opposed to cast iron which is formed in a mold.