

Exclusively Prepared by

THE GEORGIA MOUNTAINS REGIONAL COMMISSION

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"WE SHAPE OUR BUILDINGS; THEREAFTER, OUR BUILDINGS SHAPE US." SIR WINSTON CHURCHILL

HISTORIC DISTRICT DESIGN GUIDELINES

An Integral Downtown Growth Strategy For Dawsonville, Georgia

DAWSONVILLE

Historic District Design Guidelines



**City of Dawsonville
Historic Preservation Commission
Dawsonville, Georgia**



**The Georgia Mountains Regional Commission
Historic Preservation Division
Gainesville, Georgia
2008**

Table of Contents

| | | |
|----------|--|-----------|
| 1 | Introduction to Design Guidelines and Design Review | 1 |
| | a. Design Guidelines Sections | 2 |
| | b. Dos and Don'ts of Design Guidelines | 3 |
| | c. Dawsonville's Historic Preservation Ordinance | 4 |
| | d. Design Review Process | 7 |
| | i. Property Owners Application Process | 9 |
| | ii. Historic Preservation Commission's Review Process | 10 |
| | e. Design Review Process Flow Chart | 12 |
| | f. Map of Dawsonville's Historic District and Areas | 13 |
| 2 | History of Dawsonville | 14 |
| | i. Historic Properties | 15 |
| | ii. Residential Structures | 16 |
| | iii. Commercial Buildings | 16 |
| | iv. Community Landmark | 17 |
| 3 | Historic Resources Within the Historic District | 21 |
| | a. Residential Resources | |
| | i. Architectural Styles | |
| | b. Institutional Resources | 22 |
| | c. Commercial Resources | 22 |
| | d. Landscape Resources | 22 |
| | i. Town Form | |
| | ii. Streetscape Sections | |
| | iii. Sidewalk Materials | |
| | iv. Vegetation | |
| | v. Open Space/Green Space | |
| | vi. Streetscape Elements | |
| 4 | Historic Preservation Principles and Techniques | 28 |
| | a. Secretary of Interior's Standards for <i>Rehabilitation</i> | 28 |
| | b. Preservation Methods | 29 |
| | c. Eight Steps to Complete a Preservation Project | 31 |
| | d. Green Building Practices | 33 |
| 5 | Rehabilitation Guidelines | 35 |
| | a. Exterior Materials | 36 |
| | b. Repointing and Masonry Repairs | 40 |
| | c. Arrangement of Façade Elements/Façade Symmetry | 41 |
| | d. Architectural Details | 42 |



| | | |
|----------|---|-----------|
| e. | Entrances and Porches | 43 |
| f. | Windows | 44 |
| g. | Roofs, Chimneys, and Dormers | 45 |
| h. | Foundations | 47 |
| i. | Gutters and Downspouts | 48 |
| j. | Mechanical Services | 49 |
| k. | Out Buildings | 50 |
| l. | Historic Additions and Alterations | 51 |
| m. | New Additions to Historic Buildings | 52 |
| n. | Adaptive Use of Historic Buildings | 53 |
| i. | Signage for Residential Adaptive Use | |
| 6 | Institutional Rehabilitation Guidelines | 55 |
| a. | Distinctive Features | 56 |
| b. | Alterations and Additions | 58 |
| c. | Adaptive Use | 59 |
| 7 | Historic Landscape Architecture and Site Design Guidelines | 60 |
| a. | Streetscape Elements | 61 |
| b. | Recognizing Prevalent Character of Existing Landscape | 62 |
| c. | Respecting Prevailing Landscape Character When Designing New Development Patterns | 64 |
| 8 | Guidelines for New Construction in Residential Districts | 66 |
| a. | Defining the Area of Influence | 67 |
| b. | Recognizing the Prevailing Character | 68 |
| i. | Building Orientation and Setback | |
| ii. | Directional Emphasis | |
| iii. | Shape | |
| iv. | Proportion | |
| v. | Rhythm | |
| vi. | Massing | |
| vii. | Scale & Height | |
| viii. | Architectural and Site Elements | |
| c. | Respecting the Prevalent Character When Designing New Development | 77 |
| i. | New Construction | |
| ii. | New Additions to Historic Buildings | |
| iii. | Alterations to Noncontributing Buildings within Historic Districts | |



| | | |
|----------|--|-----------|
| 9 | Maintenance, Demolition, and Code Compliance | 80 |
| | a. Maintenance | 81 |
| | b. Demolition & Relocation | 82 |
| | c. Health, Safety, and Accessibility Code Compliance | 83 |

Appendices

| | |
|----------|---|
| A | Application for Certificate of Appropriateness |
| B | Dawsonville Historic Preservation Ordinance |
| C | Financial Incentive Programs for Historic Preservation Projects |
| D | Sources for Maintenance and Resource Rehabilitation |
| E | Glossary of Terms |



SECTION 1

INTRODUCTION TO DESIGN GUIDELINES & DESIGN REVIEW

This manual provides **Design Guidelines** for restoration, rehabilitation and new construction projects within the locally designated historic district of the City of Dawsonville. It also provides a step-by-step outline of Dawsonville's **Design Review** process.

These Design Guidelines have been prepared primarily for use by the Dawsonville Historic Preservation Commission in assessing proposed material changes in appearance to historic properties lying within the locally designated downtown historic district. The guidelines are also intended for use by property owners and contractors in making decisions about proposed rehabilitation and new construction projects that will draw attention to the unique historic character of the downtown district. The guidelines should be considered guiding principles that, when adhered to, will result in resolute historic preservation practices and help bolster the “sense of place” enjoyed by residents of and visitors to Dawsonville.



Design Guidelines Section

This Design Guidelines handbook is divided into the following sections.

1. **Introduction to Design Guidelines and Design Review** provides information on design guidelines as well as Dawsonville's design review process and local historic preservation ordinance.
2. **History of Dawsonville's Downtown Historic District** provides a brief summary of the history of the locally designated historic district and the role it plays within the City of Dawsonville.
3. **Historic Resources in the Downtown District** provides information on the architectural and landscape resources found in the district.
4. **Historic Preservation Principles and Approaches** provides guidance on fundamental preservation standards, methods, and principles.
5. **Residential Rehabilitation Guidelines** provides specific rules for residential rehabilitation projects.
6. **Institutional & Commercial Rehabilitation Guidelines** provides specific rules for rehabilitation projects for institutional resources within the historic district.
7. **Historic Landscape Architecture and Site Design Guidelines** provides rules that emphasize preserving and enhancing the historic districts landscape resources.
8. **Guidelines for New Construction in the Downtown Historic District** provides specific rules for new construction in historically sensitive areas.
9. **Maintenance, Demolition, and Code Compliance** provides rules and recommendations about health, safety, and accessibility issues as well as maintenance and demolition within the district.

The **Appendices** contain (1) and Application for a Certificate of Appropriateness; (2) the Dawsonville Historic Preservation Ordinance; (3) information about financial incentive programs for property owners; (4) a list of resources on maintenance and rehabilitation; and (5) a glossary of terms.



The Dos and Don'ts of Design Guidelines

Design Guidelines are utilized to evaluate the appropriateness of material changes in appearance to historic properties within locally designated historic districts. The ultimate goal of Design Guidelines is to protect the physical and visual qualities of a property or district that reflect the history and heritage of a community.

Design Guidelines are concerned with material changes to the **exterior** appearance of historic properties only and do not affect the use of a property. When a property owner proposes material changes that would alter the exterior appearance of his/her property, the owner is required to file an **Application for a Certificate of Appropriateness** to obtain permission to make those changes. The historic preservation commission reviews these proposed changes but does not comment on the property's proposed use. Use of a property is regulated through the zoning ordinance and building development codes.

Design Guidelines Do:

- Protect the historic character and integrity of districts
- Provide guidance to design professionals, property owners, and contractors undertaking construction within the district
- Identify important review concerns and recommend appropriate design approaches
- Provide an objective basis for review, assuring consistency and fairness
- Increase public awareness of the district and its significant characteristics

Design Guidelines Do Not:

- × -Limit growth or development within the district
- × -Apply to routine maintenance or to work that does not visibly affect the district, such as interior design
- × -Dictate stylistic design approaches that are based on individual preference
- × -Restrict creative design solutions



Dawsonville Historic Preservation Ordinance

The Mayor and City Council adopted Dawsonville's Historic Preservation Ordinance on January 5, 1999. The purpose of the ordinance is stated as follows:

“In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the City of Dawsonville, Georgia 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; and in order to stimulate revitalization of the business district and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business; and in order to enhance the opportunities for federal and state tax benefits under relevant provisions of federal and state law; and in order to provide for the designation, protection, preservation and rehabilitation of historic properties and historic districts and to participate in federal and state programs to do the same; The Dawsonville City Council, Dawsonville, Georgia hereby declares it to be the purpose and intent of this Ordinance to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, and landscape features having a special historical, cultural or aesthetic interest or value, in accordance with the provisions of the Ordinance.”

The Historic Preservation Ordinance established the following:

Dawsonville Historic Preservation Commission

The Historic Preservation Commission is a five-member commission appointed by the City Council. Members serve three-year terms. The Commission holds regularly scheduled monthly meetings open to the public. The Commission is authorized to:

- Prepare and maintain an inventory of all properties within the City of Dawsonville having the potential for designation as a historic property.
- Recommend to the Dawsonville City Council specific places, districts, sites, buildings, structures, or objects to be designated by ordinance as historic properties or historic districts.
- Review applications for Certificates of Appropriateness, and grant or deny the COA in accordance with the Historic Preservation Ordinance.
- Recommend to the Dawsonville City Council that the designation of any district, site, building, structure or object as a historic property or historic district be revoked or removed.
- Restore or preserve any historic properties acquired by the City of Dawsonville.



Georgia Uniform Conservation Easement Act of 1992 (OCGA, Section 44-10.1 through 5).

- Conduct educational programs on historic properties located within the City of Dawsonville and on general historic preservation activities.
- Make such investigations and studies of matters relating to historic preservation consultation with historic preservation experts for the purpose of preserving Dawsonville's historic resources.
- Seek out local, state, federal or private funds for historic preservation.
- Submit applications to the Georgia Department of Natural Resources for the designation of historic properties and districts.
- Employ persons to carry out the responsibilities of the Commission.
- With prior consent of the City of Dawsonville, the Preservation Commission can receive donations, grants, funds, or gifts of historic property and acquire and sell historic properties.
- Review and make comments concerning the nomination of properties within its jurisdiction to the National Register of Historic Places.
- Participate in private, state, and federal historic preservation programs.
- Enforce any and all terms contained in the City of Dawsonville's Historic Preservation Ordinance.

Local Designation of Historic Districts and Boundaries

Local designation of historic districts and individual historic properties may be proposed by the City Council, the Dawsonville Historic Preservation Commission, or:

- (1) For historic districts – a preservation organization, a historical society, neighborhood association or group or property owners may apply to the Commission for designation;
- (2) For historic properties – a preservation organization, a historical society, neighborhood association or property owner may apply to the Commission for designation.

The Commission and City Council will hold a public hearing on any proposed ordinance for the designation of any historic district or property.

A **local historic district** is a geographically definable area which contains buildings, structures, sites, objects, landscape features and works of art or a combination thereof, which (1) have special character or special historic/aesthetic value or interest; (2) represent one or more periods, styles or types of architecture typical of one or more eras in the history of the municipality, county, state or region; and (3) cause such areas, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.



A historic property is a building, structure, site, object or work of art, including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by reason of value to the city, state, or local region, for one of the following reasons: (1) it is an outstanding example of a structure representative of its era; (2) it is one of the few remaining examples of a past architectural style either in the city or in its respective neighborhood; (3) it is a place or structure associated with an event or person of historical or cultural significance to the city, state, or the region; or (4) it is the site of a natural or aesthetic interest that is continuing to contribute to the historical development and heritage of the city, county, state, or region.

Individual properties within historic districts shall be classified as:

Historic: Contributes to the district and is at least fifty years old;

Nonhistoric: Does not contribute but does not detract from the district. In time, nonhistoric may be classified as historic properties;

Intrusive: Detracts from the district.

Certificate of Appropriateness (COA)

After the designation by ordinance of a historic property or of a historic district, no material change in the exterior appearance of such historic property, or of a building, structure, site, object or work of art within such historic district, shall be made or be permitted to be made by the owner or occupant thereof, until a *Certificate of Appropriateness* has been granted by the Commission. A *material change in appearance* is defined as “a change that will affect 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.” A Certificate is also required for demolition or relocation of a property. A building permit will not be issued without a Certificate of Appropriateness. A Certificate will become void unless construction is commenced within six months of date of issuance. Certificates will be issued for a period of eighteen months and are renewable.

Appeals Procedure

The ordinance provides an appeals procedure for persons adversely affected by any determination made by the Commission relative to the issuance or denial of a Certificate of Appropriateness. The determination may be appealed to the City Council within fifteen days after its issuance. A copy of the complete Historic Preservation Ordinance is included in the Appendix.



The Design Review Process

Design Review is the process by which the Historic Preservation Commission reviews material changes in appearance that are proposed for locally designated properties and thus issues a Certificate of Appropriateness, which allows the proposed changes to take place. **An application for a building permit triggers the design review process.**

Any **Property Owner** or **Occupant** wishing to make an exterior material change in appearance to any building, structure, or site within a locally designated historic district or to a locally designated individual property must submit an application to the Commission for a Certificate of Appropriateness. Demolition, relocation, and new construction also require a Certificate of Appropriateness.

Property Owner's Application Process

Step 1: Determine Whether a Certificate of Appropriateness is Needed

A Certificate of Appropriateness is required before a building permit can be issued for any exterior material change in appearance to a designated historic property. An exterior material change in appearance may be:

1. A reconstruction or alteration of the size, shape, or façade 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 a historic structure;
3. Commencement of excavation for construction purposes;
4. A change in the location or design of advertising visible from the public right-of-way;
or
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps, and pavements, or other appurtenant features.



Ordinary maintenance or repair of any exterior architectural or environmental feature on a historic property to correct deterioration, decay or damage or to sustain the existing form, that does not involve a material change in design, material or outer appearance, does not require a Certificate of Appropriateness. Change in paint color does not require the issuance of a Certificate, but property owners are encouraged to seek advice from the Commission when changing paint color. The Planning and Zoning Department can provide guidance on what constitutes ordinary maintenance and repair.

Step 2: Submit and Application for a Certificate of Appropriateness

An application for a Certificate of Appropriateness may be obtained from the City Planner or Administrative Assistant at the City of Dawsonville's Planning and Zoning Department. The application should be completed and returned to the Planning Department. The Administrative Assistant will then forward the application on to the Historic Preservation Commission for review. Applications are due back to the Planning and Zoning Department twenty-one days prior to the Commission's monthly meeting at which the application will be reviewed. An application fee for a Certificate of Appropriateness is charged (\$15).

Applications are to be accompanied by:

- Drawings, photographs, plans or other documentation as may be required by the Commission.
- Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the property.

Step 3: Historic Preservation Commission Reviews the Application

The Historic Preservation Commission at their regularly scheduled monthly meeting will review applications for Certificates of Appropriateness. Information about meeting date and time is available from the City Planning and Zoning Department. The Commission will mail written notice of the meeting to all owners and occupants of the subject properties *via certified mail*.

Applicants and affected property owners, or their representatives, will be given an opportunity to be heard at the meeting at which their application is presented. Applicants may request special consideration based on undue economic hardship.



In reviewing applications, the Historic Preservation Commission references the following standards:

U.S. Secretary of the Interior's Standards for Rehabilitation and this Design Guidelines Handbook.

Step 4: Application Approved – Issuance of the Certificate of Appropriateness

The Historic Preservation Commission will approve, approve with conditions, or deny an application for a Certificate of Appropriateness within forty-five days after it has been filed. Failure of the Commission to act within this time period will constitute approval.

If the application is approved, the Commission will transmit a Certificate of Appropriateness to the applicant, along with a placard form of the Certificate to be displayed on the project. A copy of the Certificate will be forwarded to the City Planning and Zoning Department, which is responsible for enforcement.

If the application is approved with conditions, the applicant should modify proposed plans to meet these conditions. Once the conditions have been met, the Commission will issue a Certificate of Appropriateness to the applicant.

If an application is denied, the Commission will notify the applicant in writing of its decision and state the reasons for denial.

The applicant may make modifications to the plans and may re-submit the application at any time after doing so.

Any person adversely affected by the determination made by the Commission relative to the issuance or denial of the Certificate of Appropriateness may appeal the determination to the City Council. The appeal must be filed with the City Council within fifteen days after the issuance of the determination. The City Council may approve, modify, or reject the determination made by the Commission, if the governing body finds that the Commission abused its discretion in reaching its decision. Appeals from decisions of the City Council may be taken to the Superior Court of Dawson County.



Historic Preservation Commission's Review Process

The Historic Preservation Commission's procedure for reviewing Certificates of Appropriateness should be clear and consistent. One of the most important components of a smooth review process is an adequate exchange of information between the applicant and Commission.

Before the review meeting, the following things should take place in order to have the most efficient design review process.

- Confirm that the proposed project requires review.
- Determine whether non-design issues, such as zoning or land use, are part of the proposed project.
- Check that notices have been sent and applications are properly advertised (15 days).
- Check the Certificate of Appropriateness applications and provided documentation (photos, drawings, floor plans) are complete.
- Determine whether the structures under review are "contributing" or "noncontributing" to the historic district*.
- Confirm that designated Commission or staff member(s) have visited all the properties under review.
- Check that all the paperwork is in order.

At the review meeting, the applicant (or representative of the applicant) should present the proposed project to the Commission. Clarification of any parts of the proposal may be made at this time. Planning staff, the audience, or any public agency may make comments as well. At this time, the Commission should critique the proposal. This process should involve consideration of the following questions:

- How old is the property?
- How significant is the property? Has it retained its historic and/or architectural integrity?
- What is the context (surrounding character) of the property of group of properties under review?*

* A contributing resource enhances the architectural and/or historic significance of a historic district. It may be of limited individual significance but nevertheless functions as an important component of the district. A noncontributing resource does not contribute to the architectural or historic significance of a historic district. Noncontributing resources are often not yet 50 years of age, and therefore do not meet the age requirement for contributing historic resources. Other noncontributing resources may be historic but have lost their architectural integrity due to changes or alterations.



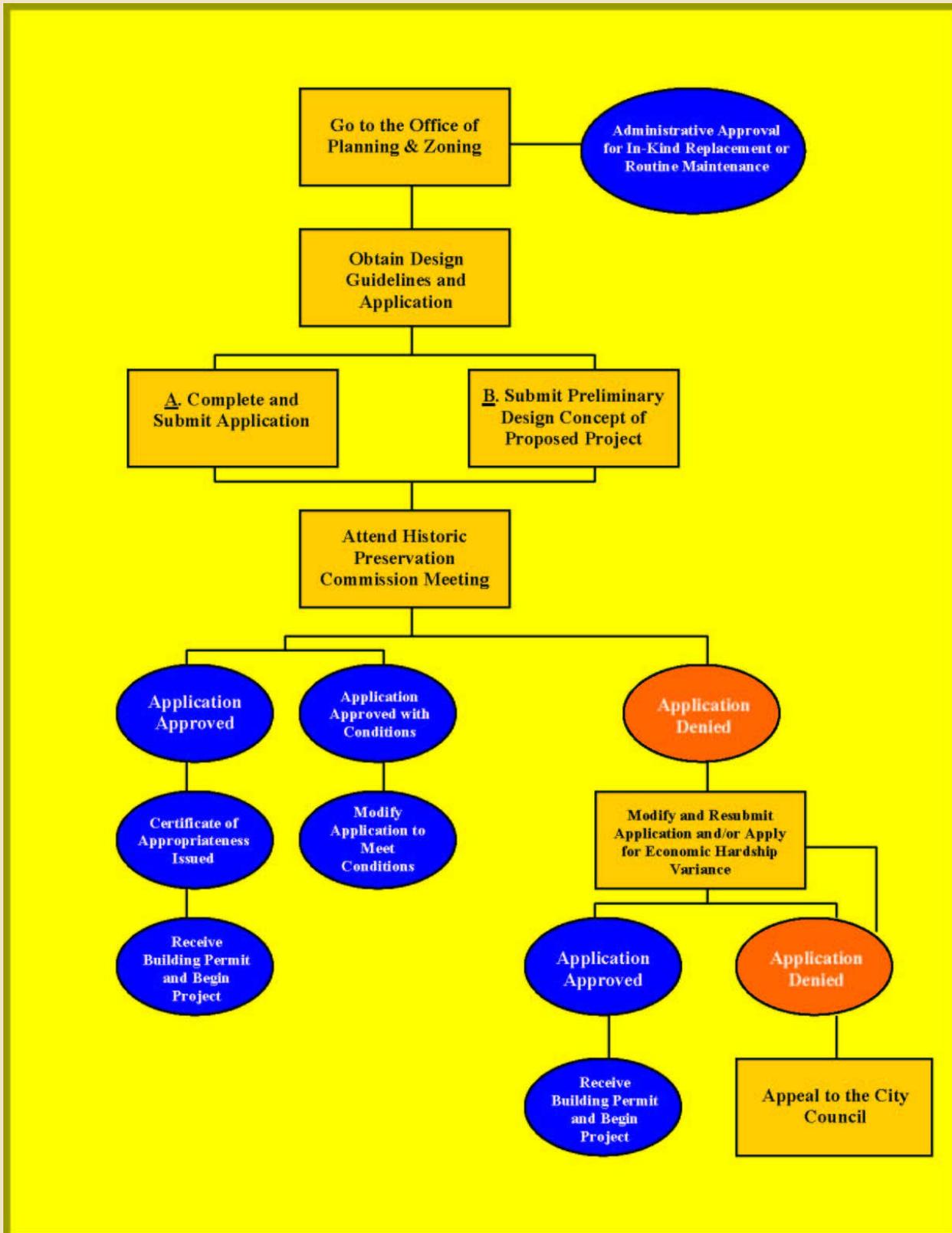
- Is the area very intact or have there been non-historic intrusions? (Remember that the review is on the impact of the proposed design upon its specific property as well as upon the properties surrounding it).
- How significant is the surrounding environment? (If nearby buildings are especially important or if the project is in a concentration of historic structures, you may be more stringent in applying certain guidelines than you would if the same project were proposed in another area of the district)
- What are the basic elements of the proposed design?
- What is the anticipated impact of the proposal on the property and its surrounding area?
- Does this design set a precedent for others? Is this a precedent that should be established?
- Does this design strengthen the design goals for the area or weaken them?
- Which design guidelines are relevant to this project?
- In a final and broad view, how will the proposed design meet the goals of the district? The result of the project should ultimately contribute to the overall betterment of the community.

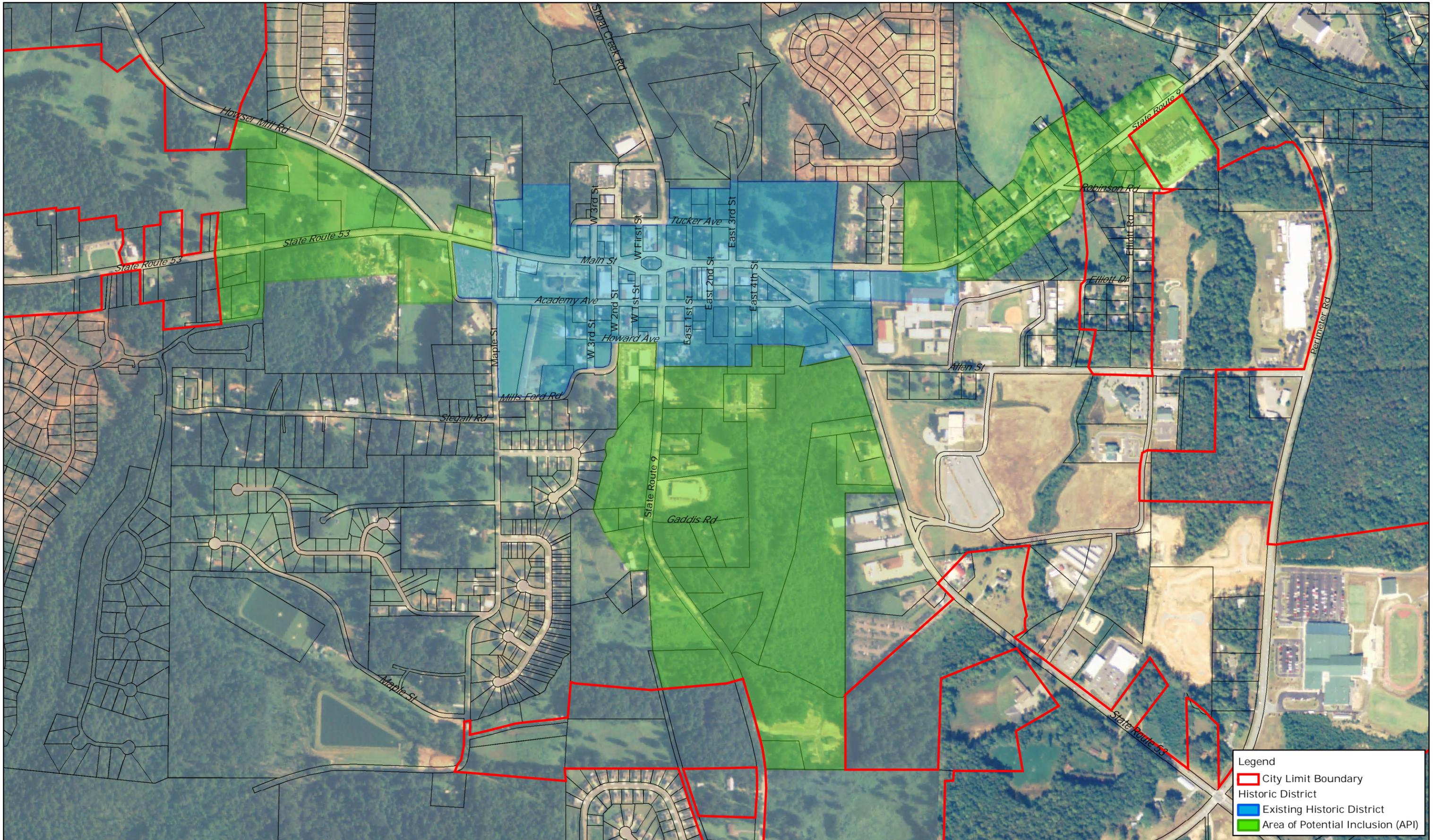
In reviewing applications, the Commission should also take into account the following elements to ensure the preservation of the district's historic visual character:

- The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
- The setback and placement on the lot of the building in relation to the average setback and placement of the nearest adjacent or opposite buildings.
- Exterior construction materials, including textures and patterns but not to include color.
- Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.
- Roof shapes, forms, and materials.
- Proportions, shapes, positioning, locations, patterns and sizes of any elements of design, and placement of windows.
- General form and proportions of building and structures.
- Appurtenant fixtures and other features such as lighting.
- Structural condition and soundness.



DESIGN REVIEW PROCESS FLOW CHART





Legend

- City Limit Boundary
- Historic District
- Existing Historic District
- Area of Potential Inclusion (API)

*City of Dawsonville
Downtown Historic District
and Areas of Potential Inclusion*

SECTION 2

HISTORY OF DAWSONVILLE'S HISTORIC DISTRICT

In order to appreciate the significance and value of Dawsonville's cultural resources, it is necessary to examine them in the context of the historic physical development of the area. Without this historical framework, Dawsonville's historic resources are nothing more than a scattering of buildings having no relation to one another or the City as a whole.

Rockpile, located three miles south of present day Dawsonville, was the first county seat of Dawson County. The settlement at Rockpile was established as a rock pile on a road where several families had settled. The road no longer exists and the site is now located on the Dawson Wildlife Refuge property.

Dawsonville was incorporated on December 10, 1859 and Andrew Glenn, the County Surveyor, laid out and named the city streets and lots of Dawsonville. City lots were sold at public auction and money raised paid for lots 440 and for the construction of public buildings. Certain lots were retained for a courthouse, jail, and other public buildings. Citizens requested that the town fathers set aside eight feet of main street in town for sidewalks or "promenades." The inclusion of plants and trees for shade along these features was also requested. Maple Street still shows signs of these plantings.

From 1859 to 1860, the existing brick County Courthouse was constructed at Dawsonville. Wesley McGuire, Anderson Wilson, and John Hockenbull contracted to build the structure for \$6,000. The bricks used in this construction are believed to have been made by slaves belonging to John Hockenbull on a lot just south of the square. A temporary log Courthouse was utilized until the present Courthouse was completed. In 1873, the Courthouse received a new roof and the old shingles were sold for five dollars. Also in 1873, the northeast room of the Courthouse was fitted for the commissioner's office, windows were glazed, and the building was repainted.

A County Jail was constructed from logs circa 1860, close to the time the brick Courthouse was completed. The jail burned shortly after during an attempted escape. As a result, the county was without a jail during the unrest associated with the War Between the States. It wasn't until 1871 that Marshall L. Smith drew plans for the present historic jail west of the historic Courthouse. Construction began in 1880 and was completed in 1881. Today the historic jail houses the Chamber of Commerce and Visitors Center.



Today, much of Dawsonville reflects the economic prosperity of the early twentieth century. At one time it contained several commercial buildings and the main offices for the gold mining companies that were located throughout the county. Also included were the Dawsonville Drug Company building and three hotels, one of which was the Howser Hotel, which was destroyed by fire in 1904. Although Dawsonville was not as heavily populated as other areas of the County, it was centrally located and has been the only incorporated town in Dawson County's history.

Dawsonville was once known as the "Moonshine Capital" of Georgia during the Prohibition years of the 1920s. The *Prohibition Act of 1920* created the demand for the product and many local families were involved in the production of corn whiskey. This production included the growing of corn and sugar cane, the manufacture of jars, the building of fast cars, and local and regional delivery. These processes are referred to as the "Moonshine Chain." The production of moonshine did not cease with the lifting of the *Prohibition Act in 1933*. Large-scale production continued well into the 1970s.

A tremendous economic boost for Dawsonville came with the introduction of the poultry industry in the area. The Rural Electrification Act of Roosevelt's New Deal in the 1930s also boosted prosperity and growth. Howser's Mill, although not within the city limits, served as Dawsonville's first source of electrical energy through the use of its turbine water wheel. The development of Lake Lanier in the 1950s has also made a large impact on local land values and the local economy with the rising popularity of vacation homes. The construction of Highway 400, running northeast through the lower southeast section of the County, has been a proponent to the increased civic and private achievements within Dawsonville City Limits.

In the 1950s sizeable tracts of land adjacent to the City of Dawsonville were purchased to create National Forest land. Originally owned by the Air Force and used by Lockheed for the research and development of nuclear energy, this area was later purchased by the City of Atlanta Airport Authority. Today the land is maintained by the Department of Natural Resources as the Dawson Forest Wildlife Management Area.

Historic Properties

Most of Dawsonville's historic resources have been categorized according to property types to help identify them more clearly. These categories include: residential structures, commercial buildings, and community landmarks.



Residential Structures

The greatest majority of historic building stock within the City of Dawsonville is residential structures. The historic residential buildings are primarily simple vernacular houses, with the majority dating from around 1890 to 1960. Few antebellum residential structures remain. Some of these vernacular houses exhibit restrained stylistic elements, with the majority not having a great deal of ornamentation. A few high-style residents can be found here. These exhibit Victorian Era, Craftsman, and English Tudor Revival stylistic features.

There are several common house forms, or plans, in Dawsonville. These types include the Central Hallway, Hall and Parlor, Queen Anne Cottage, Gabled Ell Cottage, Pyramidal Cottage, and Bungalow. The Central Hall and Hall and Parlor tend to be two rooms wide, however they differ in their floor plan. The Central Hall consists of two rooms separated by a hallway. It is one room deep and frequently has one or two exterior chimneys. The Hall and Parlor is also usually one room deep and consists of two rooms unequal in size with the entrance leading into the larger of the two rooms. These forms are found intact or with various additions to the front, rear, or side of the structure. The Gabled Ell Cottage typically has a floor plan in a “I” or “L” shape with a gable roof. The Queen Anne Cottage may possess stylistic elements from other architectural styles; or they may lack stylistic elements and only exhibit the roof configuration and massing characteristic of this type. The Pyramidal Cottage consists of a square main mass, a steeply pitched pyramid shaped roof, and will generally have four main rooms with no hallway. The Bungalow house type is characterized by its overall rectangular shape and irregular floor plan. Houses of this type are generally low and have varied roof forms and integrated porches. English Tudor Revival Cottages exhibit clapboard or brick cladding material and typically have irregular floor plans. Most of these house types found in Dawsonville are one-story examples. However two-story types may be found as well.

Commercial Buildings

Prior to the construction of Georgia 400, the majority of Dawsonville revolved around its historic Central Business District (CBD). Much of the CBD, which is locally designated as a historic district, retains much of its original grid plan. New development activity should continue to expand the established grid pattern in order to maintain uniformity and scale within the historic downtown area.

Dawsonville’s historic commercial buildings consist of three primary styles: two-story brick with little ornamentation, two-story frame, and one-story examples of early to mid-twentieth century origin.

Setbacks tend to vary within the CBD. Most are in fair to excellent condition; however, some have experienced historically inappropriate alterations.

In many cases, these remodelings have resulted in the loss of historical integrity of the buildings by covering up important architectural elements. While some changes to buildings may not be reversible, others may be reversed. Buildings that have been “modernized” with false façades can usually be returned to their original appearance by simply removing the extraneous material. The use of historic photographs, as well as guidance from the Regional Historic Preservation Planner, the State Office of Historic Preservation, or a private consultant is beneficial when undergoing commercial restorations and downtown revitalization. Programs such as *Main Street* and *Better Hometown*, both offered through the Department of Community Affairs, may also aid a community in downtown revitalization projects.

Community Landmarks

A variety of historic landmarks exist within the city limits of Dawsonville. Community landmark buildings housed, or once housed community institutions such as local governments, educational programs, and civic organizations; or they are architecturally or historically significant residential or commercial structures that are particularly important to the city and its residents. Community institutions such as schools, churches, or post offices are important as they represent the one-time self-sufficient nature of the community. Some examples of the important landmarks within Dawsonville follow. It is important to note that the structures below are not the only structures worthy of historic recognition within the city of Dawsonville.

Harben Brothers Service Station

Located at 23 Highway 9 North, the Harben Brothers Service Station represents an intact early twentieth century example of iconographic roadside architecture. This property was designed to meet the needs of increased automobile travel within the Northeast Georgia Mountain Region. Undeterred by increased road widenings and the transfer of the majority of downtown revenue to the newer commercial district along the nearby Georgia 400 corridor, this property has been saved from destruction because of its unique historical context. Fouts Properties rehabilitated this property in 2007.



R. D. McClure House

Located on the south side of Academy Avenue (N 3812320 E 764960), this residence was built circa 1918 by one of Dawsonville's prominent citizens. Exhibiting both Craftsman and Colonial Revival architectural elements, it is considered to be a Side-Gabled Bungalow. Although the porch posts have been replaced, the two ridgeline chimneys and side and rear porches removed, this property appears to qualify for the National Register of Historic Places. The elaborate nature of this structure adds to its historical appeal.

McClure's Store

This building is located near the intersection of Cumming Road and State Highway 9 (N 3812410 E 764805). McClure's Store dates from the period 1875 to 1889. It is considered a commercial structure with no outstanding academic style. It is rectangular in shape and symmetric in design. This wood-framed building is 2-storys and located on the courthouse square. It has boxed cornices with gable returns. Originally the post office, the store is held in place with wood pegs and cut nails. The corners are solid from the sills to the roof – no joints. Sills are 14 feet wide. This property was purchased by Cliff McClure in 1913 and is reputed to have been quite old at that time. This property qualifies for the National Register due to its historical significance and architectural style.

Cain's Auto Parts

Located on the Cumming Road (N 3812320 E 764760), this is a vernacular brick commercial building that dates from 1920 to 1939. Although having no academic style, this one-room rectangular building is symmetric and gabled-front-oriented. It was constructed using the combined techniques of balloon and platform framing. Brick masonry is machine made. This property may not be eligible for the National Register but it does qualify as a contributing property to the surrounding historic district on the grounds of architecture and commerce.

Dawsonville Chiropractic Clinic

Situated near the intersection of Howard Avenue and Highway 9 (N 3812260 E 764830), this Pyramidal Cottage dates to the period between 1900 and 1919.



This structure has no defined academic style but does exhibit a square, asymmetric plan with two equal rooms. There is one front door and the remaining chimneys are off-center on the roof surface. Constructed using the combined techniques of balloon and platform framing, the building is clad in clapboard and exhibits a partial front veranda with a shed roof. Windows are double hung with a two-over-one light arrangement. Sidelights and a transom surround the front door. This property qualifies for the National Register of Historic Places due to its architectural detail and design.

Johnson-Tucker House

Located near the intersection of Dahlonega Road and East First Street (N 3812475 E 764870), this house was built in 1868 by Henry Johnson, a relative to Lyndon Banes Johnson. This structure is constructed without the use of nails. All joints are reputed to be pegged. The building type is considered to be a “T” shaped gabled wing with an asymmetric façade. Two-story in height, the fieldstone chimneys are observed off-center to the cross-gabled ridgeline. The Johnson-Tucker House qualifies for listing on the National Register of Historic Places due to its historic and architectural significance.

Dawsonville High School

Located on the south side of State Highway 9, one-quarter mile east of the historic Dawson County Court House (N 3812400 E 765380), this building was constructed in 1941 using stone-bearing construction. The exterior is clad in fieldstone that is set in an unusual pattern: fieldstone interspersed with stacked stone. The windows are 12-light hoppers (center portion tilts out). This building exhibits three-part massing (H-plan), with three bays in each section. Marble lintels and sills adorn the windows and doorways. A transom window can be observed above the front set of double-doors. This building qualifies for listing on the National Register of Historic Places due to its architectural design and craftsmanship as well as its historical significance.

Doctor Burt House

This structure is located on Tucker Avenue (N 3812540 E 764802), and has an estimated date of construction circa 1885-1899. This is a Folk-Victorian with a



rectangular plan and symmetric façade. It is considered to be a Georgian house type due to the central hallway located between four rooms. This decorated vernacular house has a portico associated with the second story and a steeply pitched gable ended roof. It was constructed using a combination of balloon and platform framing techniques. Gable returns can be observed in conjunction with sawn decorative elements. Transom lights are visible above the front door. This property qualifies for listing on the National Register of Historic Places due its unique architectural style.

Auto Parts Store

Located on West First Street (N 3812460 E 764740), this building has an estimated construction date circa 1915. This one-story has a square building plan and has a side-gabled orientation. Constructed from a type of cast concrete block used throughout Dawson County, this building is important due to its location on the courthouse square.

The Old Newton Place

Located on the east side of Burt Creek Road, one-quarter mile north of Spur 136 (N 3813550 E 764620), this domestic-residential single dwelling was constructed between 1880 and 1899. This structure has a side-gabled rectangular plan with Folk Victorian decorative elements. This Central Hallway Cottage has two flanking rooms divided by a middle corridor and is constructed using a combination of balloon and platform framing. A chimney was observed off-center to the ridgeline. The exterior is clad in clapboard and the foundation is stone. A shed roof covers a front veranda. The Old Newton Place qualifies for listing on the National Register of Historic Places due its architectural type and style. Its historical themes are associated with agriculture and architecture.

Historic Gilleland Home

This residence is located along highway 95 south and is a well preserved “high style” Craftsman Bungalow. The structure exhibits subtle classical revival elements and hefty masonry support columns. The interior floor plan is irregular in design and was once characterized by natural wood finishes.



SECTION 3

HISTORIC RESOURCES IN THE DOWNTOWN HISTORIC DISTRICT

Dawsonville's locally designated historic district contains historic residential, institutional, commercial, and landscape resources that reflect the gradual development of the community. Houses are common elements in the district. Institutional buildings include religious buildings, the courthouse and a former school building. Several small to medium sized commercial buildings have been constructed radially around the Old Courthouse. Although road widening has largely eliminated historic landscape resources and infill construction, examples are evident that continue to lend a sense of character to the area that surrounds them.

RESIDENTIAL RESOURCES

Dawsonville contains a wide variety of historic residential resources within the downtown historic district. These resources were constructed from the mid 19th century through the mid 20th century and represent a reasonable array of residential architectural trends that were popular during this period.

Historic houses may be identified by either architectural style or house type. **Architectural style** may be defined by the structure's decoration or ornamentation, such as columns, a cornice with decorative brackets, or a spindle work frieze on a porch. **House type** may be defined as a structure's basic form—its shape and floor plan; for example, a one-story, approximately square shape containing two rooms on either side of a central hallway; or a one-story, rectangular shape containing two rooms separated by a chimney. Many historic houses have both an architectural style and type. However, many other houses may be identified as a house type and may have no elements of architectural style at all. When categorizing historic houses, it is important to look at a house type and architectural style as separate categories for identification.

Many houses are referred to as “vernacular.” **Vernacular** generally means “local form.” Sometimes the term is used to convey a lack of stylistic detail. It may also be used to mean a less sophisticated or regional expression of an particular architectural style.

In this section, the most prevalent architectural styles and house types of Dawsonville's historic residential resources are identified.



Architectural Styles

Architectural style may be identified as the decoration or ornamentation placed on a house. In many cases, overall proportion, scale, massing, and symmetry or asymmetry of a house is also part of the definition of style. Houses vary in the amount of stylistic detail they have. Houses that are considered “high-style” will have elements that define a particular architectural style. Other house may only have a few elements of a particular style. Houses that are considered to be “transitional” include elements from more than one style.

The following photos and descriptions represent the most prevalent residential architectural styles found in Dawsonville’s downtown historic district.

INSTITUTIONAL RESOURCES

The institutional buildings within Dawsonville’s historic district include the types of institutions found in many of Georgia’s small towns—religious buildings or educational building. These resources generally serve as landmark buildings within the community and are good examples of formal architectural style and detail.

COMMERCIAL RESOURCES

Dawsonville’s historic commercial buildings were constructed over a number of years. Earlier examples that would have been associated with the Old Courthouse structure were mostly wood-frame buildings. Many of these historical examples have been removed and replaced with masonry buildings. Surviving examples within the district were built from the early to mid 20th century. Interestingly, many mid twentieth century examples are now becoming historic. These buildings provide examples of mid 20th century building materials and architectural styles. Property owners and contractors doing rehabilitation work on these buildings should consult with a preservation planning consultant prior to beginning work.

LANDSCAPE RESOURCES

Town Form

Dawsonville’s commercial and residential areas are comprised of blocks formed by streets that radiate outward from the historic town core. The central feature of this core is the masonry courthouse building and the encircling shops fronts that face it. The historic district follows a gridiron pattern with square blocks of similar size. As one proceeds outward from the core these blocks become irregular. Most residential streets are characterized by intermittent tree growth along the edge of the right-of-way and scattered about the flanking lots.



These stands of hardwood and pine create a sense of shelter and definition to the neighborhoods, and aesthetically compliment the surrounding mountain range. Although there are no formal rows of identical flora varieties flanking the streets, the existing stands do lend a definable quality to the town. The mature canopies are typically associated with smaller ornamental trees and shrubs. Areas under the larger trees tend to be predominantly grassed. In most cases, landscape elements and their locations have changed very little over time.

Streetscape Sections

Dawsonville's historic district is comprised of blocks formed by streets that emanate outward from the Old Courthouse. Streets of varying depths and dimensions surround each block. Rough calculations in the field confirm that streets typically range from 20 to 55 feet. Parallel parking can be accommodated on the wider streets but are not currently marked. Sidewalks are found along the major roadways in the middle of town but are not found in the majority of residential areas. The right-of-way space is typically divided into the following elements: (1) centerline of road; (2) edge of pavement; and (3) drainage basin (4) concrete sidewalk.

Sidewalk Material

Although the majority of Dawsonville's streets have no sidewalks, the sidewalks that are found in the district areas are typically constructed of scored concrete and have varying widths from 3 ½ to 4 feet. Newer sidewalks are found offset from the street, separated by grassy planting strips that can be from 24 to 36 inches deep. Residential sidewalks are typically constructed of concrete or flagstone.



The example on the left is a contemporary sidewalk with scoring every four feet. The historic sidewalk on the right shows the use of local stone.

Vegetation

Some of the identified varieties of trees that are prominent within the downtown historic district include the following: White Oak, (*Quercus alba*), Black Jack Oak (*Quercus marilandica*), Black Walnut (*Juglans nigra*), Fraser Magnolia (*Magnolia fraseri*), Flowering Dogwood (*Cornus florida*), Crepe Myrtle (*Lagerstroemia*), Shagbark Hickory (*Carya ovata*), and Eastern White Pine (*Tsuga canadensis*).

Wooded/Forested Areas

Dawsonville is surrounded by forested lands and has large stands of trees within the city limits. These large stands occur along streams and around the periphery of open spaces. There are numerous wooded lots scattered throughout the residential area.



Open Space/Green Space

There exists an abundant amount of green space along the outer fringes of the district. These areas are typically older pastureland that has been allowed to go fallow. Unlike the City Park, these areas remain in an un-planned, natural state. These tracts should be considered important character areas within the city.

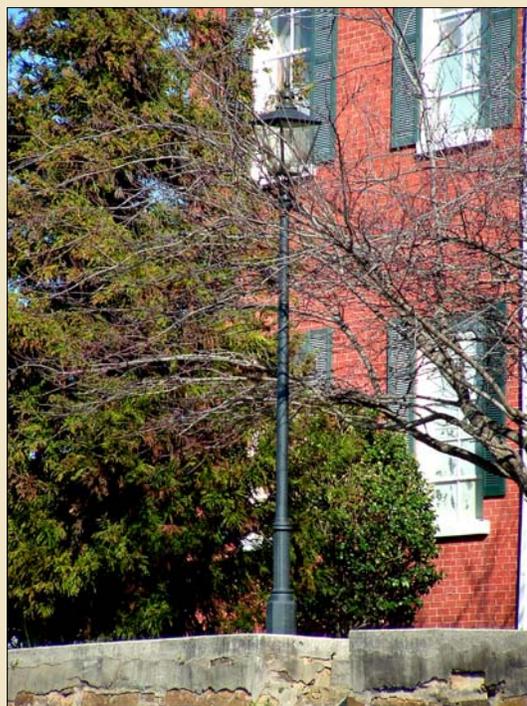


Examples of open space within the City Limits of Dawsonville.

Streetscape Elements

- **Lighting** – There are a variety of light poles and fixtures found throughout Dawsonville’s historic district. Very few of these are historic.

This Colonial Style fixture is found on the courthouse grounds.



- **Fencing** – There are few remaining styles of historic fencing materials inside the city. What remains is composed of chain-link or hog wire. The only historic examples that remain are cast-iron versions found within the city cemetery. Fencing tends to add to the charm of individual properties and serve as a unifying element in the streetscape corridor.



Coated Chain-Link



Woven Wire Fence

- **Retaining Walls** – There are several examples of historic retaining walls found in both the residential and commercial areas of Dawsonville’s historic district. Most are made of indigenous materials and add to the overall aesthetic of the district. Walls in front yards help to define the streetscape edge and public right-of-way parameters.



- **Driveways** – Curb cuts are predominantly non-existent in Dawsonville’s historic district. Driveways tend to intersect the public right-of-way with very little pomp and circumstance. Most driveways are made of concrete with multiple score lines or are unpaved and lined with gravel.



SECTION FOUR

HISTORIC PRESERVATION PRINCIPLES AND TECHNIQUES

Before any preservation project is begun, a number of fundamental decisions need to be made. How will the property be used? Will the property be restored to its original condition or rehabilitated for contemporary use? How can the significant architectural and historical features of the building be preserved? What steps need to be taken?

Presented in this section are some of the most widely accepted and essential principles of historic preservation. A review of this material will provide the prospective Certificate of Appropriateness applicant with a better understanding of the concerns of the Historic Preservation Commission and why it is important to use a carefully thought-out approach when working with historic resources.

An excellent source of information on architectural rehabilitation and maintenance is the Preservation Briefs Series available through the National Park Service. (See the Appendix for a more complete reference list)

Secretary of the Interior's Standards for Rehabilitation

The United States Secretary of the Interior's Standards for Historic Preservation Projects were initially developed for use in evaluating the appropriateness of work proposed for properties listed on the National Register of Historic Places. Revised in 1990, the U.S. Secretary's Standards for Rehabilitation are considered the basis of sound preservation practices. They allow buildings to be changed to meet contemporary needs while ensuring that those features that make buildings historically and architecturally distinctive are preserved. They have meaningful application to virtually every type of project involving historic resources.

- ▶ The Secretary of the Interior's Standards for Rehabilitation provide the framework for these design guidelines and will be used by the Historic Preservation Commission in reviewing applications for Certificates of Appropriateness. These standards are listed as follows:
- ▶ 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 environment.
- ▶ The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided.

- ▶ 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.
- ▶ Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- ▶ Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- ▶ 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, and pictorial evidence.
- ▶ 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.
- ▶ Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- ▶ New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be subtly 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.
- ▶ 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.

Preservation Methods

Preservation is defined as the taking of steps to retain a building, district, object or site, as it exists at the present time. This often includes an initial stabilization effort necessary to prevent further deterioration as well as more general maintenance work. But “preservation” has become the term most often used when referring to a wide range of conservation practices.



The following information is a series of definitions for the four principle preservation methods. The condition of the property, degree of authenticity desired, and the amount of funding available usually dictate the method used to preserve a historic property. Although “rehabilitation” and “restoration” might sound similar, the resulting outcome is quite different.

Stabilization entails making a building weather resistant and structurally safe, enabling it to be rehabilitated or restored in the future.

Stabilization techniques include covering the roof and windows so that rainwater cannot penetrate, removing overgrown vegetation, exterminating pests, carrying out basic structural repairs, securing the property from vandalism, and other steps to prevent additional deterioration of the property. The approach is usually taken on a building not currently in use to “mothball” it until a suitable use is found.

Rehabilitation involves undertaking repairs, alterations, and changes to make a building suitable for contemporary use, while retaining its significant architectural and historical features.

Rehabilitation often includes undertaking structural repairs, updating mechanical systems (HVAC, electrical system, and plumbing), constructing suitable additions for bathrooms, repairing damaged materials such as woodwork, roofing, and painting.

Rehabilitation can accommodate the adaptive use of a building from residential to office or commercial use. Physical changes, such as additions for offices, parking lots, and signage, may result.

If rehabilitation is sensitive, prescribed changes are made in a way that does not detract from the historic character and architectural significance of the building and it’s setting.

Restoration includes returning a building to its appearance during a specific time in its history by removing later additions and changes, replacing original elements that have been removed, and carefully repairing parts of the building damaged by time.

Restoration is a more accurate and often more costly means of preserving a building. It entails detailed research into the history, development, and physical form of the property: skilled craftsmanship; and attention to detail.



Reconstruction entails reproducing, by new construction, the exact form and detail of a vanished building, or part of a building, as it appeared at a specific time in its history.

EIGHT STEPS TO COMPLETE A PRESERVATION PROJECT

The following information is an outline of an accepted approach to planning and implementing preservation projects. Property owners should review these points carefully and consider their importance. The first three steps of the planning phase should be completed prior to the submission of a Certificate of Appropriateness (COA) application. These steps are explained in recommended order.

Step 1: Inspect the Property and Develop a Concept

A thorough inspection of the structure or site will allow for an understanding of specific problems that may exist as well as special conditions and features that need to be considered. This inspection should also take into account the character of the surrounding areas (area of potential impact), with special attention given to how the property in question relates to nearby buildings and sites. Develop a concept plan that considers what needs to be done and what improvements and/or changes that are desirable but not necessary to the physical soundness of a property.

Existing conditions should be documented by building a complete photographic database before any work is undertaken. This is especially true when tax credits are being sought for the rehabilitation of an income producing property. Property owners should consult with the State Historic Preservation Office (SHPO) or a Historic Preservation Professional if they are anticipating applying for federal tax credits or the state tax abatement.

Step 2: Define the Project and Develop a Preliminary Concept

At this point the property owner must determine the type (stabilization, rehabilitation, restoration or reconstruction) and extent of the project to be undertaken. Cost will likely be an issue and therefore it is advisable to consult with an architect, landscape architect, interior designer, or preservation planner. These professionals can assist the owner in defining the basic components of the project. At this stage, the preliminary concept should be presented to the Historic Preservation Commission for initial comments.



Step 3: Refine the Preliminary Concept and Develop a Master Plan

This is the final step of the planning process—the end result of which is the Master Plan. The Master Plan should outline the principle goals of the project and the efforts needed to complete Steps 4 through 8. At this point the property owner should apply for a COA.

Step 4. Stabilize the Building

Before any restoration or rehabilitation work can begin, the property must be in a sturdy and stable condition with all deterioration stopped. An example would be the repair of a leaking roof so that no additional moisture can enter the structure once the new work is completed.

Step 5. Carry Out Structural Repairs

Once deterioration has been stopped, any structural damage must be corrected. This type of work needs to be accomplished as a single step broken up into phases. If the approved project involves an addition to the historic building, it should be carried out only after all structural repairs to the original structure have been completed.

Step 6. Carry Out Infrastructure Repairs

Repairs and improvements to mechanical systems (heating and cooling, electrical, and plumbing) are essential to achieving the highest degree of comfort and economy. Attend to this work fairly early in the project rather than delaying it. Infrastructure improvements can be costly, which is yet another reason for placing this activity high on the priority list.

Step 7. Carry Out Energy Conservation Improvements

Most techniques that improve energy efficiency are generally straightforward and sometimes surprisingly inexpensive. This type of work can, therefore, be put off until more pressing issues are addressed.

Step 8. Carry Out Cosmetic Work

Cosmetic treatments to a structure, such as exterior painting, siding repairs, and porch reconstruction, should be part of the final stage of your preservation project. This is the work that will generally create the greatest visual impact, and it is essential that all preliminary work (stabilization, structural repairs, infrastructure improvements) be completed beforehand so that work will not have to be repeated at a later date.



GREEN BUILDING PRACTICES

The greenest building is the domestic structure or commercial building that is already built. But that doesn't mean you cannot make an existing structure or building even more ecofriendly. Here are 10 steps to green your property while maintaining its historic integrity.

One: Keep original windows intact.

Studies show that older windows can perform as well as vinyl replacements. Weather-strip them so that they seal tightly, caulk the exterior trim, and repair cracked glazing or putty around glass panels. You'll reduce landfill waste and the demand for vinyl, a nonbiodegradable material that gives off toxic byproducts when made.

Two: Use light paint colors.

The use of lighter paint colors on the building exterior will reflect heat better than darker ones. Do not paint masonry that has never been painted in the past.

Three: Insulate the attic, basement, and crawl space.

About 20 percent of energy costs come from heat loss in these areas.

Four: Reuse Old Materials.

Materials such as brick, stone, glass, and slate should be retained and stored on site when making improvements to your home or business. If your rebuilding a staircase, for example, use wood from a summer kitchen or shed that couldn't be restored.

Five: Install fireplace draft stoppers, attic door covers, and dryer vent seals that open only when a dryer is in use.

An open damper in a fireplace can increase energy costs by 30 percent, and attic doors and dryer vent ducts are notorious energy sieves.



Six: Plant Trees.

Evergreen trees on the north and east sides of your building or structure can block winter winds, and leafy trees on the south and east provide shade from the summer sun. Using old photos of your property, try to match the historic landscaping.

Seven: Have an energy audit done.

Your local utility company can provide this service to its clients. You can also visit Home Energy Saver (<http://hes.eli.gov>). Audits can help pinpoint problem areas and measure energy savings after you improve your property's efficiency.

Eight: In summer, open the doors and windows and use fans and dehumidifiers.

Fans and dehumidifiers consume less energy than air-conditioning. Many old houses and commercial buildings were designed with cross-ventilation; take advantage of architecturally designed cooling features. Make sure that all window screens and screen doors are secure and in working order.

Nine: Keep doors airtight.

Maintain weather-stripping, caulking, and painting on a regular basis. Recent studies suggest that installing a storm door is not necessarily cost effective.

Ten: Restore porches and awnings.

Porches, awnings, and working shutters were intended for shade and insulation. To save energy, draw shades on winter nights and summer days.



SECTION 5

HISTORIC DAWSONVILLE REHABILITATION GUIDELINES

The following information is tailored for residential and commercial buildings in Dawsonville's downtown historic district. These guidelines will help property owners make the best decisions when it comes to planning repair and maintenance projects that will preserve the historically significant character of their property.

The guidelines are illustrated by specific examples from Dawsonville's historic district when an appropriate example exists. When a local example is not present an example will be provided from a nearby community that shares a similar historical pattern of growth. Each example has a caption that explains what is appropriate or not appropriate.

Appropriate examples are accompanied by a  check mark.

An  will be associated with inappropriate examples.

EXTERIOR MATERIALS

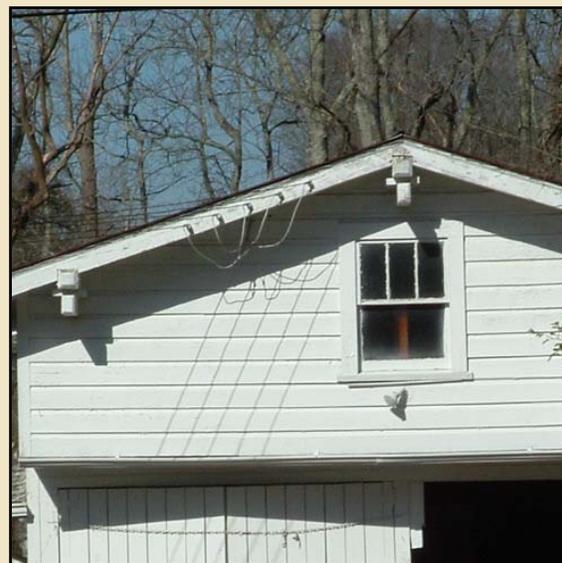
The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationship among buildings. Sometimes only a few materials will be common in a neighborhood, resulting in uniformity and continuity. In other areas, a considerable variety of surface materials and treatments will characterize an area, yet even in such cases the addition of certain inappropriate materials greatly disrupt the predominant visual textures.

GUIDELINES

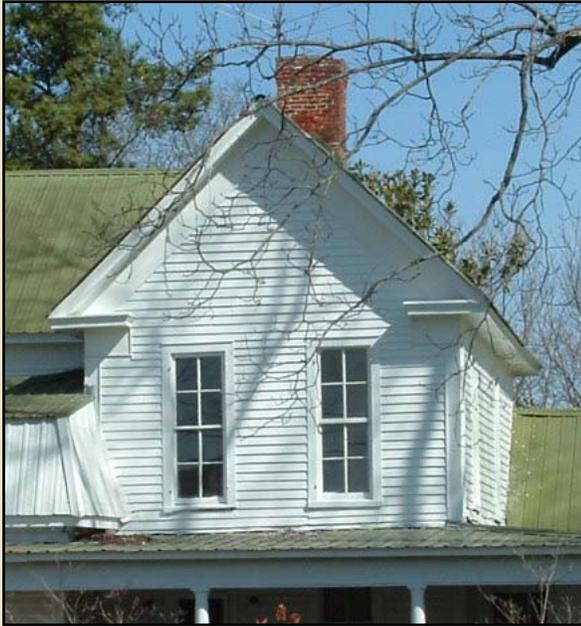
- Retain original wood siding and repair rather than replace damaged material whenever possible. When replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and material.
- Paint removal and repainting should be done using appropriate techniques that do not damage the historic material.
- The application of artificial or non-historic exterior siding materials such as brick veneers; asphalt shingle siding; cementitious, aluminum, or vinyl siding is strongly discouraged. Application often results in the loss or distortion of architectural details, and improper installation can result in damage to underlying historic materials.



Weatherboard Siding: Overlapped with a four to five inch exposure. The weatherboard on this building has been retained and is in good condition.



Novelty (Dutch Board) Siding: Tongue and groove or interlocking edges. This outbuilding retains its original features and appears to have been well maintained.



This residence has retained its weatherboard siding.



This structure has retained its flush board siding beneath the roofline of the front porch.



This remarkable home has been sheathed in artificial siding, which has resulted in the loss of architectural detail. This house probably lost ornamental cornice and distinctive window surrounds.

Aluminum and vinyl siding are discouraged as replacement siding materials within the local historic district. The drawbacks to these types of siding are:

The siding can hide potential problems with the original wood siding, such as moisture retention and insect infestation.

These materials alter or obscure the original scale and architectural details of a building. The entire appearance of a historic building can be changed with the application of aluminum and vinyl siding.

These siding materials are thin and their installation do not serve as an effective method to conserve energy. More cost effective ways to conserve energy in a historic home or commercial building include the installation of storm windows, weather stripping, the insulation of attics and basements, and caulking.

Aluminum and vinyl siding are not permanent or impervious materials. Aluminum can corrode or dent, and vinyl can actually melt, crack, and distort into shapes as it expands and contracts with changes in weather.

Vinyl siding fades and can be very difficult to paint.

GUIDELINES

- Retain original masonry without the application of any surface treatment, including paint.
- Avoid chemical or physical treatments, such as sandblasting, that cause damage to historic materials. Masonry cleaning should be done with the gentlest means possible (pressure washing 600 psi max.)
- Repointing mortar joints should only be undertaken when necessary, and appropriate techniques, tools, and materials should be used to avoid damage to the historic masonry and to match the existing visual character. Replacement mortar should duplicate the historic mortar in strength, composition, color, and texture.





Flagcrete masonry is a unique building material used during the 1950s and 1960s



Cast concrete blocks have been in use since the early 20th century

GUIDELINE

Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that comes very close to duplicating the original material in both appearance and texture.

GUIDELINE

Changes to the exterior arrangement of a building should have a minimal impact on the original materials. When at all possible, these changes should be “temporary” in nature, allowing for future complete restoration of the exterior space. If original details and materials are removed, they should be retained and stored for possible future replacement.



The rehabilitation of this historic filling station has accurately replicated the historic stucco treatment original to the building design.

REPOINTING AND MASONRY REPAIR

Some of the residential buildings in Dawsonville's historic district are constructed with brick as an exterior material. Houses built in the twentieth century are generally brick veneered. Many houses have brick foundations and piers. Although brick is one of the most durable of the historic building materials, it is susceptible to damage from harsh and abrasive cleaning methods. The mortar used to bond the brick together is also very vulnerable to inappropriate repair or maintenance. Correct or timely maintenance of masonry exteriors is vital to the structural health and integrity of the entire building.

GUIDELINES

- Retain the original masonry without the application of any surface treatment, such as stucco or paint.
- Avoid chemical or physical treatments, such as sandblasting, that cause damage to the historic material. Masonry cleaning should be done using the gentlest means possible. Pressure washing can be employed using a maximum pressure of 600 psi.
- Repointing mortar joints should only be undertaken when necessary. When repointing work must be done make it a point to use the appropriate techniques, tools and materials. Damage must be avoided in order to preserve the integrity of the historic building. Replacement mortar should duplicate the historic mortar in strength, composition, color, and texture.



Most historic brick buildings and structures found within the Dawsonville Historic District are in good shape and show minimal signs of weathering.



ARRANGEMENT OF THE FAÇADE: ELEMENTS AND FAÇADE SYMMETRY

Architectural elements such as windows, doors, and porches are arranged on the front façade of historic homes and many types of historic commercial building designs. Due to this arrangement, the façades are either symmetrical or asymmetrical. The structural relationship of these elements is significant in understanding the overall form and design of the building and should be maintained.



Symmetrical Front Façade

If a line is drawn down the middle of the building, the façade should be balanced exactly the same on either side.



Asymmetrical Front Façade

If a line is drawn down the middle of the building, the façade is different on either side of the line.

GUIDELINE

The arrangement of architectural elements on the front façade, including windows, doors, front porch, and gables, should not be altered by rehabilitation activity. The symmetry of the structure must remain intact.

ARCHITECTURAL DETAILS

Architectural details, such as cornices, brackets, moldings, window and door facings, gable details, columns and porch posts are essential to defining the historical character of an individual building and to the district as a whole.

GUIDELINES

- Architectural details should be maintained and treated with the utmost sensitivity.
- The removal of architectural details or the application of inappropriate details should be strongly prohibited.
- Repair rather than replace damaged elements whenever possible.
- Historic details that have been lost or are beyond repair may be replaced with new materials; provided that the earlier appearance can be substantiated by historical evidence and that the new materials match the original in composition, design, color, and texture.



Functional but less ornamental details tend to be found on the sides or in the rear of buildings.



The rounded/arched entryway is a distinctive feature of the Cotswold Cottage



Knee brackets are key characteristic features of this structure.



ENTRANCES AND PORCHES

Entrances and porches are quite often the focal point of historic commercial and residential structures, particularly when they occur on primary facades. Together with their functional and decorative features, entrances and porches can be extremely important in defining the overall historic character of the building.

GUIDELINES

- Retain original porches and steps. The repair of a porch should not result in the removal of any original materials (such as balusters, columns, railings, brackets, and roof detailing) unless they are seriously deteriorated. In this case, the deteriorated pieces should be reproduced.
- If replacement materials must be introduced on porches, the new should match the original in design, color, texture, and when possible, materials. Replacement of missing features should be substantiated by documentary or physical evidence.
- Any enclosure of a front porch, side porch, or porte-cochere should not be visible from a right-of-way. Any modification of these types of features should be strongly discouraged. Porches that are enclosed should utilize transparent materials, such as screen or glass, which help to maintain the original open character of the design.



The exposed rafter tails, masonry columns, and heavy cornice line are stylistic features of this Bungalow.



The two-story portico retains its Neo-Classical pediment. The lower porch along the front façade also remains intact.



WINDOWS

Windows are very important in establishing rhythm on a house or commercial building; they also contribute to directional emphasis and scale. Highly decorative windows with distinctive shapes or glazing patterns are always character-defining features that can associate it with a particular era or architectural style.

GUIDELINE

- Existing windows, including the window sash, glass panes, lintels, sills, frames, moldings, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible.
- When deteriorated elements must be replaced, new materials should be compatible with original materials in terms of fenestrations, profile, size, design, and hardware.
- If it is necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the window.



In this example the historic window has been retained.

Avoid making this mistake



GUIDELINE

The addition of storm windows should take place without seriously compromising the original window's appearance. Storm windows should not be allowed to damage original window frames and installed so that they may be easily removed at a later date. Interior storm windows are less obtrusive and can be easily removed and stored.



ROOFS, CHIMNEYS, AND DORMERS

Original roof form is essential to defining the character of a building. Roof form includes several components: shape, material, slope, color, and pattern. Projecting features such as dormers, cresting, and chimneys are also included. Massing elements such as projecting bays, porches, and dormers display secondary roofs that may connect with and impact the overall impression of the roof form. A series of rooflines can contribute to patterning within a district by their pitches, orientation, and shape. Roofs are key elements to the survival of a home or commercial building. If allowed to deteriorate the structure would lose its first line of defense against weathering elements. A structurally sound roof is essential to proper preservation.

GUIDELINES

- Retain the original shape and pitch of the roof with original features and original materials if possible.
- No addition to a house or commercial building should greatly alter the original form of the roof or
- Original roof dormers should be retained with their original windows.
- Roofs should not have new dormers, roof decks, balconies, or other additions introduced to the front facades. These types of additions are most appropriate when added to the rear or side of a building. If additional upper-story space is required, consider using dormers placed out of view of the public right-of-way to create this space.
- Skylights should be installed to be as unobtrusive as possible, preferably at rear rooflines and behind dormers. Skylights which are flush with the roofline or lay flat are more acceptable than those with convex designs.



The gabled dormer within the roofline of this Arts and Crafts Style home is true to the original design.



Almost completely intact, the roofline of this Folk Victorian home has been modified with a mansard addition that is more commonly associated with the Second Empire or Beaux Arts Styles.



The widespread use of tin sheet roofing can be associated with the early 20th century. This material generally took the place of cedar shake shingle in many rural Georgia communities.

GUIDELINES

- Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if possible. While repair or replacement with like materials is often considered to be cost-prohibitive, it should be remembered that life expectancies of these roofs (slate – 60 to 125 years; clay tile – 100 years or more) is considerably greater than most replacement materials. Clay tile and slate roofs are always character-defining features of these buildings; therefore, if replacement is necessary, new materials should closely match the original texture, color, design, and composition of the historic roofing material.
- The best roofing replacement materials to use when reroofing are replicas of the original. If that cannot be done, asphalt or fiberglass shingles can be used, but their colors should be carefully selected to reflect the original.

GUIDELINE

- Original chimneys are often part of the character-defining makeup of a historic commercial or residential structure and should be maintained; they should never be covered with stucco or any other material, unless the historical records proves that it was once applied. A prominent chimney that is no longer in use still functions as an important element in the overall composition of the house and should not be covered, removed or replaced.



These historic chimneys remain intact.

FOUNDATIONS

The foundation of a building serves not only as support but also as a key element in stylistic expression.

GUIDELINES

- Work involving foundations should preserve the appearance of the original materials.
- Original foundation materials should not be covered with stucco or other materials.
- The infill of pier foundations should be done in a way that maintains the appearance of foundation piers. A simple temporary material, such as wood lattice, is most appropriate. A less desirable solution is the use of solid material. In both cases, the infill material should be recessed behind the original piers and should allow for significant ventilation underneath the structure.



The installation of lattice between support piers is a relatively inexpensive way to enhance a property's historic character.



Infill curtain foundation walls should be set approximately two to three inches behind the face of historic piers. This example shows a common but inappropriate application.



GUTTERS AND DOWNSPOUTS

Adequate roof drainage is necessary to (1) ensure that roofing materials provide a weather-tight covering, and (2) prevent water from accumulating at the base of the building's foundation. There are numerous types of gutters that are indicative to certain time periods and building types. Round gutters and downspouts are indicative to 19th and early 20th century homes and commercial buildings. The more modern decorative cornice varieties seen today should be avoided when rehabilitating a building in Dawsonville's historic district.



Round gutters were typically associated with many of Dawsonville's early homes and commercial buildings.



Cornice gutters such as these are typically out of character for many historic buildings.

GUIDELINES

- The original appearance of all gutters and downspouts should be maintained on both historic commercial and residential structures. It is particularly important that downspouts be situated along the edges and corners of buildings and along porch supports to limit visible disruptions.
- Replacement gutters and downspouts should be of the "half-round" variety. Consider using copper or dark brown aluminum.

MECHANICAL SERVICES

The proper installation of the mechanical system is vital to maintaining not only the visual integrity of the structure but also its structural integrity. The of central heating, air conditioning, and other services are common components found in many modern buildings and with proper planning can be incorporated into an historical design with very little trouble at all.

GUIDELINE

The proper placement of air conditioners and other similar mechanical devices should be accomplished without detracting from the historic integrity of the building. The principle elevation of a building should not be disrupted.



Although many older buildings were designed to take advantage of seasonal breezes and sun, today's homeowners feel that air conditioning technologies are a required part of everyday living. These systems should be placed in the rear of the structure or strategically designed into a landscape plan.



Window units are generally not energy efficient and can often cause damage to the historic fabric of a building.

OUTBUILDINGS

A number of historic barns, garages, and storage buildings can be found associated with the more dominant structures within Dawsonville's historic district. The outbuildings are generally located to the rear or side of the main building and are considered to be important site elements. These buildings often reflect the architectural style and character of the larger building in terms of materials and design elements.

GUIDELINES

- Outbuildings such as garages, garage apartments, and other examples that are associated with the main structure should be preserved as significant site elements.
- All rehabilitation treatments should follow the residential rehabilitation guidelines provided in this section. For construction of new outbuildings, please see *Section Eight: Guidelines for New Construction in Historic Districts*.



Two examples of historic outbuildings found within Dawsonville's Historic District. The one on the left is rural in character while the one on the right is categorically more urban.

HISTORIC ADDITIONS AND ALTERATIONS

Additions and alterations have been made to many of the buildings in Dawsonville's historic district. These changes have taken place over the years and are typically attributed to the natural evolution based on the relationship between need and use. Common additions and alterations include the installation or removal of front and rear porches and rooms, the enclosure of front porches, and the replacement of windows. Although these changes are typically viewed as negative, sometimes these changes become significant in their own right and worthy of preservation.

GUIDELINE

Historic additions and alterations that have acquired significance in their own right should be preserved.



The original porch columns of this Folk Victorian home have been replaced with Neo-Classical columns. This change is now historic in its own right and preservation should be considered.



The flanking enclosures have changed this simple-planned pyramidal cottage into a more complex compound plan. These additions are now considered an integral part of the home's historic fabric.



NEW ADDITIONS TO HISTORIC BUILDINGS

New additions to older buildings are common, but certain guidelines should be followed in order to respect the architectural integrity of the individual building and its contribution to the historic district as a whole.

GUIDELINES

- Building additions should be constructed away from the primary façade, ideally in the rear or to the side.
- New additions should be compatible with the existing structure in terms of materials, mass, color, and relationships of solid voids. However, the design of the addition should be clearly differentiated so that the addition is not mistaken for part of the original building.
- The new addition should be designed so that a minimum of historic materials and character defining elements are obscured, damaged, or destroyed.



The far building is a later addition to the Historic Gilliland's Service Station. It has been visually "removed" from the older building with the use of a different color palette.



ADAPTIVE USE OF HISTORIC BUILDINGS

Historic buildings, whether commercial or residential, are increasingly being adapted to accommodate a variety of new uses and changing needs. These new uses include commercial ventures, private offices, and even residences. As downtown rehabilitations increase in popularity buildings such as churches and second story commercial buildings are becoming popular residential assets. Historic buildings may successfully accommodate these new uses and still retain their architectural truthfulness if their historic arrangement and features are respected by the adaptation.

GUIDELINES

- Proposed new uses for historic buildings should be compatible with the historic nature of the property so that minimal changes are made.
- Residential buildings adapted for new uses should retain the distinctive features and historic character of their original appearance and use.



Signage For Adaptive Use

Residential buildings that are adapted to suit new purposes, such as offices, museums, bed and breakfasts, and other commercial ventures, usually require signage to assist customers in finding their location. Because most residential buildings are set back from the street, business signs generally need to be located in front of the house near the sidewalk or street to be visible to motorists. Signs are usually mounted on a pole or poles that stand in the yard in the front of the house.

GUIDELINES

- New signs for businesses located in historic residential buildings should respect the size, scale, and design of the historic building as well as the surrounding residential neighborhood. Signs located in residential yards should not be so large that they interrupt the neighborhood's residential character.
- New signs should borrow design motifs from the historic building's features and details.
- Sign materials used for both the signboard and sign post should be compatible with the character of the historic building and compliment the surrounding neighborhood not contradict it.
- Sign materials should remain as unobtrusive as possible and not have a massive, overbearing appearance.
- Creativity in signs should be encouraged.



This older design should be smaller in scale.



A Contemporary Approach

SECTION 6

INSTITUTIONAL REHABILITATION GUIDELINES

This section focuses upon the rehabilitation of institutional buildings within Dawsonville's historic district. These structures include religious and educational buildings. Institutional buildings are visually prominent landmarks that provide a unique aspect of community identity, and appropriate rehabilitation work on these buildings can make a significant impact on preserving an area's historic character.

Many of the rehabilitation guidelines in *Section Five: Residential Rehabilitation Guidelines* may also be applied to Dawsonville's institutional buildings. Guidelines for such features as entrances, windows, exterior materials, repointing and masonry repairs, roofs and gutters and downspouts are the same for both residential and institutional buildings. Institutional buildings, however, also have their own distinguishing rehabilitation uses.



DISTINCTIVE FEATURES

Institutional buildings are often the most stylistic buildings in an area, and many are architect-designed. Thus, their distinctive architectural features are especially important to their design and integrity, and every effort should be made to preserve them.

GUIDELINES

- Retain distinctive features that characterize historic institutional buildings and make them visually prominent landmark buildings.
- Deteriorated features should be repaired rather than replaced.
- When replacement is required, new features should match the old design, color, texture, and where possible, materials.
- Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.



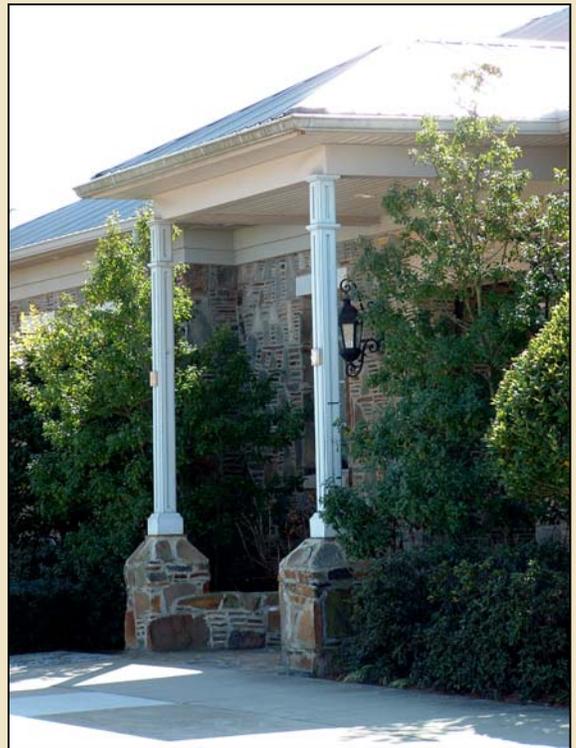
The bell tower of the Dawsonville Methodist Church is a distinctive feature of the building's design and a landmark within the surrounding neighborhood.



The vertical windows and steep roofline reflect a unique Mid-Century Modern Style.



The Greek Revival Portico of the Baptist Church is this building's most prominent feature.



The historic school building has been well preserved and is considered one of Dawsonville's significant buildings.

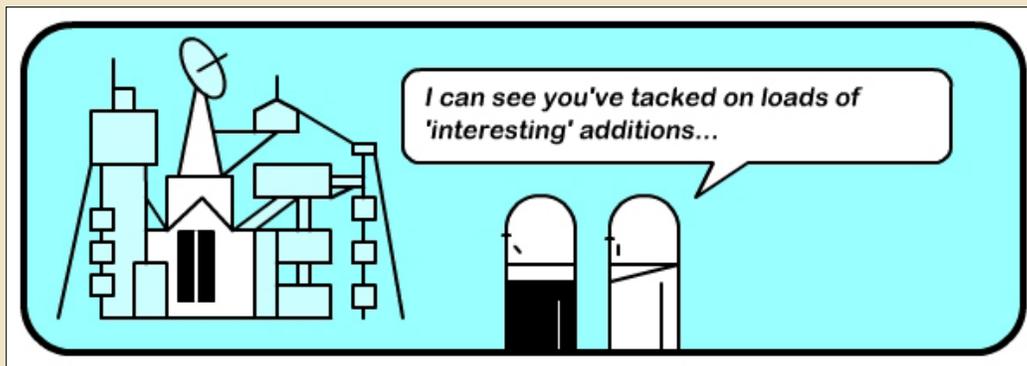


ALTERATIONS AND ADDITIONS

Alterations and additions to institutional buildings are often made to provide more space and accommodate new needs.

GUIDELINES

- Alterations and the placement of additions on institutional buildings should be accomplished without compromising the historic fabric and character of these structures.
- Additions should not be placed on the front façade and should have minimal visual impact from the public right-of-way.
- Alteration of an institutional building's front façade is strongly discouraged.



The addition located on the right of the main sanctuary is placed at the rear of the building with minimal visual impact.

ADAPTIVE USE

Historic institutional buildings may successfully accommodate new uses in order to remain an active part of the community. Many institutional buildings have large spaces that can easily be adapted for a number of compatible uses.

GUIDELINES

- Proposed new uses for institutional buildings should be compatible with the historic property to ensure that minimal changes to the exterior take place.
- Institutional buildings adapted for new uses shall retain the distinctive features and historic character of their original appearance and use.



The Historic Jail is a good local example of Adaptive Use

A FRIENDLY PROPOSAL

Changes to the interior arrangement of a building should have a minimal impact on the original materials and floor plan. When at all possible, these changes should be “temporary” in nature, allowing for future restoration of the interior space. If original details and materials are removed, they should be retained and stored for future replacement.

SECTION 7

HISTORIC LANDSCAPE ARCHITECTURE AND SITE DESIGN GUIDELINES

Dawsonville has several architectural components to its historic district. The following guidelines are for the protection and enhancement of the varying landscape elements associated with the area. These guidelines were developed to make Dawsonville's historic district more attractive and functional. This information should be used when planning new development and rehabilitating existing features to ensure a successful interrelationship with the historic downtown matrix.



STREETSCAPE ELEMENTS

Streetscape elements should support the inherent historic character of the commercial and residential sectors of Dawsonville's historic downtown. This approach will enhance and improve the potential of Dawsonville not only as a tourist destination but also as a place to live and work.

GUIDELINES

- Historic paving and scoring patterns in sidewalks and drive entries should be preserved if possible. New paving should replicate historic precedents.
- Preserve or add street trees using native species whenever possible. Stay away from commercial varieties such as Bradford Pear.
- New exterior lighting should be compatible with the architectural styles present in the historic district and scaled appropriately for pedestrian spaces.
- Edge defining elements such as retaining walls, entry gates and fencing provide continuity for the streetscape corridor. Materials should compliment the existing architecture and enhance historic character.
- The use of chain-link fence is discouraged.



Although much of the landscape has been modified over the years this historic photograph shows the use of wooden pickets (painted and unpainted) within the present historic district (Ben Fouts Home Place c. 1906).

RECOGNIZING PREVAILING CHARACTER OF EXISTING LANDSCAPE

When a new structure is built, it is important that it respects the existing landscape character of that area. The following questions should be asked before work begins:

- What are the dimensions of the area's sidewalks, driveways, and walkways?
- What type of distinctive paving patterns, historic landscape materials or street furnishings are in the area of influence?
- What kinds of mature vegetation are in the area?

GUIDELINE

Identify and respect the prevailing character of the surrounding landscape features and qualities.



This is an example of landscape elements with historic character.



RESPECTING PREVAILING LANDSCAPE CHARACTER WHEN DESIGNING NEW DEVELOPMENT

Whether it is an addition to an existing building or a completely new structure, new construction in Dawsonville's historic district should involve consideration of the surrounding landscape. Once the area of influence has been defined and the character of the existing landscape has been identified, it is most important to retain those aspects of the landscape that are historic. As discussed above and in *Section 3: Historic Resources in Historic Districts*, these historic landscape elements include the streetscape sections, curbs, lighting fixtures, sidewalk materials, vegetation and open space. Ideally, all of these elements should be considered, protected and preserved during new construction projects. Additionally, elements exclusive to the Residential Sector, such as fencing retaining walls, walks, and driveways should be constructed of materials to complement the existing architecture and to enhance the streetscape experience.

GUIDELINES

- Protect and preserve historic landscape resources. These landscape resources are vital to maintaining the visual character of the historic district.
- Preserve open spaces within the historic district. The district's open spaces provide significant visual quality as well as insight into the historical development of the community.

Orchards and Pastureland serve as attractive green space within the downtown area.



DEVELOPMENT PATTERNS

Building setbacks as they relate to the street and sidewalks, characterize residential blocks from commercial blocks in the historic district. The planting of strips between curb and sidewalk vary in width but typically contain one or a combination of the following: hardwood canopy trees, under story ornamental trees, shrubs and grass. New development should incorporate layers of vegetation to soften the impact of the roadway and to provide a privacy filter in the Residential Sector.

GUIDELINES

- Follow the ratio of planting strip to sidewalk in a given neighborhood.
- Plant a variety of recommended species to provide visual interest. Native plants are preferred to minimize maintenance requirements.



Large open lots with a considerable setback are a trademark landscape feature in the residential areas of the district.

DAWSONVILLE, GA



A mixture of native hardwood canopy trees and shrubs should be incorporated into new construction projects.



Natural stone quarried from the surrounding landscape was the building material of choice for urban landscape design.



SECTION 8

NEW CONSTRUCTION IN THE HISTORIC DISTRICT

New construction should be designed to be compatible with its historic surroundings by borrowing design characteristics and materials from adjacent buildings and integrating these into a modern expression. Before designing new development, take time to evaluate what make the property and its surrounding area distinctive. Then decide how the new development can best be designed to compliment the property and area.

GUIDELINE

The underlying premise for new construction and additions should be to consider one's neighbors and nearby structures and to reinforce the existing historical character through sensitive, compatible design.

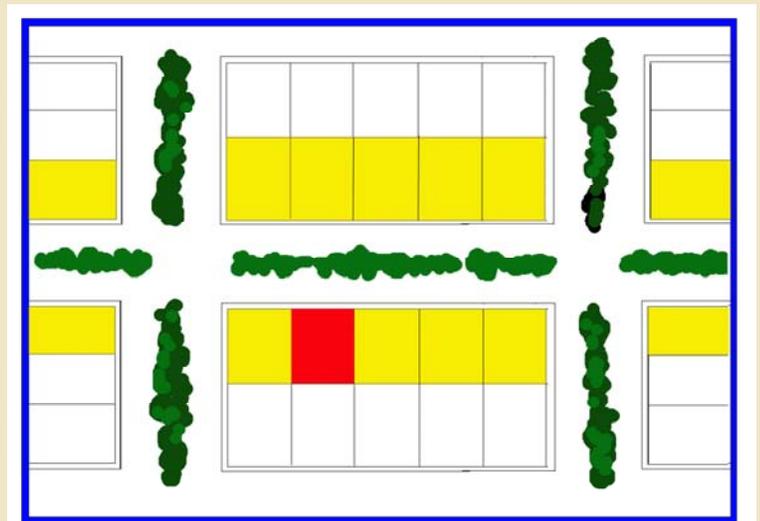
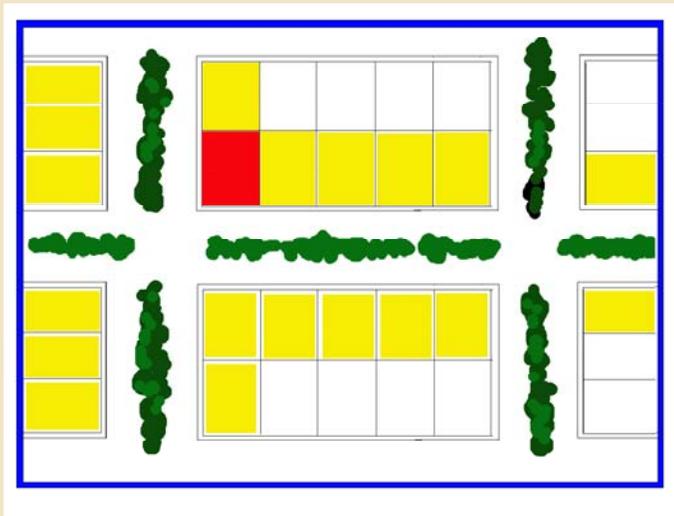
The preceding guidelines will assist in designing new development within the historic district that will be companionable with existing commercial and residential properties.



When considering the appropriateness of a design for a new building or structure in a historic district, it is important to determine the area of potential effect (APE) that will be visually influenced by the new construction. A consistent streetscape will result when new homes or commercial buildings are designed in consideration with what already exists.

GUIDELINE

Define the *area of potential effect* of a new development and what visual impact the new construction will have on the surrounding historic setting.



The Area of Potential Effect: Each site within a historic district will have its own unique impact area. Shown here are two different examples with suggested minimum areas that might be considered. Neighboring buildings should be examined to determine the consistent patterns of design plans and architectural details that are present. The red box indicates the activity area, while the yellow boxes represent the A.P.E.

RECOGNIZING THE PREVAILING CHARACTER OF EXISTING DEVELOPMENT

Every building and structure, whether historic or modern, is a product of design, and the design of these edifices is determined by the way in which basic design concepts are utilized. These design concepts include:

- ▶ Building Orientation and Setback
- ▶ Shape
- ▶ Proportion
- ▶ Scale/Height
- ▶ Directional Emphasis
- ▶ Rhythm
- ▶ Massing
- ▶ Architectural and Site Elements

When a new structure is built among historic structures, the level of success with which it relates to the existing architecture—and whether it contributes or detracts from the area—will be determined by the ways in which its design recognizes the prevailing design expression in the area of influence.

GUIDELINE

Make a point to identify and respect the prevailing character of adjacent historic buildings and surrounding development patterns.

The following are definitions for the basic design concepts listed above and recommendations for evaluating these concepts in proposed new construction projects and additions. Line drawings illustrate the design concepts for both commercial and residential environments.

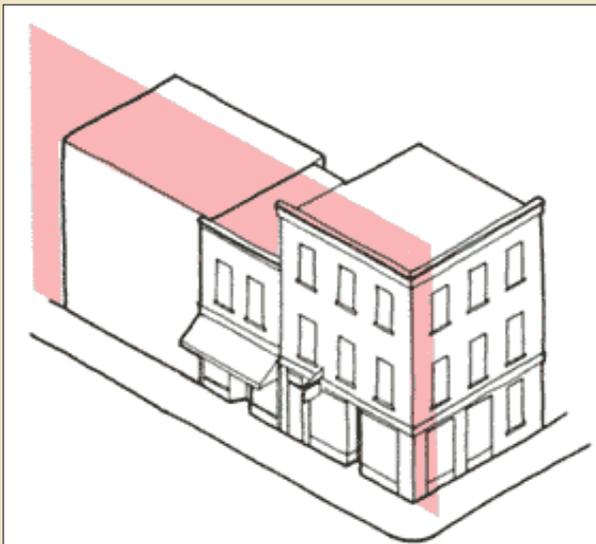


Building Orientation and Setback

Building orientation refers to the directional placement of the building on the site; while setback refers to how far back the building is from the street and side lot lines. Typically, historic areas have strong principal orientations and setbacks.

GUIDELINE

The orientation of a new building and its site placement should be consistent with dominant patterns within the area of potential impact.



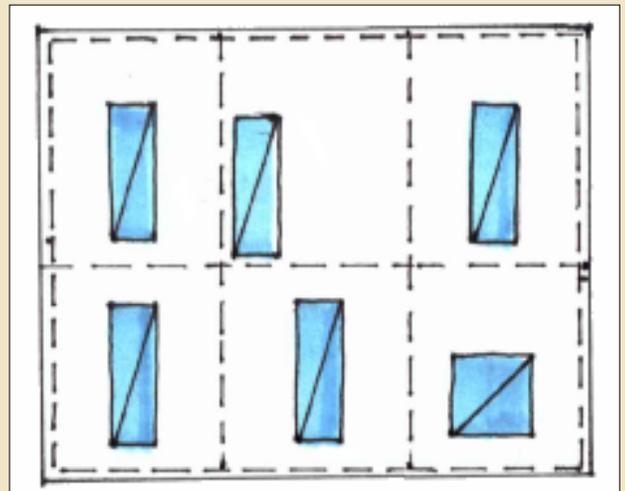
The proposed building in the illustration above respects prevailing patterns



The middle building (top row) is in violation of the established setback on the street



The building on the far right (bottom row), with its square plan, is inconsistent with the established front-to-back orientation pattern on the adjacent houses.



Directional Emphasis

Most buildings are either vertical or horizontal in their directional emphasis. This is determined by a building's overall shape as well as by the size and placement of elements and openings on the building's front façade. Surface materials and architectural detailing may also influence directional emphasis.

GUIDELINE

- A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of potential effect.



Directional Emphasis – These two nearly identical houses both exhibit a vertical directional emphasis.



Directional Emphasis – Shown here are two historic houses (left and right), each with a vertical directional emphasis, and a new house (center) that emphasizes a horizontal emphasis. This new building is neither sympathetic nor consistent with the established pattern along the street.

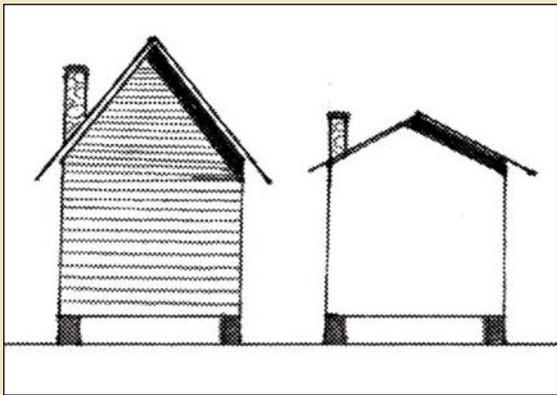


Shape

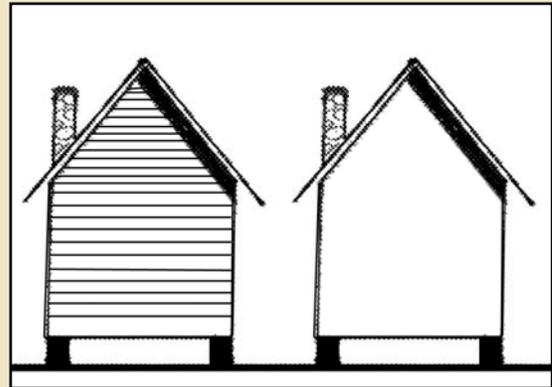
A building's surfaces and edges classify its overall shape. The overall shape, in conjunction with the shapes of individual elements—roof pitch, window and door openings, and porch form (where applicable)—is essential in ascertaining rhythm in a streetscape. Shape can also be a significant element in style.

GUIDELINE- ROOF DESIGN

The roof design (a.k.a. roof pitch) of a new building should be consistent with those of existing buildings within the area of potential effect.



This comparison shows the relationship between historic (left) and inappropriate contemporary roof design.



This example shows a more companionable roof design on the new building.

GUIDELINE- BUILDING ELEMENTS

The principle elements and shapes used on the front façade of a new building must be companionable with those found on existing buildings within the area of potential effect.

This example shows a much more companionable window and door arrangement on the new building.



This figure shows the association between historic (left) building elements and the inappropriate use of contemporary building elements (right).

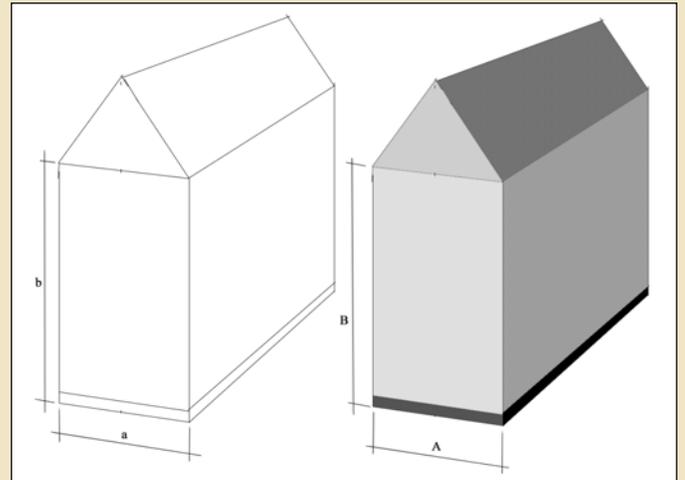
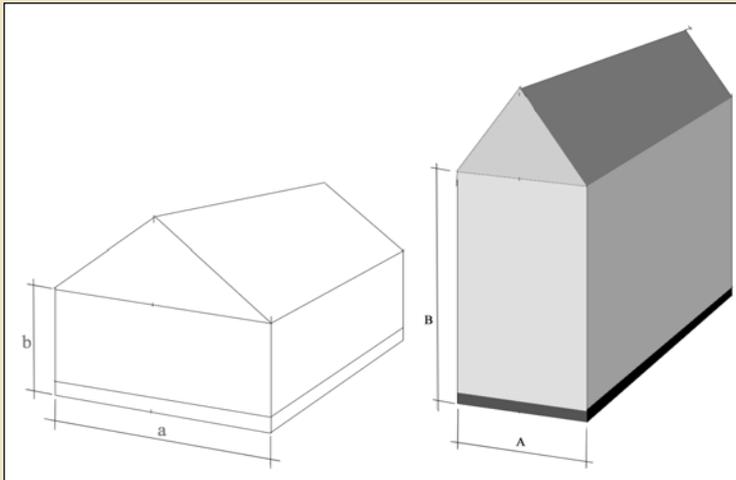


Proportion

Proportion is an agreeable or harmonious relation of parts within a whole; for example the relationship of the height to the width of a building, or the height and width of windows and doors. Individual elements of a building should be relative to each other and to the buildings that flank it.

GUIDELINE

The proportions of new residential or commercial buildings should be consistent with the dominant patterns of proportion that exist in Dawsonville's historic district.



Commercial Proportions: The picture to the left exemplifies the idea of proportion using commercial building dimensions.

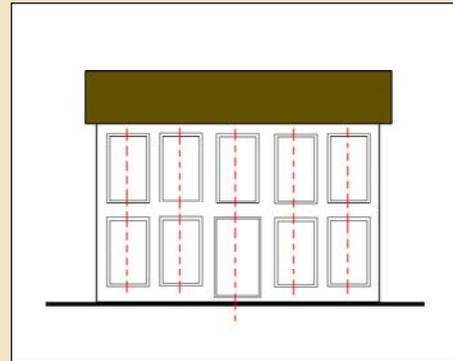
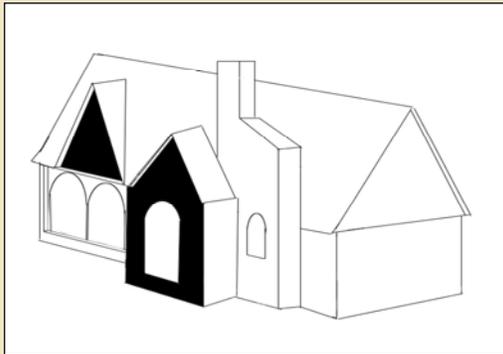


Rhythm

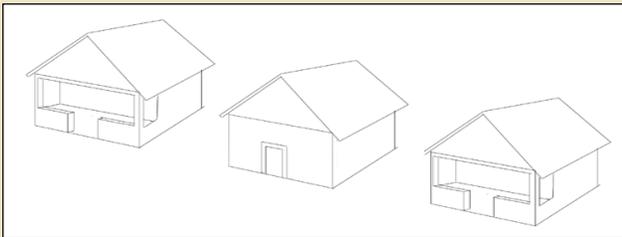
Rhythm is the recurring patterns of lines, shapes, forms, colors (materials) on a building or along a streetscape. For example, the rhythm of openings on a building refers to the number and position of windows and doors on a particular façade. Rhythm also occurs on a larger scale with streetscapes when one considers development patterns (setback & orientation) and details of individual buildings (directional prominence, scale, height, massing, etc.).

GUIDELINE

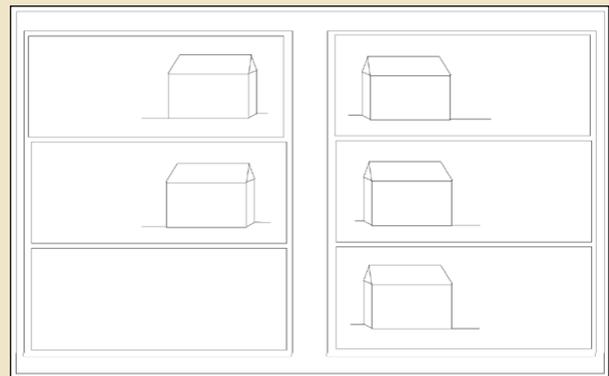
New Construction inside or adjacent to historic areas should respect and not disrupt existing rhythmic patterns in the area of potential effect.



Rhythm – Asymmetrical/Symmetrical: These two houses illustrate two different types of rhythms created by the placement of individual elements. The structure on the right exhibits a regular placement of elemental detail creating a symmetrical façade. The structure on the left has shows an irregular placement of elemental detail creating an asymmetrical façade.



Rhythm – Consistent cornice heights are one of the key elements that can create rhythm along a street. In this example the proposed middle structure (center) disrupts the rhythm of cornice heights established by the existing porches.



Rhythm & Established Setback – The five houses shown above exhibit a well defined setback from the street. A new building on the empty parcel will either maintain or upset the established pattern.



Massing

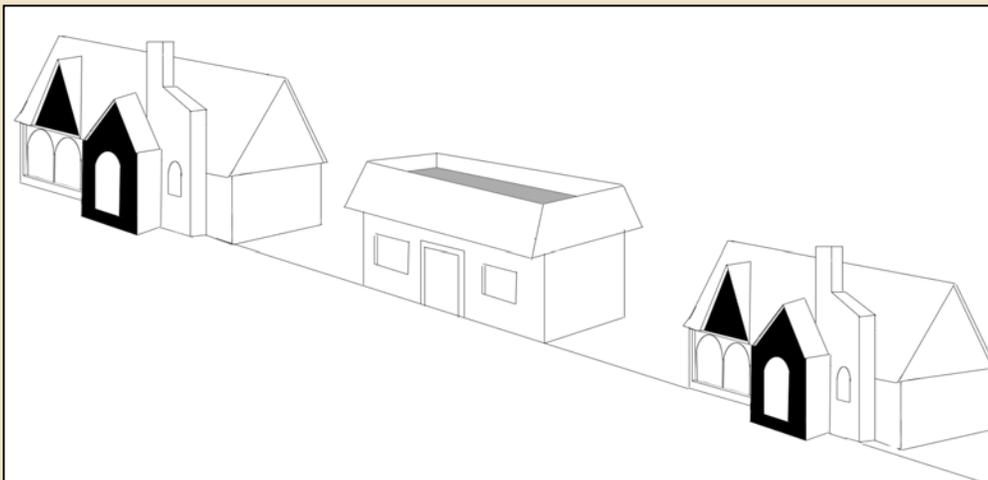
Massing deals with the way in which a building's volumetric components (central body, roof, bays, overhangs, and porches) are arranged and with the correlation between solid wall surfaces and openings.

GUIDELINE

The massing of a new building should be consistent with the dominant massing pattern found in the area of potential effect, if such patterns are discernible.



Massing – The new structure located in the middle of the illustration utilizes a massing design that is compatible with the historic structures that flank it.



Massing – The new structure in the middle of the illustration above has used a massing scheme that is not compatible with the established pattern.

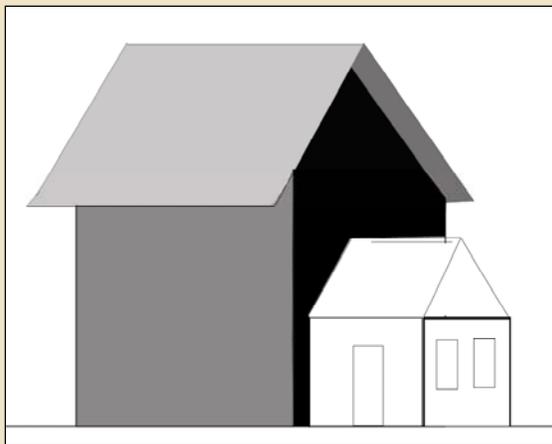
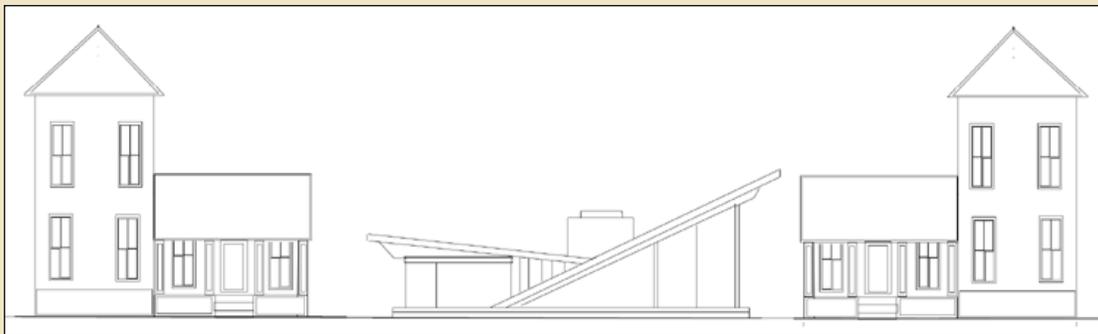


Scale & Height

Scale refers to the apparent relationship between two entities, such as the relationship between a building's height and the height of the average human being, the relationship between different buildings' heights and sizes, or the relationship between the size of an addition and the building in which it is attached. In a historic district the two most important issues are (1) the relationship of the scale of new construction to historic and (2) the relationship of the scale of additions to the historic buildings in which they have been added.

GUIDELINES

- A proposed new building should conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the area of potential effect.
- New construction in historic areas should be consistent with dominant patterns of scale within the area of potential effect.
- Additions to historic buildings should not overpower the details of the existing building.



Scale & Height – In the above illustration, the scale of the proposed building (center) is incompatible with that of the historic buildings on either side.



Scale & Height – The illustration to the left shows an incompatible addition (shaded) to a historic structure. The addition is not only taller than the original building but it also juts forward, further emphasizing its presence.



Architectural & Site Elements

Principal architectural and site elements in the A.P.E. should also be taken into account when designing new construction. The following elements should be considered.

Roofs – In Dawsonville, whether in the historic residential or commercial areas, a variety of roof shapes and pitches can be found. Roof details such as chimney design, gable ornamentation, ridge decoration, parapet details, and roofing material may also be predominant characteristics.

Walls – Residential and commercial buildings may have wall surfaces that are relatively smooth and uninterrupted, or they may be broken by projecting windows, porches, awnings, and other architectural elements.

Windows & Entrances – Pattern of windows and entrance placement, size, or ornamentation may be strong visual components to the historic district. Shutters and window trim may also affect this patterning.

Details – Fascia, soffit, eave and cornice trim, porch railings and brackets, and other decorative details can present a visual pattern and scale to historic buildings.

Materials – Residential buildings may incorporate wood, masonry, stucco, and other materials. These materials may have different textures and shapes, such as novelty siding, wire-etched brick surfaces, or ornate pressed metal roof shingles, which add a sense of variety to the appearance of the building.

Landscape Elements – Specific types of vegetation such as hickory trees, shrubs, expanses of grass covered lawns, fences, walls, and outbuildings may predominate in a residential area. Architectural elements such as fences, walls, and outbuildings may also contribute to visual continuity in historic commercial areas.

GUIDELINE

New construction should reference and not conflict with the predominant site and architectural elements of existing properties in the area of potential effect.



RESPECTING THE PREVALENT CHARACTER WHEN DESIGNING NEW DEVELOPMENT

After identifying the area of potential effect (A.P.E.) and evaluating the established character of the historic district, the following step is to begin the “design phase” of the proposed project. Each project is unique and needs to be taken on a case-by-case basis to meet the needs of the owner while at the same time preserving the historic character of the property and surrounding the area. The following are some general concepts that can assist with new construction design.

New Construction

New construction within older areas can be compatible with the historical environment by simply recognizing established design patterns.

GUIDELINES

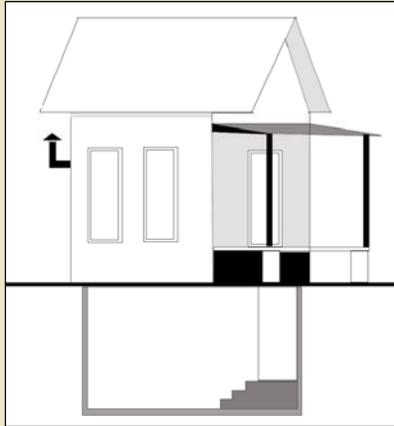
- Build a new structure to the rear of an existing historic building where it will have little impact on the surrounding streetscape.
- If the new construction project will be visible from the street, respect the established setback and orientation of the surrounding historic buildings.
- Landscape elements associated with a new structure should be compatible with that of the surrounding area.
- New construction should reference principal design characteristics that make an area unique in order to achieve creative compatible design solutions that do more than replicate existing buildings.

New Additions to Historic Buildings

Property owners considering making an addition to a historic building should ask themselves three simple questions:

- ◆ Does the proposed addition preserve the significant historic materials and features?
- ◆ Does the proposed addition preserve the historic character of the building and the integrity of the surrounding district?
- ◆ Does the proposed addition protect the historical significance of the building by making a visual distinction between old and new?





In areas where space is an issue, consider alternatives. The illustration on the left shows how the addition of a basement provides additional space without impacting the visual integrity of the historic structure. *In some cases an archaeological assessment of the grounds is recommended before construction begins*

GUIDELINES

- Additions to historic buildings should not be placed on the main or front façade. Locate the proposed addition away from the principle view, ideally at the rear of the building.
- Be sure to respect the proportions of a building to which an addition is being planned to insure that the addition does not up-stage its historic environment.
- Make a point not to obscure character-defining features of a historic building with an addition.
- Set an additional story well back from the roof edge to insure that the historic proportions and profile are not radically changed.
- Additions should respect the character and integrity of historic buildings and incorporate design motifs that relate to the historic character.
- An addition should be designed so that if it were to ever be remove the historic character of the building will not have been compromised.
- While the addition should be compatible, it is acceptable and appropriate for the addition to be clearly discernable as an addition rather than appearing to be an original part of the building. Consider incorporating some differentiation in color, and/or detailing and setting additions back from the historic wall plane.



Alterations to Noncontributing Buildings within the Historic District

When considerable changes begin to take place within a historic district it is hard to resist “beautifying” buildings that retain no historic significance. The creation of a false historic façade is misleading and should be avoided.

GUIDELINE

Do not add false historical details to try and make a non-historic property fit into a historic area but make every effort to ensure that additions and alterations to the property do not detract even further from the area of potential effect.



SECTION 9

MAINTENANCE, DEMOLITION, AND CODE OBSERVANCE

Maintenance and demolitions are two of the most difficult issues that relate directly to the design review process in local historic districts. Maintenance, which is also defined as “preservation,” is a vital protective measure in the protection, interpretation, and appreciation of historic resources. Just as with any real property, a lack of maintenance results in demolition by neglect, the preventable downfall of a historic building due to the willful lack of upkeep and care.

Institutional buildings and those residential buildings that have been rehabilitated for public use must comply with health, safety, and accessibility codes. Property and business owners should recognize the importance of safe and accessible spaces for the public and their customers.



MAINTENANCE

Maintenance is the most effective and economical way to preserve a historic building and its surrounding landscape. The intent of a historic preservation ordinance is not to prevent maintenance and repair work to historically significant properties. Instead the intent is to encourage the regular upkeep and repair of properties within Dawsonville's downtown historic district relevant to their historic design and appearance.

Certain types of routine maintenance and in-kind replacement procedures do not require and approved Certificate of Appropriateness (COA) from the Historic Preservation Commission. They do, on the other hand, require administrative approval from the Dawsonville Planning Department. (See *Design Review Process* in Section 1-7)

GUIDELINE

Provide regular maintenance to a historic building and its landscape features to minimize the future need to replace historic materials.



Regular maintenance on this building has been neglected, jeopardizing its historical fabric. If left unchecked, this deterioration will lead to structural decay and eventually collapse.



DEMOLITION AND RELOCATION

Demolition and relocation are considered material changes in appearance in the Historic Preservation Ordinance and, thus, are subject to review by the Historic Preservation Commission. An approved Certificate of Appropriateness (COA) is required for the demolition or relocation of a historic property.

Demolition and relocation tend to destroy the historic integrity of buildings and their landscapes as well as the integrity of the historic district that surrounds them. Each building proposed for demolition or relocation should be evaluated for historic and architectural merit as well as being a defining contribution to the character area wherein it resides. If the historic building is significant, thoroughly investigate alternative uses that permit the continued preservation of the building on its original site. Consult with the Historic Preservation Planner at the Georgia Mountains Regional Development Center or another qualified preservation professional for guidance and recommendations.

GUIDELINES

- Significant historic buildings should not be demolished unless they are so unsound that rehabilitation is not possible.
- Likewise, significant historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved to the site.
- An applicant may be asked to consider selling the property for rehabilitation before demolition or relocation can be considered.
- Architectural and landscape plans for development of the vacant property must be submitted before demolition or relocation can be considered.



HEALTH, SAFETY, AND ACCESSIBILITY CODE COMPLIANCE

Historic institutional buildings and residential buildings adapted for public use may require alterations to comply with current health, safety, and accessibility requirements when undertaking rehabilitation work. Acceptable solutions can be found that will be compatible with historic buildings while successfully accommodating these requirements. Having safe and accessible public spaces encourages the continued use of historic properties.

The Americans with Disabilities Act (ADA) of 1990 ensures that people with disabilities are able to experience our nation's rich architectural and historic heritage and have equal access to the services offered within older buildings. State and local governments, private for-profit businesses, and nonprofit businesses and organizations have ADA responsibilities when altering, renovating, or expanding their facilities. The ADA recognizes the importance of protecting the historic character of older buildings and has specific provisions to address historic preservation. In situations where accessibility modifications would threaten or destroy the integrity of a historic building, the law provides alternative methods. Other state and local laws address their own safety and accessibility requirements.

GUIDELINES

- Compliance with health and safety codes and handicap accessibility requirements should be carried out with a minimum of impact on the character and materials of historic buildings.
- Fire escapes should be placed to the rear of the building or on a less visible façade.
- The design and placement of ramps that provide access to entrances should be as unobtrusive as possible. Consult with a qualified preservation professional to insure compliance.

Although compliant to ADA Standards, this ramp partially obscures the front façade of this historic building.

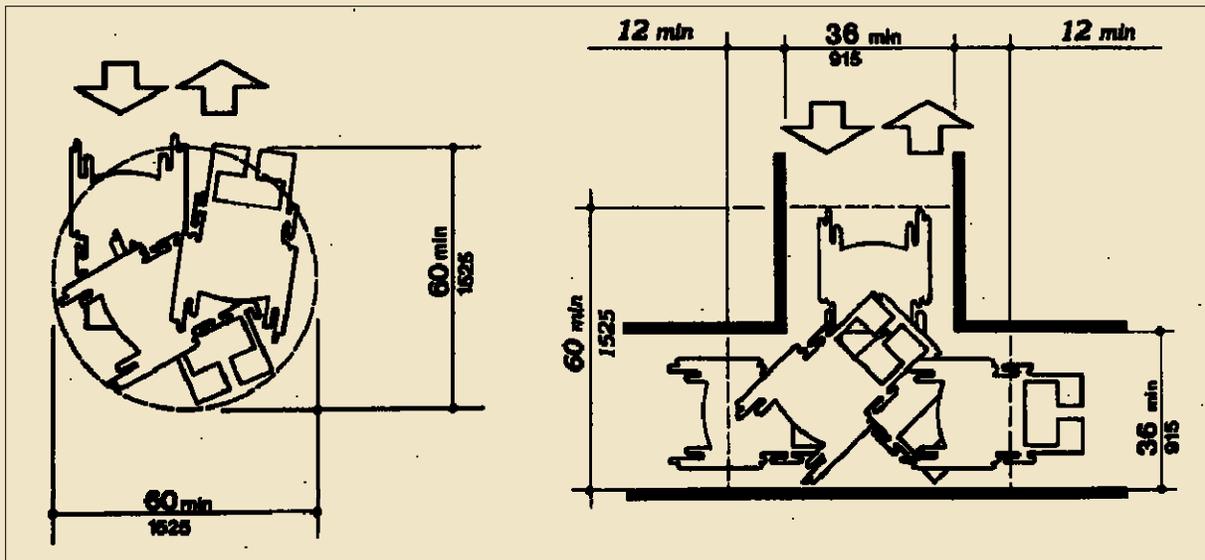




** The National Trust for Historic Preservation and the National Alliance of Preservation Commissions have published a training course on ADA requirements for historic properties*



This example shows an appropriate ADA design that has a positive interface with the historical fabric of the building.



ADA Standards require a precise design.





This example shows an inappropriate ADA design

This example shows an appropriate ADA design.



APPENDIX A

**Application for
Certificate of Appropriateness**

DAWSONVILLE, GA

Application Number: _____

Date: _____

**CERTIFICATE OF APPROPRIATENESS (COA)
APPLICATION
DAWSONVILLE HISTORIC PRESERVATION COMMISSION**

1. Name of Applicant: _____

2. Address of Applicant: _____

3. Name of Owner: _____

4. Address of Owner: _____

5. Location of Property: _____

6. Present Zoning Classification of Property: _____

7. Present Historic District in Which Property is Located: _____

8. Type of Proposed Work to Take Place:

New Construction Demolition Landscaping Building Relocation

Material Change Other (Specify) _____

9. Description of Proposed Work: _____

I UNDERSTAND THAT CHANGES TO THE EXTERIOR OF THE PROPERTY MUST CONFORM AND FOLLOW THE DAWSONVILLE DESIGN GUIDELINES. (These guidelines are available for review in the City Planning Office.)

Signature of Applicant

Telephone Number

Fee Paid \$ _____

Receipt No. _____

APPENDIX **B**

**DAWSONVILLE HISTORIC PRESERVATION
ORDINANCE**

ARTICLE _____. HISTORIC PRESERVATION ORDINANCE

State law references: Historic preservation, O.C.G.A. § 44-10-1 et seq.; local ordinances, O.C.G.A. § 44-10-20 et seq.; exemptions, O.C.G.A. § 44-10-23.

Section () Purpose

- (a) In support and furtherance of its findings and determination that Dawsonville's historic, cultural, architectural, archaeological and aesthetic heritage is among its most valued and important assets, that Dawsonville's heritage is important to the education, culture, traditions, and economic well-being and potential of the city, and that the preservation of Dawsonville's heritage is essential to the promotion of the health, prosperity and general welfare of its people;
- (b) In furtherance of the goal to preserve its historic resources and maintain its quality of life as stated in the comprehensive plan.
- (c) In order to stimulate revitalization of historic business districts and neighborhoods and to stabilize and improve property values in the process;
- (d) In order to protect and enhance local historic and aesthetic attractions for tourists and thereby promote and stimulate business and strengthen the local economy;
- (e) In order to enhance the opportunities for federal or state tax benefits under relevant provisions of their respective tax laws;
- (f) 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 the same; and
- (g) In order to foster civic pride in the history, culture, architecture and appearance of the city;

The city commission hereby declares it to be the purpose and intent of this article to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation, and use of districts, buildings, structures, objects, sites and landscape features having a special historic, cultural, architectural, archaeological or aesthetic interest or value, in accordance with the provisions of this article.

Section () Relationship to planning and development

- (a) This article is a part of the planning and development functions of the city. The protective regulations described in this article shall be administered with and as a part of the development codes of the city.
- (b) All individual buildings and properties in the city lie within zoning districts, which are classified by permitted types of land use. Historic preservation regulations described in this article is not concerned with the use of individual properties. Rather, the regulations are intended to protect and preserve the

exterior appearance of historically, architecturally and culturally significant buildings, structures, objects, sites, districts and landscape features. Properties subject to historic preservation regulations are also subject to land use zoning regulations. This article shall apply to locally designated historic districts only. These districts are known as local historic district and local historic properties.

Section () Definitions

As used herein, the following words and terms shall have the following meanings, unless a different meaning clearly appears from the context:

Building: a construction created principally to shelter any form of human activity.

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 local historic property or an individual property located within a local historic district.

District: a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.

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

Exterior environmental features: all those aspects of the landscape or the development of a property which affects its historical character.

Historic: generally more than 50 years old, unless there is a strong justification concerning historical or architectural merit.

Historic district: a geographically definable area, urban or rural, which contains structures, sites, works of art, or a combination thereof which:

- (1) Have special character or special historical or esthetic interest or value;
- (2) Represent one or more periods or styles of architecture typical of one or more eras in the history of the municipality, county, state, or region; and
- (3) Cause such area, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.

Historic Infill: new construction within a designated historic district that compliments rather than overpowers the older buildings surrounding it. Historic Infill replicates the window and door placement, building height, exterior materials, sign placement, and established set-backs.

Integrity: authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

Landscape features: natural features or constructions that affect the historic character of a property, such as fences, walls, walks, statues, fountains, benches, lamp posts, hedgerows, gardens, trees and plantings which are not otherwise considered as a structure, object or site.

Local historic district: a geographically definable area selected pursuant to the criteria established in subsection 23-180(b)(1) of this article and designated by the city commission.

Local historic property: a building, structure, site or object, including the adjacent area necessary for the proper appreciation thereof, selected pursuant to the criteria established in subsection 23-180(c)(1) of this article and designated by the city commission.

Material change in appearance: a change that will affect either the exterior architectural or environmental features, other than color, of a local historic property or any building, structure, object, site or landscape feature, excluding the color of said feature, within a local historic district, such as:

- (1) A reconstruction or alteration of the size, shape or facade of a building, structure or object, including relocation of any doors or windows or removal, covering, or alteration of any architectural features, details or elements;
- (2) The demolition or relocation of a building, structure, object or site;
- (3) The commencement of excavation for construction purposes;
- (4) A change in the location of advertising visible from the public right-of-way;
- (5) The erection, alteration, restoration or removal of any building, structure, site, object or landscape feature within a local historic property or local historic district, including walls, fences, steps and pavements, or other appurtenant features; or
- (6) Allowing the deterioration of any building, structure, site, object or landscape feature of a local historic property or within a local historic district through neglect.

Object: a construction primarily artistic in nature or relatively small in scale and simply constructed. Although it may be movable by nature or design, it is associated with a specific setting or environment.

Property: an area of land containing a single resource or a group of resources. An individual property is a property that consists of a single resource or a main resource and a small number of related secondary resources. A district is a property that consists of a number of resources that are relatively equal in importance. In this article, the term generally is used to mean an individual property.

Resource: any building, structure, site or object that is part of or constitutes a property.

Site: the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archaeological value regardless of the value of any existing building or structure.

Structure: a functional construction made for purposes other than creating human shelter.

Yard: an area that lies between the principal building on a lot and the nearest lot line, including:

- (1) *Front yard:* A yard situated along any public street right-of-way or private street easement.
- (2) *Rear yard:* A yard situated along a rear lot line.
- (3) *Side yard:* A yard situated along a side lot line, but not extending into a front or rear yard.

Cross references: Definitions and rules of construction.

Section () Historic preservation commission

- (a) *Creation of a historic preservation commission.* There is hereby created a body whose title shall be the Dawsonville Historic Preservation Commission, hereafter referred to as the historic preservation commission or HPC. The commission shall be a part of the planning and development functions of the city.
- (b) *Preservation commission members; number, appointment, terms and compensation.*
 - (1) The historic preservation commission shall consist of seven members appointed by the city commission. All members should be residents of the county and shall be persons who have demonstrated special interest, experience or education in history, architecture, or the preservation of historic resources. To the extent available, at least three members should be appointed from among professionals in the disciplines of architecture, history, architectural history, historic preservation, planning, archaeology or related disciplines. At least one member shall be a property owner in a historic district.
 - (2) Members shall serve three-year terms. In order to achieve staggered terms, initial appointments shall be: Two members for one year; two members for two years; and three members for three years. Members shall not receive a salary, although they may be reimbursed for expenses incurred while acting in the interests of the commission.
 - (3) Failure of a member to attend three consecutive meetings without satisfactory cause, as determined by the board, shall constitute a

vacancy of said historic preservation commission member's position, and the position shall be filled by the city commission.

(c) *Statement of the historic preservation commission's powers.* The historic preservation commission shall be authorized to:

- (1) Prepare and maintain an inventory of all properties within the city having potential for designation as local historic properties or local historic districts.
- (2) Recommend to the city commission specific buildings, structures, objects, sites or districts to be designated as local historic properties or local historic districts.
- (3) Consider applications for certificates of appropriateness and approve or deny same in accordance with the provisions of this article.
- (4) Recommend to the city commission that the designation of any building, structure, object, site or district as a local historic property or local historic district be revoked, altered, or removed.
- (5) Restore or preserve any historic properties acquired by the city with the city's consent.
- (6) Promote the acquisition of facade easements and conservation easements by the city in accordance with the provisions of the Facade and Conservation Easements Act of 1976 (O.C.G.A. §§ 55-10-1 through 55-10-5).
- (7) Conduct educational programs on historic properties located within the city and on general historic preservation activities.
- (8) Make such investigations and studies of matters relating to historic preservation, including consultation with historic preservation experts, that the city commission or the historic preservation commission may, from time to time, deem necessary or appropriate for preserving historic resources.
- (9) Seek out local, state, federal and private funds for historic preservation, and make recommendations to the city commission concerning the most appropriate uses of any funds acquired.
- (10) Submit to the office of historic preservation of the department of natural resources a list of historic properties or historic districts that have been designated.
- (11) Perform historic preservation activities as the official agency of the city historic preservation program.
- (12) Receive donations, grants, funds or gifts of historic property and acquire and sell historic properties. The historic preservation commission shall not obligate the city without prior consent.
- (13) Review and make comments to the office of historic preservation of the department of natural resources concerning the nomination of

properties within its jurisdiction to the National Register of Historic Places.

- (14) Participate in private, state and federal historic preservation programs and with the consent of the city, enter into agreements to do the same.
 - (15) Employ persons, if necessary, to carry out the responsibilities of the historic preservation commission.
 - (16) Promote and review the use of appropriate historic infill designs within the historic district that will preserve and protect historic integrity.
- (d) *Historic preservation commission's power to adopt rules and standards.* The historic preservation commission shall adopt operational rules and standards for the administration of its business and for consideration of applications for designations and certificates of appropriateness such as bylaws or rules of procedure, and design guidelines. The historic preservation commission shall have the flexibility to adopt rules and standards without amendment to this article. The historic preservation commission shall provide for the time and place of regular meetings and a method for the calling of special meetings. The historic preservation commission shall select such officers, as it deems appropriate from among its members. A quorum shall consist of a majority of the members.
- (e) *Conflict of interest.* At any time the historic preservation commission reviews a project in which a member of the board has ownership or other vested interest, that member will be forbidden from presenting, voting, or discussing the project, other than answering a direct question.
- (f) *Historic preservation commission's authority to receive funding.* The historic preservation commission shall have the authority to accept donations and shall insure that these funds do not displace appropriated governmental funds.
- (g) *Technical, administrative and clerical assistance.* Technical, administrative and clerical assistance shall be provided as required by the historic preservation commission.
- (h) *Records of historic preservation commission meetings.* A public record shall be kept of the commission's resolutions, proceedings and actions.

Cross references: Administration.

Section () Designation of historic districts and historic properties as local historic districts and local historic properties

- (a) *Preliminary research by historic preservation commission.*
- (1) *Historic preservation commission's mandate to conduct a survey of historic resources.* The historic preservation commission shall work closely with the city in seeing that historic properties in the city are identified and inventoried through a historic resources survey.

- (2) *Historic preservation commission's power to propose historic districts and historic properties to the city commission for designation.* The commission shall present to the city commission proposals for local historic districts and local historic properties.
 - (3) *Historic preservation commission's documentation of proposed designation.* Prior to the commission's presentation of a proposal for a historic district or historic property to the city commission for designation, it shall prepare a report consisting of:
 - a. A physical description;
 - b. A statement of historical, cultural, architectural and/or aesthetic significance;
 - c. A map showing historic district boundaries and classification (i.e., contributing, noncontributing) of individual properties within the district, or showing historic property boundaries;
 - d. A statement justifying the boundaries; and
 - e. Representative photographs.
- (b) *Designation of a historic district as a local historic district.*
- (1) *Criteria for selection.* A local historic district shall be a geographically definable area which contains buildings, structures, objects, sites and landscape features or any combination thereof, which:
 - a. Have special character or special historic or aesthetic value or interest;
 - b. Represent one or more periods, styles, or types of architecture typical of one or more eras in the history of Dawsonville, Dawson, Georgia or the region; and
 - c. Cause such area, by reason of such factors, to constitute a visible perceptible section of the city.
 - (2) *Boundaries of local historic districts.* Boundaries of local historic districts shall be included in, or amended to, the official historic preservation map of the City of Dawsonville, Georgia.
 - (3) *Evaluation of properties within local historic districts.* Individual properties, or the main resources of individual properties, within local historic districts shall be classified as follows:
 - a. *Contributing.* A building, structure, object or site that adds to the historic associations, historic architectural qualities or archaeological values for which the district is significant because it was present during the period of significance, relates to the documented significance of the district, and possesses historic integrity or is capable of yielding important information about the period.

- a. Provide a legal description of the proposed local historic district or the proposed local historic property;
 - b. Require that, upon designation, a certificate of appropriateness be obtained, as required herein, from the historic preservation commission prior to any material change in the appearance of an individual property located in the local historic district or a local historic property; and
 - c. Require that, upon designation, the local historic district or local historic property be shown on the official historic preservation map of the city and kept as a public record to provide notice of such designation.
- (3) *Required public hearings.* The historic preservation commission and the city commission shall hold a public hearing on any proposed ordinance amendment for the designation of any historic district as a local historic district or any historic property as a local historic property. Notice of the hearing shall be published in at least three consecutive issues of the principal local newspaper and written notice of the hearing shall be mailed by the historic preservation commission to all owners of the proposed local historic property or the individual properties located within the proposed local historic district. All such notices shall be published or mailed not less than ten nor more than 30 days prior to the date set for the public hearing. A notice sent via United States mail to the last known owner of the property shown on the city tax roll shall constitute legal notification to the owner under this article.
- (4) *Recommendations on proposed designations.* A recommendation to affirm, modify or deny the proposed ordinance amendment for designation shall be made by the historic preservation commission at its next regular meeting or at a special meeting convened following the procedures set out in this article. The historic preservation commission shall review public comments and make a final recommendation and transmit said recommendation to the city commission.
- (5) *City commission action on historic preservation commission's recommendation.* Following the receipt of the historic preservation commission's recommendation, the city commission may adopt the proposed ordinance amendment for designation, may adopt the proposed ordinance amendment with any changes it deems necessary, or may reject the proposed ordinance amendment.
- (6) *Notification of office of historic preservation.* Not less than 30 days prior to a hearing on any ordinance amendment designating a historic district as a local historic district or a historic property as a local

historic property, the historic preservation commission must submit the report, as required, to the historic preservation division of the department of natural resources.

- (7) *Notification of adoption of ordinance amendment for designation.* Within 30 days following the adoption of the ordinance amendment for designation by the city commission, the owner of the local historic property or the individual properties located within the local historic district shall be given written notification of designation by the city commission. This written notice shall inform said owner of the necessity of obtaining a certificate of appropriateness prior to undertaking any material change in appearance of the local historic property or of any individual property located within the local historic district. A notice sent via the United States mail to the last known owners of said property or properties shown on the city tax roll shall constitute legal notification to the owner under this article.
- (8) *Notification of other agencies regarding designation.* The historic preservation commission shall notify all necessary agencies within the city of the ordinance amendment for designation, including the local historic organization, and relevant public agencies.

(e) *Alteration or modification of an existing local historic district.*

- (1) *Application for modification of a local historic district.* Application for alteration or modification of an existing historic district may be submitted to the historic preservation commission by the City of Dawsonville, an historical society, neighborhood association located in such local historic district, or group of two or more property owners representing a majority of property owners in an area proposed to be added to or removed from the local historic district. An historical society, neighborhood association, or group of property owners may not apply for alteration of an existing local historic district for a period of one year following the city commission's rejection of an ordinance amendment to modify the boundary of the district, unless such application is substantially modified from the rejected ordinance amendment as determined by staff of the historic preservation commission.
- (2) *Required components of an ordinance amendment for designation.* Any ordinance altering or modifying the boundaries of any local historic district shall include a description of the boundaries of the district and the area proposed to be added to or removed from the district and shall list each property located therein.
- (3) *Boundaries of the local historic district.* Any ordinance altering the designation of any property as a local historic property or any district as a local historic district shall require that the designated property or

district be shown on the official zoning map of the City of Dawsonville and be kept by the city as a public record to provide notice of such designation.

- (4) *Historic preservation commission's report on proposed alteration of the local historic district.* The historic preservation commission shall make or cause to be made an investigation and shall report on the historic, cultural, architectural, or esthetic significance of each place, site, building, structure, or work of art in the area proposed to be added to or removed from the local historic district. The historic preservation commission shall compose a report of its findings that shall include a physical description of the area proposed to be added to or removed from the local historic district; a statement of historical, cultural, architectural and/or aesthetic significance; a map showing the existing and proposed boundaries of the local historic district; a statement justifying the boundaries; and representative photographs of each place, site, building, structure, or work of art in the area proposed to be added to or removed from the local historic district. This report shall be submitted to the Division of Historic Preservation of the Department of Natural Resources or its successor which will be allowed 30 days to prepare written comments concerning the report.
- (5) *Required public hearing.* The historic preservation commission shall hold a public hearing on the proposed ordinance to alter or modify the boundaries of the local historic district. Notice of the hearing shall be published at least three times in the principal newspaper of general circulation within the municipality or county in which the property or properties to be affected by the ordinance are located; and written notice of the hearing shall be mailed by the city to all owners and occupants of such properties as shown on the city tax roll. All the notices shall be published or mailed not less than ten nor more than 20 days prior to the date set for the public hearing.
- (6) *Recommendation of the historic preservation commission.* Following the public hearing, a recommendation to affirm, modify or deny the proposed ordinance amendment shall be made by the historic preservation commission at its next regular meeting or at a special meeting convened following the procedures set out in this article. The commission shall review public comments and make final recommendations and transmit said recommendation to the city commission.
- (7) *City commission's action on historic preservation commission's recommendation.* Following the receipt of the commission's recommendation, the city commission may adopt the proposed ordinance altering the boundaries of the local historic district, may

adopt the proposed ordinance amendment with any changes it deems necessary, or may reject the proposed ordinance amendment. Provided the city commission shall not amend the proposed ordinance to add additional properties to an historic district if the owners of such properties were not notified of the public hearing, as provided above.

- (8) *Notification of affected property owners.* Within 30 days immediately following the adoption of the ordinance amendment, the owners of each individual property located within the area included in or removed from the local historic district shall be given written notification of such designation by the city commission. For properties included in the local historic district, such notice shall also apprise said owners and occupants of the necessity for obtaining a certificate of appropriateness prior to undertaking any material change in the appearance of the historic property within the designated local historic district. Notice sent via the United States mail to the last known owners of said property or properties shown on the county tax roll shall constitute legal notification to the owner under this article.
- (9) *Creation of islands.* The alteration or modification of an existing local historic district may not create an island of property within the district which is not a part of the local historic district. For purposes of this section, an island is defined as a parcel or parcels or property located wholly within a local historic district, such that aggregate external boundaries of the property or properties are completely surrounded by a local historic district.

(f) *Interim protection.*

- (1) *Finding and purpose.* The city commission finds that immediate but temporary controls prohibiting any exterior material change in the appearance of a property or district for which an application for designation has been submitted to the historic preservation commission are necessary to preserve the historic integrity of the property or district during the evaluation process.
- (2) *Control regulations.* Any property or properties for which an application for designation has been submitted shall receive the full legislative protection of, and be controlled by, the regulations governing a designated local historic property or district. Said protection shall become effective without further action of any kind immediately upon the date and time that the application is submitted. Said protection shall remain effective until the city commission has taken final action on the application.
- (3) *Notification.* Upon receipt of an application for designation, staff of the historic preservation commission shall publish notice in the principal newspaper of general circulation within the city stating an

application has been received and the property or properties included in the application shall receive the full legislative protection of, and be controlled by, the regulations governing a designated local historic property or district.

- (4) *Enforcement.* The staff of the historic preservation commission shall deliver a copy of the application and published notice to the Chief Building Official of the city. The Chief Building Official shall immediately take all steps necessary to accomplish the requirements of this section, and is prohibited from accepting any applications or issuing any permit of any kind for any building, property, or district specified in the application, except as allowed in this article for local historic properties or properties within a local historic district.

Section () Certificates of appropriateness

(a) Where required.

- (1) A certificate of appropriateness shall be required before a person may undertake any exterior material change in the appearance of a local historic property or of a contributing or noncontributing property within a local historic district. A building permit shall not be issued without a certificate of appropriateness.
- (2) Notwithstanding anything herein to the contrary, the following material changes shall not require a certificate of appropriateness, but may proceed upon permission being granted to the applicant by the staff of the historic preservation commission:
 - a. Work to sustain the existing form or to correct deterioration, decay or damage provided that such work does not involve a change in design, material or exterior appearance.
 - b. The removal or replacement of roofing materials, provided that no other significant alterations, i.e. removal of original architectural features, dormers, and chimneys. Proposed replacement materials must be similar to existing materials.
 - c. Landscaping, provided the proposed work has no significant affect on the historic character of a property or district; including fences, walls, walks, statues, fountains, benches, lamp posts, hedgerows, gardens, trees and plantings, which are not otherwise considered as a structure, object or site. Administrative approval or a certificate of appropriateness shall not be required for minor landscaping, which meets the requirements of adopted design guidelines and does not affect the historic character of a property or district.
 - d. The construction or removal of decks which are not visible from a public right-of-way, other than an alley, provided that the decks do

- not require the removal or the alteration of the existing building or structure.
- e. The construction or removal of signs or awnings, provided that such signs or awnings comply with the applicable provisions of the city sign ordinance.
 - f. The demolition, relocation, location, construction, or removal of non-historic secondary structures, provided that the structure is under 20' × 20' and is located in the backyard.
- (3) The staff of the historic preservation commission shall not be required to grant or review any application for permission to proceed with any work specified in paragraph (2), and may submit any such application for permission to proceed to the historic preservation commission as an application for a certificate of appropriateness. The historic preservation commission shall consider such application in the same manner as if the application had been originally filed as an application for a certificate of appropriateness.
 - (4) If an application to proceed with work is denied by the staff of the historic preservation commission, upon the applicant's request, such application shall be submitted by the staff to the city historic preservation zoning commission, which shall consider such application in the same manner as if the application had been originally filed as an application for a certificate of appropriateness.
 - (5) Upon consideration of an application for appropriateness, the historic preservation commission shall either approve, approve with conditions, or deny such application. Any appeal from such decision shall follow the procedures as established in the Historic Preservation Ordinance. For a period of six months following the issuance of a denial by the historic preservation commission, the secretary shall refuse to place a previously denied application for a certificate of appropriateness on the agenda of the historic preservation commission, unless such application is substantially modified.
 - (6) Any local government, including the city and county, shall notify the historic preservation commission 45 days prior to beginning an undertaking that would otherwise require a certificate of appropriateness and allow the historic preservation commission an opportunity to comment. Said local government shall comply with this and all other provisions of this article.
 - (7) The historic preservation commission may consider past actions when making decisions on applications for certificate of appropriateness, however, the historic preservation commission shall not be bound by the precedent of past decisions when considering new applications,

which may appear similar in character. Each application shall be considered on its own merit.

(b) *Filing.*

- (1) An application for a certificate of appropriateness shall be made by the owner or owner's agent to the office of historic preservation of the city for transmittal to the historic preservation commission.
- (2) The historic preservation commission, where it deems necessary in order to review a particular application, may require the submission of any or all of the following items: Architectural plans, plat plans, landscaping plans, plans for off-street parking, plans for proposed signs, elevations of all portions of proposed additions, photographs, elevations or perspective drawings showing the proposed building and existing buildings that are within 100 feet or are substantially related to it visually or by reason of function, traffic generation or other characteristics.
- (3) Should the historic preservation commission find that the material submitted is not adequate for the proper review of the proposal, the historic preservation commission shall promptly notify the applicant and state the specific information that will be required. In such cases, the applicant shall not be deemed to have made a bona fide application to the historic preservation commission until the specific information is submitted.

(c) *Interior alterations.* In its review of applications for certificates of appropriateness, the historic preservation commission shall not consider interior arrangement or use having no adverse affect on exterior architectural or environmental features.

(d) *Technical advice.* The historic preservation commission shall have the power to seek technical advice from outside its membership on any application. The historic preservation commission shall not obligate the city without prior consent.

(e) *Public hearings on applications for certificates of appropriateness, notices and right to be heard.*

- (1) The historic preservation commission shall hold a public hearing at which each application for a certificate of appropriateness is discussed.
- (2) Notice of the time, place and reason for holding a public hearing shall be published in the principal newspaper of local circulation. All such notices shall be published not less than seven nor more than 20 days prior to the date set for the public hearing.
- (3) At the certificate of appropriateness hearing, the historic preservation commission shall give the applicant and other interested persons an opportunity to be heard.

(f) *Acceptable historic preservation commission responses to applications for certificates of appropriateness.*

- (1) The historic preservation commission may approve the application for a certificate of appropriateness as proposed, approve the application with any modifications it deems necessary, or deny the application.
- (2) The historic preservation commission shall approve the application and issue a certificate of appropriateness if it finds that the proposed material change(s) in appearance would not have a substantial adverse effect on the aesthetic, historic, architectural, or archaeological significance and value of the local historic property or the local historic district.
- (3) The preservation commission shall deny the application for a certificate of appropriateness if it finds that the proposed material change(s) in appearance would have a substantial adverse effect on the aesthetic, historic, architectural or archaeological significance and value of the local historic property or the local historic district, except as provided under section 23-181(g)(2)c., below.

(g) *Criteria for review of applications for certificates of appropriateness.*

- (1) In reviewing applications for alterations or new construction, the historic preservation commission shall refer to the secretary of the interior's standards for the treatment of historic properties, along with any published guidelines accompanying the standards, and shall comply with local design guidelines adopted by the historic preservation commission.
- (2) In reviewing applications for demolitions or relocations, the historic preservation commission shall not grant a certificate of appropriateness without reviewing at the same time the replacement plans for the site. The historic preservation commission shall hear evidence concerning the application at its public hearing and may approve the application and issue a certificate of appropriateness only if one of the following conditions is determined to exist:
 - a. The application is for the demolition or relocation of a main noncontributing building or structure, a portion of a main noncontributing building or structure, or a nonsignificant building or structure secondary to the main noncontributing building or structure, and the approval of the application will not have a substantial adverse effect on the aesthetic, historic or architectural significance of the local historic district;
 - b. The application is for the demolition or relocation of a nonsignificant addition to or portion of a main contributing building or structure or for a nonsignificant building or structure secondary to the main contributing building or structure, and the

approval of the application will not have a substantial adverse effect on the aesthetic, historic, architectural or archaeological significance of the local historic property or local historic district;
or

- c. The application is for the demolition or relocation of a local historic property or a contributing or noncontributing building or structure in a local historic district, the demolition or relocation of which would have a substantial adverse effect on the local historic property or local historic district, but the replacement project is of special merit. For a replacement project to be of special merit, it must meet the following criteria:
 - 1. It must have significant benefits to the city or to the community by virtue of exemplary architecture, specific features of land planning, or social or other benefits having a high priority for community services; and
 - 2. It must clearly serve the public interest to a greater extent than the retention of the present building(s).

(h) *Deadline for approval or denial of application for certificate of appropriateness.*

- (1) The commission shall approve or deny an application for a certificate of appropriateness within 45 days after the filing thereof; provided, that any amendment or modification of the application by the applicant after the initial filing thereof shall extend the date for final action on said application to 45 days from the date of such amendment or modification. Evidence of approval shall be a certificate of appropriateness issued by the board and returned to the building official. Notice of the issuance or denial of a certificate of appropriateness shall be sent by United States mail to the applicant and all other persons who have requested such notice in writing with the board.
- (2) Failure of the historic preservation commission to act within said 45 days shall constitute approval, and no other evidence of approval shall be needed.

(i) *Historic preservation commission's necessary action upon denial of application for certificate of appropriateness.* In the event the historic preservation commission denies an application, it shall state its reasons for doing so and shall transmit a record of such actions and reasons, in writing, to the building official and the applicant. The commission may suggest alternative courses of action it thinks proper if it disapproves of the application submitted. The applicant, if he or she so desires, may make modifications to the plans and may resubmit the application at any time after doing so.

- (j) *Historic preservation commission's denial of application binding upon building official.* In cases where the application covers a material change in appearance which would require the issuance of a building permit, the denial of an application for a certificate of appropriateness shall be binding upon the building official and, in such a case, no building permit shall be issued.
- (k) *Unreasonable economic hardship.*
- (1) *Objective of unreasonable economic hardship provision.* The city commission recognizes that under some conditions the preservation of a designated property may subject the owner(s) to an unreasonable economic hardship. It is, therefore, the objective of this subsection to provide guidance as to the conditions under which a property owner who claims an unreasonable economic hardship should be granted a variance to construct, alter, relocate or demolish a building or structure, or portion thereof, not otherwise allowed by the provisions of this article and to provide procedures for processing applications for economic hardship variances.
 - (2) *Application for an economic hardship variance.* After final notification from the historic preservation commission of its decision to deny an application for a certificate of appropriateness, the applicant may apply to the historic preservation commission for an economic hardship variance on the basis that the denial of the certificate of appropriateness has resulted or will result in the loss of all reasonable use of or return from the subject property. An application for an economic hardship variance shall be filed in accordance with subsection 23-181(b)(1).
 - (3) *Information needed by historic preservation commission.* To substantiate a claim that a property owner has been deprived of all reasonable use of or return from the subject property, the applicant shall submit at the time of application at least the following information:
 - a. For all property:
 1. Date the property was purchased by current owner(s); amount paid for the property; party from whom the property was purchased, including the relationship, if any, between the current owner(s) and the person(s) from whom the property was purchased;
 2. Past and current use(s) of the property;
 3. Assessed value of the land and improvements thereon according to the two most recent assessments;
 4. All appraisals obtained within the previous two years by the owner(s) in connection with the purchase, financing or ownership of the property;

5. Real estate taxes for the previous two years;
 6. Mortgage history of current ownership of the property, including current mortgage and annual debt service, if any, for the previous two years;
 7. Any listing of the property for sale or rent, price asked, and offers received, if any; and
 8. Extent to which the owner has considered alternative legal uses of the property and/or the feasibility of rehabilitation, including economic incentives available to the owner(s) through federal, state or local public or private programs.
- b. For income-producing property:
1. Past and current income and expenses and annual cash flow; and
 2. Income tax factors affecting the property, including depreciable basis in land and buildings, ownership structure, and tax bracket of ownership.

The historic preservation commission may require that the applicant furnish such additional information the commission believes is relevant to its determination of unreasonable economic hardship and may provide that such additional information be furnished under seal. In the event that any of the required information is not reasonably available to the applicant and cannot be obtained by the applicant, the applicant shall file with his affidavit a statement of the information that cannot be obtained and shall describe the reasons why such information cannot be obtained.

- (4) *Public hearings on applications for economic hardship variances.*
 - a. The historic preservation commission shall schedule and hold a public hearing on the application for an economic hardship variance within 45 days after the filing thereof. Notice of the hearing shall be provided in accordance with subsection 23-181(e)(2). All interested persons shall be allowed to participate in the hearing as provided in subsection 23-181(e)(3).
 - b. The historic preservation commission may solicit expert testimony or may appoint a special hearing officer from outside its membership to conduct the hearing, sort through the information presented, and make a recommendation based on the facts to the commission.
- (5) *Preservation commission decision on applications for economic hardship variances.*
 - a. Within 45 days after the conclusion of the public hearing under subsection 23-181(k)(4), the historic preservation commission shall determine if the regulation imposed by this article results in the

loss of all reasonable use of or return from the subject property. In making its determination, the commission shall take into account any written opinion of the appointed hearing officer, if any, on the evidence presented. The determination shall be accompanied by a report stating the reasons for the decision. Written notice of the determination shall be transmitted to the building official and, by United States mail, to the applicant.

- b. If the historic preservation commission determines that reasonable use or return remains, or the applicant fails to submit information to prove the claim, or the applicant simply refuses to comply with the commission's request for information necessary to make a determination, the application for an economic hardship variance shall be denied. A denial of the application shall be binding upon the building official and, in such a case, no building permit shall be issued.
 - c. If the historic preservation commission determines that its previous denial of a certificate of appropriateness results in the loss of all reasonable use of or return from the subject property, it shall change the offending action by issuing a certificate of appropriateness, thereby allowing the proposed work to proceed.
- (1) *Requirement of conformance with certificate of appropriateness.*
- (1) All work performed pursuant to an issued certificate of appropriateness shall conform to the requirements of such certificate. If the work is not performed in accordance with such certificate, the building inspector shall issue a cease and desist order and all work shall cease.
 - (2) The city commission or its representative shall be authorized to institute any appropriate action or proceeding in a court of competent jurisdiction to prevent the material change in appearance of a local historic property or local historic district, except those changes made in compliance with the provisions of this article or to prevent any illegal act or conduct with respect to such local historic property or local historic district.
- (m) *Certificate of appropriateness void if construction not commenced.* A certificate of appropriateness shall become void unless construction is commenced within six months of the date of issuance. Certificates of appropriateness are issued for a period of 18 months and are renewable.
- (n) *Recording applications for certificates of appropriateness.* The historic preservation commission shall keep a public record of all applications for certificates of appropriateness and of all the commission's proceedings in connection with said applications.
- (o) *Acquisition of property.* The historic preservation commission may, where such action is authorized by the city commission and is reasonably necessary or

appropriate for the preservation of a significant historic property, enter into negotiations with the owner for the acquisition by gift, purchase, exchange or otherwise of the property or any interest therein.

- (p) *Appeals.* Any appeal of a decision of the historic preservation commission may be made to the superior court as allowed by Georgia law if it is alleged that there is an error in any order, requirement, decision or determination made by the commission in the enforcement of this article.

Section () Affirmation of existing building and zoning codes

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

Cross references: Buildings

Section () Penalty provisions

Violations of any provisions of this article shall be punished in the same manner as provided for punishment of violations of other validly enacted ordinances of the city. (Ord. No. 96-5-1, 5-20-96)

Section () Severability

In the event that any section, subsection, sentence, clause or phrase of this article shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, subsections, sentences, clauses or phrases of this article, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

Section () Repealer

All ordinances and parts of ordinances in conflict with this article are hereby repealed.

Section () Boundaries of local historic districts

- (a) *Official historic preservation map.*
 - (1) The boundaries of various historic districts and properties shall be shown on a map of the city entitled "Historic Preservation Map, City of Dawsonville, Georgia" and shall be amended thereafter by the city commission from time to time in conformance with this Code.

- (2) The "Historic Preservation Map, City of Dawsonville, Georgia" is adopted as the official historic districts and property map and is hereby made a part of this Code, and all notations, references and other information shown on it shall be a part of this Code.
 - (3) The official historic preservation map, as adopted by the city commission and subsequently amended by its action, shall be maintained by the historic preservation staff of the City of Dawsonville.
 - (4) The official historic preservation map, shall be printed and available to the public. Printed maps shall be identified by the following words: "Historic Preservation Map, City of Dawsonville, Georgia: This is the official historic preservation map referred to in Dawsonville's Historic Preservation Ordinance as of the date of ratification."
- (b) *Changes to the official historic districts and property map.* Changes to the official historic preservation map shall be made in accordance with provisions listed herein.

Section () Effective date

This article shall become effective immediately upon its adoption by the city commission of Dawsonville, Georgia.

Section () Reserved

APPENDIX **C**

**FINANCIAL INCENTIVE PROGRAMS FOR
HISTORIC PRESERVATION PROJECTS**

FINANCIAL INCENTIVE PROGRAMS FOR PRESERVATION PROJECTS

The following incentive programs are a few of a large group of programs that can be utilized for preservation projects. Please consult *Making Defensible Decisions: A Manual for Historic Preservation Commissions*, 1999, Section 5: Resources and Contacts for additional information.

Rehabilitation Tax Credits

The Federal Historic Rehabilitation Investment Tax Credit is an incentive to taxpayers who contribute to the preservation of historic properties by rehabilitating them. The program offers a dollar-for-dollar reduction of federal income taxes owed equal to twenty percent (20%) of the cost of rehabilitating income-producing “certified historic structures.” The application process involves completion of a three-part “Historic Preservation Certification Application” and involves both the State Historic Preservation Office (Historic Preservation Division of Georgia Department of Natural Resources) and the National Park Service (NPS).

To be eligible for the 20% Investment Tax Credit:

- The building must be listed, or eligible for listing, in the National Register of Historic Places, either individually or as a contributing building within a historic district. The building may also be a contributing property within a locally designated district that has been certified by the NPS. One of these qualifies the building as a “certified historic structure.”
- The project must meet the “substantial rehabilitation test,” where the amount of money to be spent on the rehabilitation is greater than the adjusted basis of the building and is at least \$5,000. Generally, projects must be finished within two years.
- After the rehabilitation, the building must be used for an income producing purpose for at least five years.
- The rehabilitation work itself must be done according to The Secretary of the Interior Standards for Rehabilitation. These are common-sense guidelines for appropriate and sensitive rehabilitation.

A property owner submits the application forms to the SHPO, and they are reviewed and passed on to NPS for a final certification decision. The application process has three parts: Part 1 documents that the building is a “certified historic structure,” eligible to receive the tax credit; Part 2 explains the scope of the rehabilitation work and should preferably be filed before the work begins; and the Request for Certification of Completed Work documents the finished work and is proof for the Internal Revenue Service that the rehabilitation is “certified.”

The Investment Tax Credit Program also allows for a ten percent (10%) tax credit for certified “non-historic” properties and for a charitable contribution deduction. These credits have

different qualifying criteria from the 20% credit. The SHPO provides information, applications, and technical assistance for this program.¹

Georgia House Bill 851 (May 2008)

HB 851 is a Technical Corrections Bill to Amend the Georgia State Income Tax Credit for Rehabilitated Historic Property (OCGA 48-7-29.8). The proposed changes are as follows:

- Raises the \$5,000 per project cap to \$100,000 for residential properties and \$300,000 for commercial
- Increases the credit to 25%, from 10% for residential and 20% for commercial

Property Tax Assessment Freeze

In 1989, the Georgia General Assembly passed a preferential property tax assessment program for rehabilitated historic property. This incentive program is designed to encourage rehabilitation of both residential and commercial historic buildings that might otherwise be neglected. These rehabilitated buildings not only increase property values for owners, but eventually increase tax revenues for local governments.

The law provides an owner of historic property which has undergone substantial rehabilitation an eight-year freeze on property tax assessments. For the ninth year, the assessment increase by 50% of the difference between the recorded first-year value and the current fair market value. In the tenth and following years, the tax assessment will be based on the current fair market value.

To be eligible for the Property Tax Assessment Freeze:

- The property must be listed, or eligible for listing, in the Georgia Register of Historic Places or the National Register of Historic Places either individually or as a contributing building within a historic district.
- The property owner must have begun rehabilitation work after January 1, 1989.
- The property must meet a “substantial rehabilitation test” as determined by the county tax assessor. If the property is residential, a rehabilitation must increase the fair market value of the building by at least 50%. If the property is mixed-use (part residential and part income-producing), the fair market value must increase by at least 75%. If the property is commercial/professional, the fair market value must increase by at least 100%.
- The rehabilitation work must be done according to The Secretary of the Interior’s Standards for Rehabilitation.

¹ Taken from Preservation Fact Sheet, *Historic Preservation Federal Tax Incentive Programs*, Historic Preservation Division, Georgia Department of Natural Resources, 1998.

The incentives program is carried out by the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources and by the county tax assessor. The application process has two parts: Part A, Preliminary Certification, documents that the building is a historic property, and that they proposed work meets the Standards for Rehabilitation. Part B, Final Certification, documents the finished work.²

For further information, contact the Georgia SHPO, (404) 656-2840.

Georgia Heritage 2000 Grants

The Georgia Heritage 2000 grant program, which went into effect July 1, 1994, is administered through the Historic Preservation Division of the Georgia Department of Natural Resources. The matching 60/40 grants are appropriated for downtown and neighborhood revitalization.

Historic Preservation Fund Survey and Planning Grants/Predevelopment and Development Grants

Historic Preservation Fund grants are administered by the Georgia State Historic Preservation Office (SHPO). Development grants are for properties used for public purposes, such as local government functions, schools, museums, civic spaces, etc. Survey and planning activities include historic resource surveys, archeological surveys, National Register nominations, preservation planning activities, and information/educational projects.

For further information, please contact the Georgia SHPO, (404) 656-2840.

Community Development Block Grants (CDBG)

The Community Development Block Grant program is administered by the U.S. Department of Housing and Urban Development (HUD) and is administered in Georgia by the State Department of Community Affairs. Funds can be used for a variety of community and economic development projects that relate to historic preservation, such as housing rehabilitation and neighborhood revitalization. All projects must, however, directly benefit persons of low and moderate income.

Local Development Fund

The Local Development Fund is a grant program administered by the Georgia Department of Community Affairs. Grant funds support community development and improvement projects such as historic preservation, downtown development, and tourism promotion. Local governments and regional development centers are eligible to apply for the grants.

² Taken from Preservation Fact Sheet, *Historic Preservation Federal Tax Incentive Programs*, Historic Preservation Division, Georgia Department of Natural Resources, 1998.

Revolving Loan Funds

Revolving loan funds provide borrowers with loans for such things as acquisition, stabilization, rehabilitation, restoration, and site improvements. Many local communities with the support of local banks have developed such programs. Often such programs offer money at reduced interest rates. The Georgia Trust for Historic Preservation, the state-wide non-profit preservation organization, operates a state-wide revolving fund program.

For further information, contact the Georgia Trust at (404) 881-9980. (www.georgiitrust.org).

Conservation and Preservation Easements

Conservation and preservation easements are agreements made by property owners restricting development of their properties. Easements are generally given to agencies such as land trusts or historic preservation organizations, which then become the easement holder. Each easement document specifically defines the rights being given up by the property owner and the restrictions being placed on the property's use; the easement holder has the right to enforce these restrictions.

Conservation and preservation easements are tax deductible, but in order to qualify for a federal tax deduction an easement must be (a) donated in perpetuity; (b) donated to a qualified organization; and (c) donated strictly for conservation or preservation purposes. The amount a property owner can deduct is typically equal to the reduction in the property's value due to the easement. An appraisal must be conducted in order to determine the easement's value and must meet standards of the Internal Revenue Service.

APPENDIX D

**SOURCES FOR MAINTENANCE AND RESOURCE
REHABILITATION**

Preservation Briefs

Architectural History Bibliography

General Preservation and Rehabilitation Bibliography

Technical Information:

General Materials

Additions and New Construction

Landscaping and Site Improvements

Lighting

Masonry

Metals

Paints and Painting

Porches

Roofs and Roofing Materials

Windows and Doors

Wood

PRESERVATION BRIEFS

Preservation Briefs may be obtained from the Georgia Historic Preservation Division, or are available online at <http://www2.cr.nps.gov/tps/briefs/presbhom.htm>.

- 1 The Cleaning and Waterproof Coating of Masonry Buildings
- 2 Repointing Mortar Joints in Historic Brick Buildings
- 3 Conserving Energy in Historic Buildings
- 4 Roofing for Historic Buildings
- 5 Preservation of Historic Adobe Buildings
- 6 Dangers of Abrasive Cleaning to Historic Buildings
- 7 The Preservation of Historic Glazed Architectural Terra-Cotta
- 8 Aluminum and Vinyl Siding on Historic Buildings
- 9 The Repair of Historic Wooden Windows
- 10 Exterior Paint Problems on Historic Woodwork
- 11 Rehabilitating Historic Storefronts
- 12 The Preservation of Historic Pigmented Structural Glass
- 13 The Repair and Thermal Upgrading of Historic Street Windows
- 14 New Exterior Additions to Historic Buildings: Preservation Concerns
- 15 Preservation of Historic Concrete: Problems and General Approaches
- 16 The Use of Substitute Materials on Historic Buildings
- 17 Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
- 18 Rehabilitating Interiors in Historic Buildings
- 19 The Repair and Replacement of Historic Wooden Shingle Roofs
- 20 The Preservation of Historic Barns
- 21 Repairing Historic Flat Plaster – Walls and Ceilings
- 22 The Preservation and Repair of Historic Stucco
- 23 Preserving Historic Ornamental Plaster
- 24 Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- 25 The Preservation of Historic Signs
- 26 The Preservation and Repair of Historic Log Buildings
- 27 The Maintenance and Repair of Architectural Cast Iron
- 28 Painting Historic Interiors
- 29 The Repair, Replacement, and Maintenance of Historic Slate Roofs
- 30 The Preservation and Repair of Historic Clay Tile Roofs
- 31 Mothballing Historic Buildings
- 32 Making Historic Properties Accessible
- 33 The Preservation and Repair of Historic Stained and Leaded Glass
- 34 Applied Decoration for Historic Interiors: Preserving Composition Ornament
- 35 Understanding Old Buildings: The Process of Architectural Investigation

- 36 Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- 37 Appropriate Methods for Reducing Lead: Paint Hazards in Historic Housing
- 38 Removing Graffiti from Historic Masonry
- 39 Managing Moisture Problems in Historic Buildings
- 40 Preserving Historic Ceramic Tile Floors
- 41 The Seismic Retrofit of Historic Buildings
- 42 The Maintenance, Repair and Replacement of Historic Cast Stone
- 43 The Preparation and Use of Historic Structure Reports
- 44 The Use of Awnings on Historic Buildings
- 45 Preserving Historic Wood Porches
- 46 The Preservation and Reuse of Historic Gas Stations

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APPENDIX **E**

GLOSSARY OF ARCHITECTURAL TERMS

Addition – A non-original element placed onto an existing building, site or structure.

Alteration – An act or process which changes the exterior architectural appearance of a building.

Appropriate – Suitable to or compatible with what exists. Proposed work on historic properties is evaluated for “appropriateness” during the design review process.

Architectural Style – Showing the influence of shapes, materials, detailing or other features associated with a particular architectural style.

Certificate of Appropriateness – A document giving approval to work proposed by the owner of a property located within a locally-designated historic district or designated as a local landmark. Specific conditions, set forth by the Historic Preservation Commission and to be followed during the project, may be specified in the document. Possession of a Certificate of Appropriateness does not remove any responsibility on the part of the property owner to acquire a building permit prior to beginning the project.

Character – Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.

Compatible – not detracting from surrounding elements, buildings, sites or structures; appropriate given what already exists.

Component – An individual part of a building, site or district.

Contemporary – Of the current period; modern.

Contributing – Contributes to the architectural or historic significance of a historic district. (A “contributing building” in a historic district is one that may be of limited individual significance but nevertheless functions as an important component of the district.)

Context – The setting in which a historic element or building exists.

Demolition – Any act or process that destroys a structure, in part or in whole.

Element – An individual defining feature of a building, structure, site or district.

Green Building - Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. Historic restoration and rehabilitation reduces landfill waste, limits harvesting of dwindling natural resources, promotes energy efficiency, and has a minimal impact on the environment.

High Style – A completely authentic or academically correct interpretation of an architectural style; a “textbook” example of one particular style and not a composition of several different styles.

Historic District – A geographically definable area designated as possessing a concentration, linking, or continuity of sites, buildings, structures, or objects of historic, archaeological, architectural or aesthetic value.

Historic Site – A site worthy of protection or preservation, designated as historic for its historic, archaeological or aesthetic value.

Historic Structure – A structure worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

House Type – A definition based on floor plan, height, and sometimes roof shape of a house, having nothing to do with architectural style. Most houses that can be identified as a particular house type are a vernacular design meaning that their designs are based on regional tradition and utilize regional materials.

Infill – New construction within a historic district, generally situated on the site of a demolished structure but possibly on a site never previously developed.

Landmark – A building, structure, object or site worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

Maintenance – Routine care for a building, structure or site that does not involve design alternations.

Neglect – The failure to care for a property in such a manner as to prevent its deterioration. Neglect is often not intentional, but may lead to very serious deterioration of materials and even structural systems.

New Construction – The construction of a new element, building, structure or landscape component; new construction involves the introduction of designs not original to the building, structure or site.

Noncontributing – Does not contribute to the architectural or historic significance of a historic district. (Some noncontributing resources are not yet fifty years of age, and therefore do not meet the age requirement for contributing resources. Other noncontributing resources may be historic but have lost their architectural integrity due to extensive changes or alterations.)

Preservation – The process of taking steps to sustain the form, details and integrity of a property essentially as it presently exists. Preservation may involve the elimination of deterioration and structural damage, but does not involve reconstruction to any significant degree.

Reconstruction – The process of reproducing the exact form of a component, building, structure or site that existed at some time in the past.

Rehabilitation – The process of returning a building to a state of utility while retaining those elements essential to its architectural, historical and/or aesthetic significance.

Repair – Any minor change to a property that is not construction, removal, demolition or alteration and that does not change exterior architectural appearance.

Restoration – The process of returning a building to its appearance at an earlier time (though not necessarily to its original appearance). Restoration involves the removal of later additions and the replacement of missing components and details.

Setting – The immediate physical environment of a building, structure, site or district.

Significant – Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

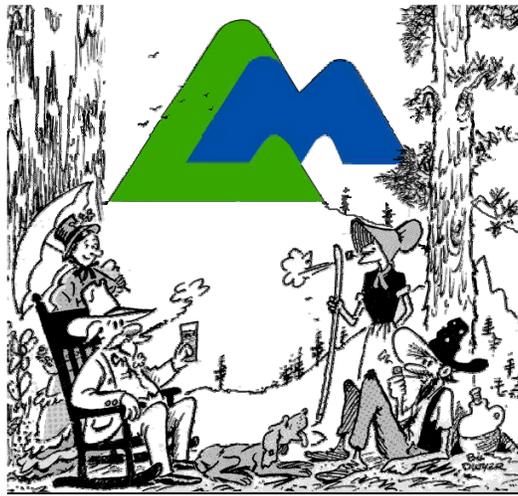
Site – A place or plot of land where an event occurred or where some object was or is located.

Stabilization – Maintaining a building as it exists today by making it weather-resistant and structurally safe.

Streetscape – All physical elements that may be viewed along a street.

Structure – Anything constructed or erected which has, or the use of which requires, permanent or temporary location on or in the ground, or which is attached to something having a permanent location on the ground, including, but not limited to, the following: buildings, gazebos, signs, billboards, tennis courts, radio and television antennae and satellite dishes (including supporting towers), swimming pools, light fixtures, walls, fences and steps.

Vernacular – Based on regional tradition and utilizing regional materials.



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