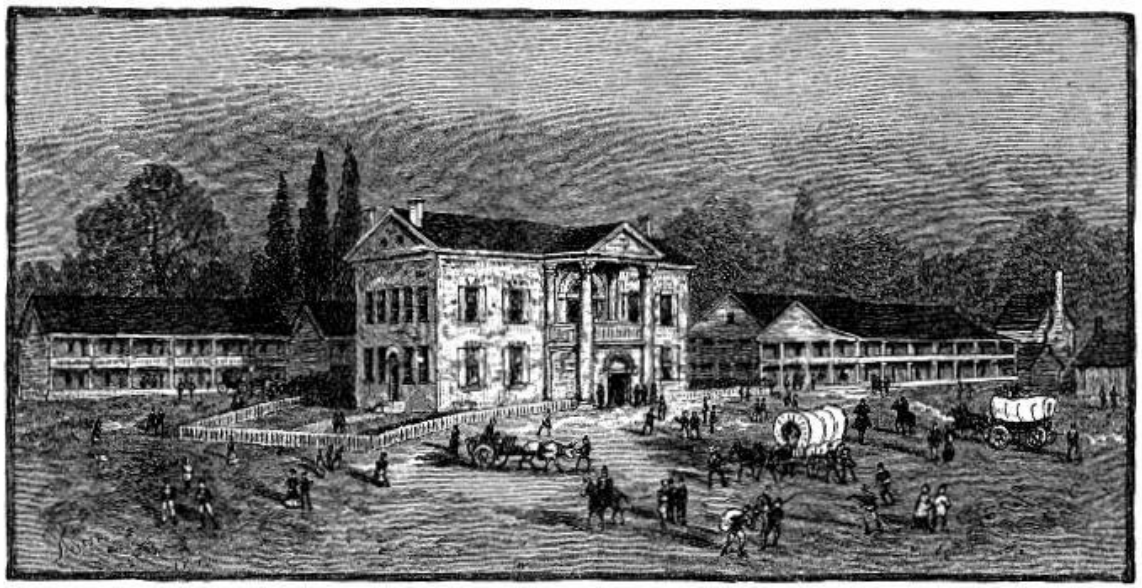
Dahlonega
Historic District
Design Guidelines



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Revision History

The Dahlonega Historic District Design Guidelines were originally prepared by a team of students from the Master of Historic Preservation program within the University of Georgia's School of Environmental Design. Information used in the preparation of these guidelines came from field surveys conducted in September and October 2000. Additional information was gathered from interviews with Dahlonega city officials and citizens and from relevant municipal documents. The original authors were Danny Bivins, Casey Grier, David Kelly, Christine Laughlin, Melissa Roberts, and Ellen Sheffield. The authors of the Dahlonega Historic District Design Guidelines acknowledged the following for their valuable assistance and insights: Bo Brice, Pratt Cassity, Chris Head, Gayle Jones, Ken Kocher, Susan Newell, Kathy Papa, Anne Riley, Larry Sorohan, and Hal Williams.

The Dahlonega Historic District Design Guidelines were revised in February, 2003.

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1. Introduction

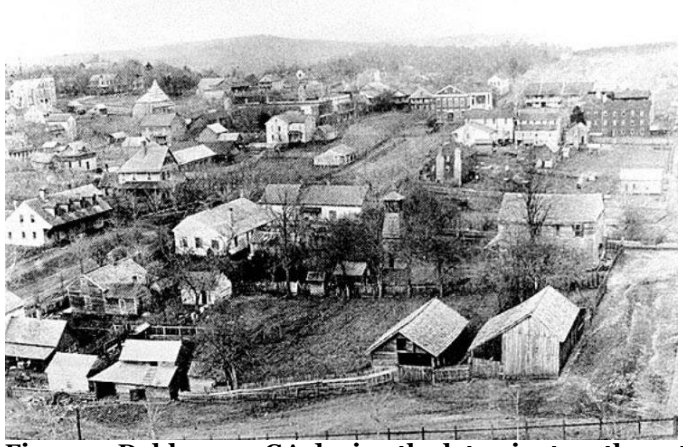


Figure 1. Dahlonega, GA during the late nineteenth century.

The Dahlonega Historic District is listed in the National Register of Historic Places and is Dahlonega's foremost tourist attraction. Preservation of the district and each property within its boundary provides for the protection of Dahlonega's unique historic character and quality environment. Dahlonega's preservation efforts reflect a nationwide movement to preserve a "sense of place" amid generic modern development.

Dahlonega was one of the earliest cities in Georgia to establish historic preservation process by establishing preservation controls in the 1980s. In continuation of Dahlonega's preservation effort, in 1998 the City of Dahlonega created a Historic Preservation Ordinance (Ordinance 98-3) to protect designated local historic districts. In addition, the city created a Historic Preservation Commission (HPC) to further protect the Historic District and to guide changes within the boundary of the district. The ordinance requires property owners to submit an application for *Design Review* prior to planning or starting a work project involving an exterior change to the appearance of any property within the district. The HPC reviews applications on a monthly basis and, upon approval, issues Certificates of Appropriateness authorizing the work to be done.

Changes within the Historic District must be done within the historic preservation standards created by the U. S. Secretary of the Interior (see section 1.5 below).

Figure 2. Price Building and surrounding commercial buildings on the square in the early twentieth century.

The purpose of the ***Dahlonega Historic District Design Guidelines*** is to provide the Historic Preservation Commission (HPC) with clear and uniform design standards to reference in their review process and to offer property owners guidance in designing and planning rehabilitation and/or new

construction projects. These guidelines are consistent with the Secretary of the Interior's *Standards for Rehabilitation* found in Section 1.5. Guidelines are not intended to restrict or limit construction or reconstruction in terms of use or size, but to offer design guidance to ensure the integrity of Dahlonega's historic presence.

Figure 3. Bank of Dahlonega, 1920s.

These design guidelines are divided into subsections dealing with the various individual elements that affect the Dahlonega Historic District's overall design character. The Historic District is comprised of both commercial and residential sections, and these guidelines address this distinction by providing information specific to each area.

Dahlonega property owners are encouraged to consult these design guidelines when considering changes to a property's site or setting, rehabilitation, or any new construction. Although specific sections may be referenced for specific issues, a review of the entire document is suggested to provide a more thorough understanding of the nature and purpose of the guidelines. A complete knowledge of these guidelines will assist property owners in developing suitable rehabilitation and new construction plans.

Figure 4. Mail carriers in front of the Meaders building in the 1920s.

Historic documentation is helpful and important in determining the appropriateness of changes to existing structures. New construction within the historic district should be based on documentation illustrating the appropriateness of the new designs proposed. Examples of historic documentation might include historic photos, old newspaper articles, old family photos, etc.

Property owners can determine whether or not their property is within the Dahlonega Historic District by calling the Dahlonega Planning Office (706-864-6133). The Planning

Office can also provide maps of the district when property owners visit the office to apply for a building permit. Anyone considering changes to a property that is within the Historic District, must obtain a Certificate of Appropriateness (COA) approving the project before work may begin.

1.1 Certificate of Appropriateness

New construction or changes to existing structures and sites within the Historic District are subject to HPC review. Any of the following types of projects must be submitted to the HPC for design review:

- Any and all new construction, including primary buildings such as houses and commercial buildings, and secondary buildings such as garages and sheds.
- Demolition of buildings
- Additions to buildings
- Alterations to the exterior of existing buildings, such as changes in siding materials or removal and replacement of windows and doors
- The moving of any new building or structure into the Historic District
- Repair or replacement or exterior details
- Public improvements such as sidewalks, utility lines, and streetlights
- Addition of fences or landscaping walls
- Installation of walks and driveways
- Major landscaping or land disturbance, including removal of trees, addition of new pathways and drives, erection of new fences or walls, and removal of landscape features of historical importance.

Certificate of Appropriateness review is not required for the following types of work:

- Interior alterations
- Interior painting
- Change in the use of a property
- Minor landscaping that does not require land disturbance for new construction or require the construction of walls, fences, fountains, or other "permanent" built features

The receipt of a *Certificate of Appropriateness* is *not the only legal requirement before construction or demolition procedures can begin! Other regulations, such* as *Building Permits, may be required. Contact the Dahlonega Planning Office at City Hall (706-864-6133) to determine what requirements must be fulfilled before beginning work.*

Maintenance

Some work on properties falls under the heading of routine maintenance. Maintenance activities are encouraged as a method of preserving Dahlonega's historic resources and are not subject to COA approval. Property owners should at least take the steps necessary to prevent the deterioration of the following items and complete the work in accordance with the design guidelines:

- All site features on the property, including sidewalks, driveways, and landscaping.
- Foundations, exterior walls, or other vertical supports (exterior or interior)
- Roofs or other horizontal members (including joists, beams, etc.)
- Chimneys and chimney support systems
- Architectural features (including but not limited to window and door trim, parapets, roof cresting, cornices)

- Rainwater drainage systems (gutters, downspouts) whether exterior or interior
- Waterproofing systems (roofing, flashing, windows, doors, paint on wood or metallic surfaces)
- Any other elements that, if not adequately maintained, may eventually cause the building to crack, bulge, buckle, sag, rot, crumble, or collapse, in whole or in part

In cases where deterioration has already progressed to an advanced stage, and where the owner requests immediate removal, the standards for demolition (see Section 6) shall be applied. In all cases, where practical, non-structural architectural features shall be repaired. When it is impractical to repair a feature or prohibitively expensive to replace it, the feature shall be stored safely for future use as a reference for future restoration efforts. Advice on how to remove, repair, store, and replace architectural details is available from the Historic Preservation Commission.

1.2 The Design Review Process

Designated historic districts and individual landmarks are not static; they change over time. The Historic Preservation Commission (HPC) encourages compatible changes that respect existing historic material and do not compromise distinguishing characteristics. It is the primary objective of the HPC to ensure changes to properties within the historic district are not incongruous or inconsistent with the special character of Dahlonega.

The HPC does not require property owners to make changes to their properties. It only reviews changes proposed by property owners that alter the exterior of a building within the Historic District. The Commission does not review routine maintenance and interior alterations unless they affect the exterior appearance of the building. Generally, the HPC reviews proposed exterior alterations, additions, new construction, significant landscape changes and site modifications, demolitions, and relocation of properties within the district.

The Objectives of the HPC and the Design Guidelines are to:

- **Protect the historic character of the Historic District.**
- **Provide guidance to design professionals, property owners, and contractors undertaking construction within the district.**
- **Identify important review concerns, recommend appropriate design approaches, and identify inappropriate changes.**
- **Provide an objective basis for review to ensure consistency and fairness.**
- **Increase public awareness of the district and its significant characteristics.**

The HPC carries out this objective through a design review process (*see the COA Chart below*). During this process, the HPC applies the *Design Guidelines* to applications for Certificates of Appropriateness (COA) for proposed changes to designated structures. If the Commission finds that the proposed change is compatible and is in keeping with the character of the district, it issues the Certificate of Appropriateness for the work.

COA Application CHECKLIST

The Dahlonega Historic Preservation Commission has provided this checklist to assist you with the completion of the Certificate of Appropriateness (COA) application. The checklist ensures the applicant has included all necessary information regarding the project, contributing toward a quicker approval.

Please be sure to include all of the following information with your COA application:

For new construction or an addition to an existing building or addition of a new porch, deck, outbuilding, patio etc.

- ☐ Site plan identifying all existing site features including contour lines and the location of all buildings, parking, fences, walls, porches, decks, etc. to be added
- ☐ Architectural plans/building design including:
  - ☐ Interior floor layout indicating exterior door and window locations
  - ☐ Drawings of all building elevations – all sides of the building
  - ☐ Location and description including photos of all exterior lights
  - ☐ Description of design and materials for all exterior features including roof, doors, siding, windows, trim, porch balusters and handrails, foundation, cornices, handicap ramps, etc.
- ☐ Photos or drawings of each element, e.g. doors, windows, trim, cornices, balusters, etc....
- ☐ Photos of proposed site and adjoining properties/buildings
- ☐ Landscape plan including all hardscapes, walls, and fencing. Landscape plan should also include:
  - ☐ List including names and types of all trees and plants over 36" high
  - ☐ planting schedule
  - ☐ Elevation drawings of all new facades and walls showing trees and plantings when grown to mature height
  - ☐ List of all existing trees on the property noting any to be removed

Alterations to building exterior; e.g. changes in windows or doors, foundation, roof, siding, exterior lighting, porches, awnings or storefront materials

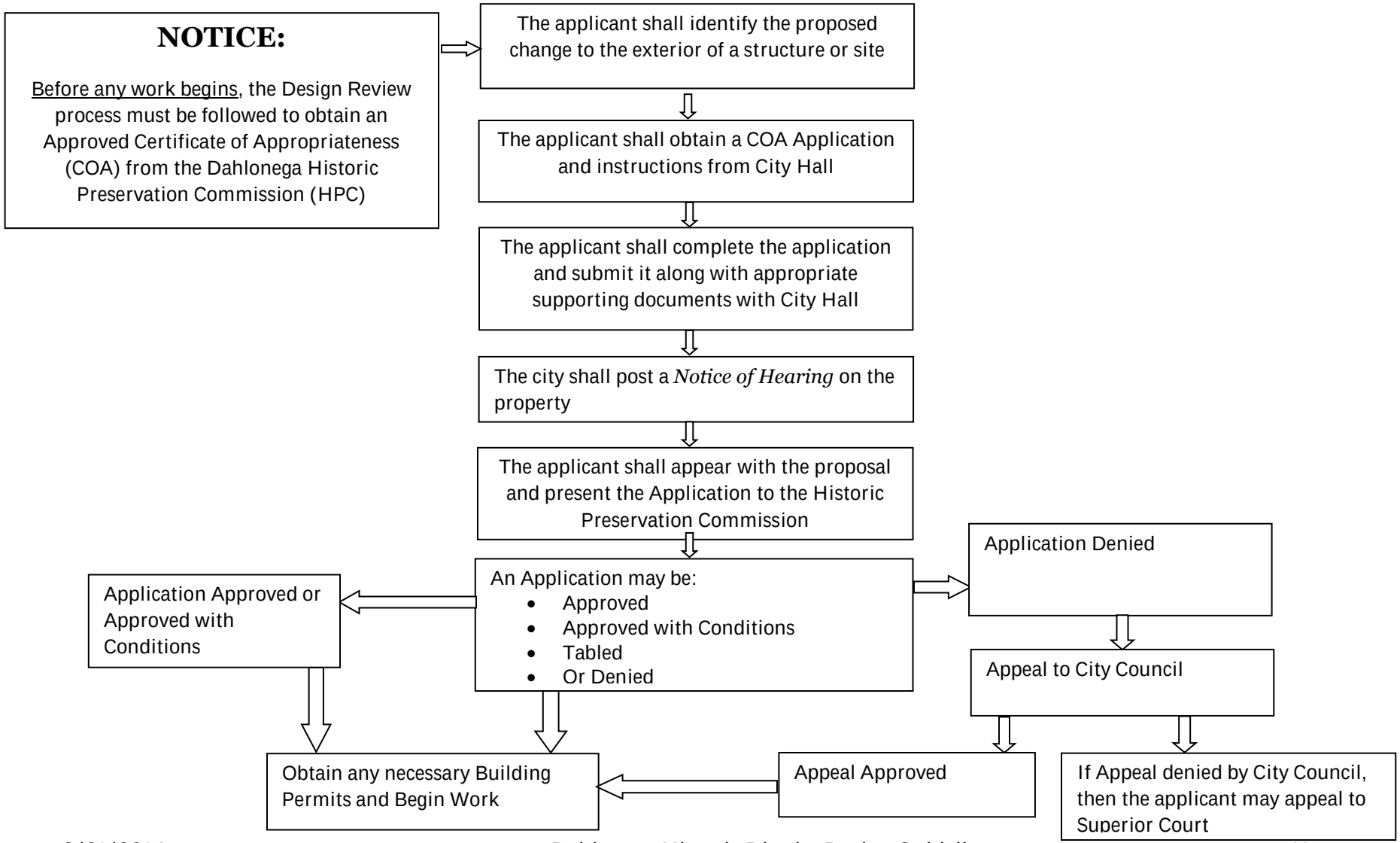
- ☐ Photos of existing building
- ☐ Photos of adjoining properties
- ☐ Photo of earlier historic appearance
- ☐ Sketches or drawings and description of proposed changes
- ☐ Description or picture of the type of material proposed for use in the alteration
- ☐ Photos or drawing of the building element to be altered, e.g. doors, windows, trim, cornice, balusters

Site changes including parking areas, drives, walks, addition of fences, walls or outbuildings, and major landscape elements, including removal of large trees or shrubs.

- ☐ Photo of site
- ☐ Photo of adjoining properties
- ☐ Site plan or sketch of site indicating location of changes. Plans should note existing elements of importance, such as mature trees, walks, drives, etc.
- ☐ Description of materials to be used

The HPC meets on the fourth Monday of each month at 6:30 pm. The applicant or a representative must attend the meeting. Meetings are held at City Hall located at 465 Riley Road, Dahlonega Georgia. If you have any further questions regarding the COA application process, please call the Dahlonega Planning Office, 706-864-6133.

Design Review Process to Obtain an Approved COA



1.3 Appeals and Compliance

Any action granting or denying a COA may be appealed to the Dahlonega City Council within fifteen (15) days of the issuance of the denial. For more information, see Appendix B, the City of Dahlonega Historic Preservation Ordinance.

1.4 Main Street/Certified Local Government Programs

The City of Dahlonega is both Certified Local Government and a Main Street City. Assistance is available through both of these programs. The Main Street Program provides communities with technical assistance and advice designed to stimulate downtown revitalization and economic development based on historic preservation. The Main Street Program is run through the Georgia Department of Community Affairs (DCA).

The Certified Local Government (CLG) program extends the federal and state preservation partnership to the local level. It enhances the local government role in preservation by strengthening community preservation programs and links with the State Historic Preservation Office (Historic Preservation Division). In Georgia, the Certified Local Government program builds upon the longstanding working relationship between the Historic Preservation Division (HPD) and the local governments by expanding the scope of local responsibilities and opportunities for preservation.

Dahlonega is a Certified Local Government. Therefore, property owners in Dahlonega will find it much easier to apply for and obtain tax incentives as well as obtain other funding opportunities available for Historic Preservation. See Appendix G for a list of these opportunities.

1.5 The Secretary of the Interior's Standards for Rehabilitation

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

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

7. *Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

9. *New addition, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Standard 1, requiring *compatibility of use, is* the only standard in which the impact of a proposed reuse of a historic building is addressed. (Questions of use are typically addressed in zoning ordinances and building codes.) The principle of this standard is that a proposed reuse of a historic structure for purposes other than that for which it was initially designed should have minimal distinctive architectural consequences. That is to say, reuses that will result in destructive architectural changes are unacceptable.

Standard 2, recommending the retention and preservation of character-defining features, is one of several statements in the standards which emphasize preserving as much building material as possible. Thus, alterations that accommodate

existing original or historic building fabric are clearly preferable to those that require removal of such fabric.

Standard 3 recommends *historical honesty,* and is an endorsement of 'true' versus 'false' history. This standard is thus the basis for the prevention of such practices as conjectural restoration of building features or the grafting of architectural features taken from one historic building on to another. This standard also provides a clear basis on which to discourage the practice of building new buildings in a historicized distinguishing architectural style.

Standard 4, which requires the acknowledgment of physical evolution of historic buildings, is a critical component in the evaluation of treatments for a historic building which has undergone many changes. This standard not only accepts but values the fact that most historic buildings contain the record of their own evolution and thus are valuable records of changes in taste and use. This standard would provide the basis for discouraging such practices as replacing historic metal roofing with wood shingles, even in cases where a wood shingle roof is known to have originally existed. It would also prevent the replacement of a Victorian porch on an earlier nineteenth century house with a new porch that would replicate porches of the vintage of the original house.

The clear implication of this standard is that, unless it is intended that a building undergo an accurate restoration to a specific period based on adequate documentation, it is best to recommend repair and/or replacement of historic building features *in-kind,* whether or not they are part of the building's original construction.

Standard 5 requires *preservation of the distinctive components* of historic buildings, and is a straight forward endorsement of preservation whenever possible. In Dahlonega, this will apply particularly to porches, windows, doors, siding, and other decorative elements.

Standard 6 requires *repair rather than replacement* where possible and, where it is not, *visually matching replacements*. These two standards, 5 and 6, articulate the strong preference in preserving and retaining the authentic materials, object, or building fabric, and not just something that replicates the real object.

These two guidelines are particularly relevant where there is a high level of integrity in the original building fabric. Replacement of such materials would cause irreparable harm to the building's integrity and authenticity.

Standard 7 by its prohibition of damaging chemical and physical treatment, reflects an awareness-often gained through painful experience-that certain treatments can irreversibly damage the historic fabric that the preceding standards are intended to protect. Sandblasting in particular, whether of wood for paint removal or masonry for cleaning, can irretrievably alter the surface characteristics of historic materials and thereby destroy not only visual characteristics but physical ones as well and may accelerate further deterioration. Power washing and overly acidic chemical cleaning of masonry can also cause irreversible damage.

Standard 8 requires preservation and protection of archeological resources, and generally comes into consideration only when excavations are associated with a project. This standard clearly recognizes that historic properties will in all likelihood have associated archeological deposits, and recommends that efforts should be made to consider and protect those resources. Considerations of expense and the likelihood of the presence of archeological resources must dictate the extent to which this standard affects the planning of privately-funded projects.

The goals of **Standards 9 and 10** are *compatibility, differentiation, non-destructiveness, and reversibility of additions, alterations, and new construction*. Both standards are intended to minimize the overall damage to historic fabric caused by building additions and to insure that new work will be differentiated from, but compatible with, existing structures in order to protect the historic integrity of the property.

The same federal regulation which promulgates the *Standards* explicitly states that they are intended to be "applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." Thus, the level of craftsmanship and detail as well as the quality of materials that are proposed for any rehabilitation project should be commensurate with the structure to which they will be applied. From the standpoint of the Secretary's *Standards and Guidelines,* successful rehabilitation neither 'improves' the original design nor detracts from it.

It is important to reiterate that the Secretary of the Interior's *Standards for Rehabilitation* provide a philosophical framework for the planning and evaluation of preservation activities. As summarized above, that framework is one which emphasizes preservation of historic building fabric, honesty of historical expression, and reversibility. It is a philosophical framework which assumes that historic buildings are repositories not only of visual satisfaction but also of information and, as such, it must be possible to 'read' the information they contain without having it clouded by conjecture.

The City of Dahlonega itself validates the *Standards'* orientation towards architectural continuity and historical integrity. The *Standards* articulate and reinforce the continuity and concern for historic and visual integrity that are evident throughout most of Dahlonega. Although most of Dahlonega is not included in a National Register Historic District, the concern for the preservation of community character prevalent throughout Dahlonega makes the *Standards* particularly relevant and applicable.

See Also

Secretary of Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings:

http://www.nps.gov/hps/tps/standguide/

National Park Service Preservation Briefs

http://www.nps.gov/tps/how-to-preserve/briefs.htm

2. Dahlonega's Historic Districts

Dahlonega's Downtown Historic District

Figure 5. Lumpkin County Courthouse, 1836.

Dahlonega is a city rich in history and with its own distinct sense of place. Established in 1833, the Public Square of Dahlonega served as a busy commercial center for the site of America's first gold rush. The city profited from successful mining expeditions and the gold rush of 1829, and soon thereafter, many shops began to form around the square and surrounding street grid system that was laid out by the city's founders. This area comprises the Dahlonega Downtown Historic District. Located between Chestatee, Park, and Main streets, the district currently contains more than three dozen shops as well as restaurants. The district contains institutional, commercial, and residential buildings. The colorful history and architectural significance of the area make Dahlonega's Downtown Historic District a worthy recipient of its 1983 National Register listing.

Many buildings on the square are of particular architectural and historical significance to the Dahlonega community. Among Dahlonega's first buildings was the Old Lumpkin County Courthouse (c. l836), which now serves as the Dahlonega Gold Museum. Made of local brick that includes traces of gold, the building served as the seat of Lumpkin County government from 1836 to 1965.

Figure 6. John A. Parker Storehouse, 1858.

The John A. Parker Storehouse (c. l858), now The Crimson Moon, is notable as the oldest surviving commercial building on the square. The building's rough visual character and construction symbolizes the atmosphere of a small, isolated

mining community. Many other buildings located within the commercial portion of the Historic District echo the design characteristics of the Parker Storehouse, including the Baker Law Office (cl880).

Figure 7. Baker Law Office, 1880.

The Baker Law Office is a clapboard building that typifies the building style and construction ethic of the late 19th century. Like many of the buildings in the commercial district, the Baker Law Office possesses an air of simple dignity. These examples portray the general historic character of the Dahlonega Historic District and demonstrate the ever-changing, evolving commercial center of this unique mountain town.

Although there is a sense of unity in Dahlonega's Downtown Historic District, the buildings within this district are anything but uniform. There are styles and forms repeated within the district, but no one style dominates the area. From early 20th century storefronts to Colonial Revival houses to an Art Deco theater, Dahlonega's Downtown Historic District incorporates a varied offering of styles and forms.

The unity among these individual buildings comes from shared architectural, environmental, and aesthetic principles beyond the issue of building style. Dahlonega's Downtown Historic District buildings are linked through their similar scale, building materials, massing, and setback through the repetition of features such as second-story porches, stone retaining walls, and awnings.

Since Dahlonega's Downtown Historic District is composed of buildings of varied styles, it is not necessary for new construction within the area to replicate any specific building, style, or architectural/historical period. According to widely accepted international standards, new construction that directly copies existing structures is discouraged because it may blur the ability to tell which buildings are old and which are new. New construction can be kept within the existing design scheme of Dahlonega's Downtown Historic District by conforming to the common principles mentioned above. A new building may sit adjacent to a building a hundred years its elder and be perfectly compatible as long as it has congruent setback, size, lot coverage, fenestration, and other harmonious features.

Map of City of Dahlonega

Downtown Historic area

------ Historic Area
(B3 & CBD Zones)

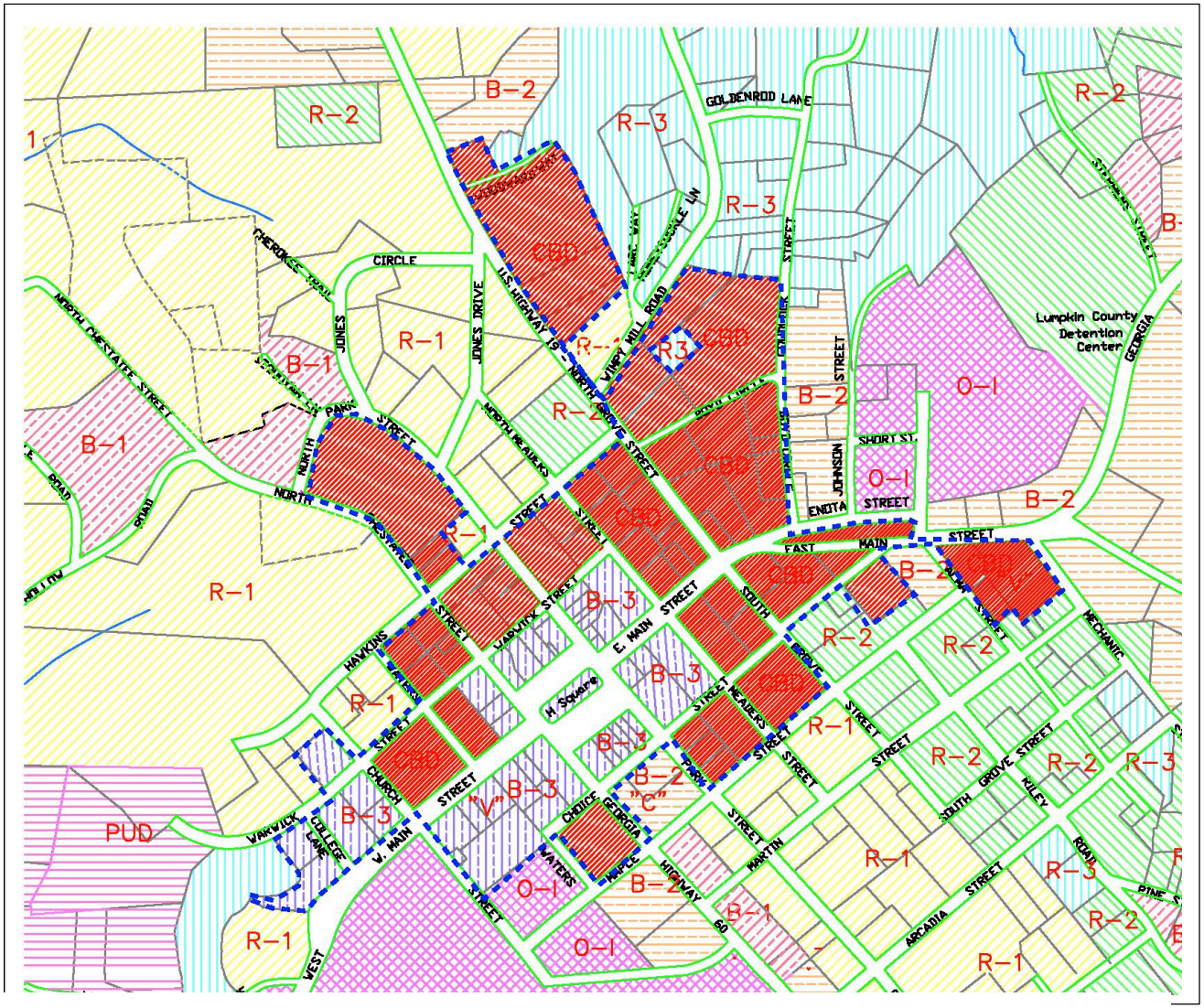


Figure 8. The City of Dahlonega Historic Area includes the 1983 National Register listed Commercial District and 1995 National Register listed Hawkins Street District. The Historic District consists of both the B3 and Central Business District (CBD) zones.

2.1 Defining Characteristics of the Historic District

The key to the character of Dahlonega's Downtown Historic District is that it is a collection of properties, commercial, institutional, and residential, that provides a small town atmosphere relative to the setting of the North Georgia Mountains. The structures need not all look alike, be the exact same size or color, or have identical floor plans to achieve this sense of place. Dahlonega's Downtown Historic District character is communicated through a *touts-ensemble* sense of place. The repetition of certain design elements, such as porches, and building materials, such as stone and wood, gives the area its separate identity.

With this in mind, it is important to note that maintenance and preservation are critical to insuring the design identity of Dahlonega's Downtown Historic District. There are already historic resources in the area to use as models within the district. These resources should be preserved so that they may serve as an example for future construction.

What are the key character-defining features of Dahlonega's Downtown Historic District?

Within Dahlonega's Downtown Historic District are two distinct areas – the commercial core/Central Business District and the surrounding residential area. Each area has its own set of character-defining features addressed below.

The Commercial Core

Area Characteristics

Dahlonega's historic commercial core is communicated block-by-block rather than building-by-building. The manner of sidewalk construction, the landscaping, the orientation of the buildings, and the presence of stone wall and seating areas are the key design elements of the area.

Street Trees

These trees help soften the visual impact of the commercial core and provide shade for people along the street. The presence of these trees also contributes to the commercial core's "small town" feel.

Figure 9. Lumpkin County Courthouse with street trees and plantings.

Sidewalks

The sidewalks of the commercial core feature two paving materials. Sidewalks are either concrete or brick and are of varying widths according to the amount of pedestrian traffic they are intended to accommodate. Where the sidewalks act merely as pathways between two points, they are of narrow width (three to four feet wide). In areas where sidewalks abut commercial storefronts, they are expanded to a greater width to provide a gathering space for window shoppers.

Figure 10. Sidewalk design in downtown Dahlonega.

Signage

There are two types of signs that affect the character of Dahlonega's commercial core. The first are commercial signs. Commercial signs within the district are affixed to storefronts. There are no freestanding commercial signs mounted on posts. Most signs are hand-lettered wood or metal.

Figure 11. Signage example from the Dahlonega General Store.

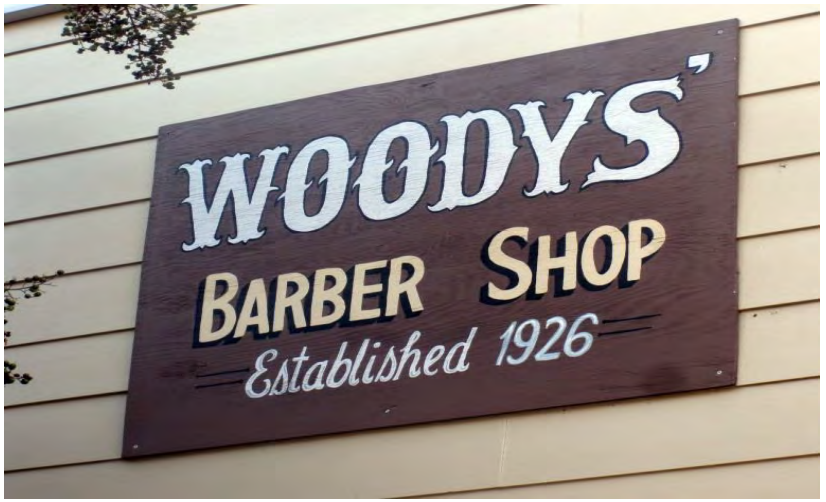


Figure 12. Signage example from Woody's Barber Shop.

Storefronts

Dahlonega's commercial core storefronts are of varied style and presentation but have common scale (size of a building in relation to human size) and setback (area located between the building front and the street or similar type of boundary). Storefronts have zero setback, (meaning that the front façade is physically connected to the sidewalk), and are one to three stories tall. Many are symmetrical with a central entrance flanked by large storefront windows. Others have an entrance to the side and windows through the center portion of the storefront. All storefronts that are more than one story have windows above the ground floor- there are no expanses of wall space without interceding window areas. Storefronts within the commercial core are brick, stone, or wood clapboard. New storefronts may vary in height and symmetry, but should retain the fenestration arrangement of windows on a building and a scale that currently define the storefront design of the area.

Figure 13. Example of storefront with side entrance.

Figure 14. Example of balanced storefront with centrally located entrance.

Landscape Features

Beyond the presence of street trees, several landscape features further define Dahlonega's commercial core character. Paved pedestrian areas feature steps and are multi-tiered to accommodate and complement the south to north rise of the land. Stone walls, primarily granite, are used both as retaining walls creating terraces in the town center and for visual enhancement. Brick and stone seating ledges around planting areas provide for pedestrian gathering spaces and give texture to the streetscape. Any additions or alterations to current landscape features should be compatible and should especially be complementary in their scale and materials.

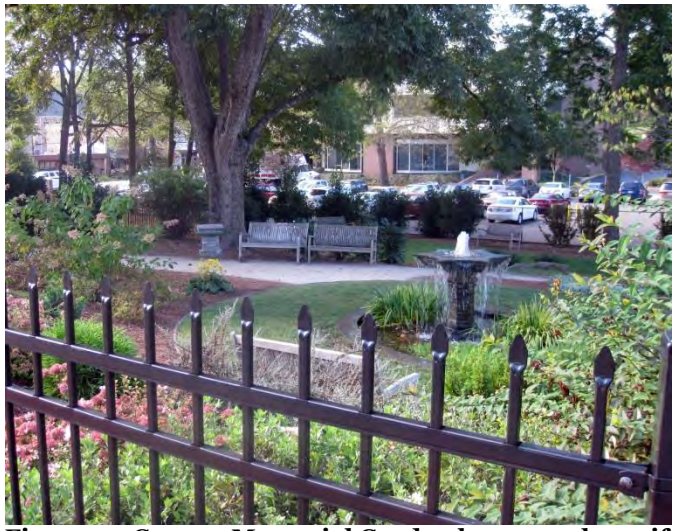


Figure 15. Connor Memorial Garden has many beautiful landscaping features.

Residential Area

Area Characteristics – Dahlonega's Downtown Historic District includes several residential properties. These properties are located at the periphery of the commercial core. These residential properties represent the specific character of Dahlonega's earlier days.

Setback, Siting, and Scale – Residential structures within Dahlonega's Downtown Historic District are all centrally sited within their respective lots. Their orientation is toward the street and their setbacks allow for a front yard area relative to the size of the house. Residential structures are either one or two stories tall and are not of overwhelming or grandiose presentation or scale.

Building Materials – The majority of structures within the residential area feature wood clapboard siding. Some residences have brick construction. These natural and historic building materials help define the character of the area and should be maintained. Incompatible materials such as stucco or vinyl siding are largely absent from the residential area and should be avoided in any new infill construction or in additions to existing structures.

Porches – Front porches are perhaps the most character-defining elements of the Historic District. This is true of both the residential and commercial areas. In the residential area, many houses feature the combination of a first floor full-length and a centrally located, half-length porch on the second floor. This particular scheme is repeated throughout the district and is a very distinct element of Dahlonega's residential design. The importance of porches in Dahlonega cannot be stressed

enough and every effort necessary should be undertaken to ensure their proper maintenance and preservation.

Figure 16. ***Residential structure in the Historic District.***

Figure 17. Worley Homestead. ***Porches are emblematic of Dahlonega's Downtown Historic District.***

Landscape Features – Many residential properties within Dahlonega's Downtown Historic district feature stone walls. These walls are used as retaining walls that define borders and property boundaries. Wood-slat fences are also used as border-defining features. Natural materials such as wood and stone are seen throughout the district as landscape elements.

2.2 Historic Building Types and Styles

COMMERCIAL TYPOLOGIES (1850-1960)

GABLE-FRONT STOREHOUSE (1850-1880)

The Parker Storehouse

Distinguishing features:

- front gabled roof and eaves with eave returns
- two-story gallery with roughly square bays supported with posts
- balustrade with simple square or turned balusters
- full-length two-story gallery with 1:2½ to 1:3 bays
- first floor storefront space with entrance doors/windows
- entrance to upper floor on side of building front

Representative examples:
The Parker Storehouse (1858)
The Crawford House (1880)

FOLK VICTORIAN HOTEL (1875-1910)

Sargent Building

Distinguishing features:

- expandable front façade with hipped or mansard roof with built-up wooden cornice and symmetrical dormer(s)
- porches are the primary decorative element with either turned or squared posts
- windows are simple with multiple panes
- doorways are simple with minimal decoration

Representative examples:
Hall House (1881)
Sargent Building (1910)

ONE-PART COMMERCIAL BLOCK(1910-1960)

Jones Corner Drugs

Distinguishing features:

- one-story simple box with one or more regularly-spaced bays or large storefront window modules across the principal façade
- sometimes appearing as the lower portion of a Two-Part Commercial Block
- Dahlonega precedents feature running-bond or English-bond brick or 4" lap siding with minimal or no decorative trim, and flat roofs with tall parapets on the principal façade

Representative examples:
Jones' Corner Drugs (1909)
Moore Hardware (1945)

VICTORIAN TWO-PART COMMERCIAL BLOCK (1875-1910)

Meaders Building

Distinguishing features:

- two to four stories with clear division into two zones typically reflecting interior use
- single story lower zone demarcating public space and an upper zone of private or semi-private space
- principal façade is usually divided into repetitive elements such as bays, pilasters or window modules that align in the upper and lower zones, although there can be a significant difference in the design of the zones
- façades tend to have vertical emphasis, with proportions and details dependent on the applied style
- running-bond brick, natural or painted, with proportional façade bays
- flat roof with built-up wooden, ornamental metal or corbelled brick cornice on all principal facades
- façade articulation including shallow bays or pilasters, string courses, ornamental fascia, or projecting window heads / canopies
- single windows with tall vertical proportions
- first-floor recessed entries or storefronts with architectural detailing

Representative examples:
Hall's Block (1883), Price Building (1897), Meaders Building (1914)

SIMPLE TWO-PART COMMERCIAL BLOCK(1910-1950)

Bank of Dahlonega

Distinguishing features:

- two to four stories with clear division into two zones typically reflecting interior use
- single story lower zone demarcating public space and an upper zone of private or semi-private space
- principal façade is usually divided into repetitive elements such as bays, pilasters or window modules that align in the upper and lower zones, although there can be a significant difference in the design of the zones
- façades tend to have vertical emphasis, with proportions and details dependent on the applied style
- simple storefronts
- textured or patterned masonry, painted, with proportional front façade bays
- flat roof with parapet or very simple cornice of façade material
- minimal, if any, façade articulation
- grouped or paired windows in square openings with minimal detailing

Representative examples:
Bank of Dahlonega (1910), Housley Brothers Building (1928)

ENFRAMED WINDOW WALL

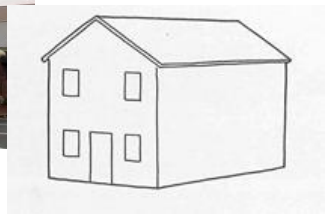
Fred Jones Building

Distinguishing features:

- one to three stories in smaller examples with a distinguishable border framing a central section of storefront
- glazing or ganged windows with or without spandrel panels
- principal facades tend to be wider than tall by at least a 2:1 ratio, although square examples are also found
- running-bond brick is the dominant material in Dahlonega

Representative examples:
Fred Jones Building (1946)
35 East Main (c. 1950)

NATIONAL FOLK STYLES (1840-1930)
GABLE-FRONT (1840-1930)



W.O.W. Building

Distinguishing features:

- narrow, one to two-story house with a steep roof pitch
- some are elaborately styled, but most are simple folk houses
- often built of either wood or brick
- windows/door symmetrically placed in principal façade
- popular as one-story shotgun house

Representative examples:
Smith House (1899)
W.O.W Building (1941)

RESIDENTIAL BUILDING TYPOLOGIES

Hall-and-Parlor (1840-1890)

Baker Law Office

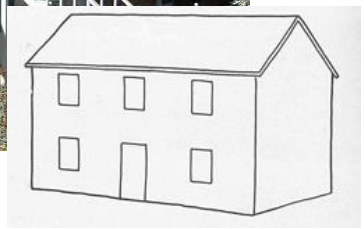
Distinguishing features:

- traditional British folk form
- one-story wood, with one room deep, and two rooms wide with central hallway
- side-gable or hipped roof with projecting eaves or simple cornice
- windows and door symmetrically placed in principal façade
- variations include different chimney placement, porch sizes, porch roof shapes, and patterns of rearward extensions for enlarging the interior space

Representative examples:
Baker Law Office (1880)
184 North Chestatee (c. 1900)

I-House (1840-1890)

Worley Homestead



Distinguishing features:

- two-story wood, one room deep and two rooms wide sometimes with central hallway
- usually side-gable roof with projecting eaves
- varying patterns of porches, chimneys, and rearward extensions
- windows and door often symmetrically placed in principal façade
- later southern I-houses featured stylistic detailing to make them more fashionable

Representative examples:
Worley Homestead (1845)
McGuire House (1882)

Queen Anne (1880-1910)

The Conner House

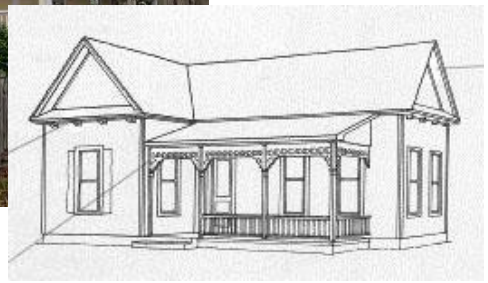
Distinguishing features:

- steeply pitched roof of irregular shape with dominant front-facing gable
- asymmetrical façade with partial or full-width porch and extended along one or both side walls
- pyramidal hipped roof with cross gables
- deep eaves with eave returns
- windows and door symmetrically placed in principal façade
- delicate turned porch supports and spindlework ornamentation which often occurs in porch balustrades or as a frieze suspended from the porch ceiling.

Representative examples:
Conner House (1885)
201 West Hawkins

Folk Victorian (1870-1910)

Littlefield Cottage

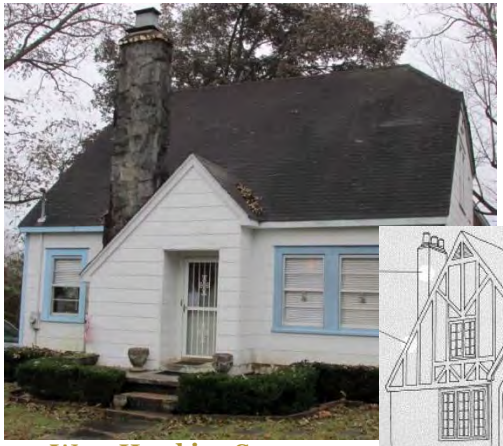


Distinguishing features:

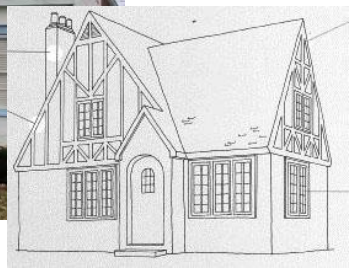
- five principal subtypes that are closely related to the National Folk subtype include: front-gabled roof, gable front and wing, one-story side-gabled roof, two-story side-gabled roof, and pyramidal
- simple folk house forms with decorative Victorian detailing
- porch and cornice usually feature the most detailing
- porch supports are commonly either Queen Anne-type turned spindles, or square posts with the corners beveled as seen in Italianate porches
- lace-like spandrels are also frequent and turned balusters may be found in porch railings and friezes
- centered gables are often added to side-gabled and pyramidal examples
- window surrounds are generally simple or may have a simple pediment above the window
- most Folk Victorian houses have Queen Anne spindle work details, but there is still a differentiation between Folk Victorian and Queen Anne detailing

Representative examples:
Galusha-Moore House (1910)
121 South Grove Street (c. 1915)
Littlefield Cottage

Eclectic Styles (1890-1940)
Tudor (1890-1940)



217 West Hawkins Street



Distinguishing features:

- steeply pitched rood, usually side-gabled
- less commonly hipped or front-gabled
- façade dominated by one or more prominent cross gables, usually steeply pitched
- doorways often have Renaissance detailing, including quoining
- doorways may often feature round arched openings with heavy board-and-batten doors
- tall, narrow windows, usually in multiple groups and with multi-pane glazing may also feature complex masonry or stone patterns
- windows openings also typically repeat the same flattened arch found in the door surrounds or entry porches
- massive chimneys, commonly crowned by decorative chimney pots

Representative examples:
217 West Hawkins Street (c. 1925)
297 North Grove Street (c. 1925)

Craftsman (1905 -1930)

229 West Hawkins Street

Distinguishing features:

- low-pitched, gable or occasionally hipped roof
- front-gable, cross-gable, side-gable-and hipped roof are the principal subtypes
- wide, unenclosed eave overhang
- roof rafters usually exposed
- commonly false decorative beams or braces added under gables
- full or partial width porch with roof supported by tapered square columns
- short, square upper columns resting on larger piers or a solid balustrade of columns or pedestals frequently extend beyond porch floor to the ground level
- materials for columns often include stone, clapboard, shingle, brick, concrete block, or stucco
- one or 1½ -story wood with long rectangular plan and narrow principal façade
- double-hung windows usually with narrow vertical lights in upper sash
- prominent gabled or shed roofed dormers
- wall cladding is most often wood clapboard, wood shingles, stone, brick, concrete block, and stucco are also found
- secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also seen occasionally

Representative examples:
51 Alma Street (c.1920)
229 West Hawkins Street (c. 1932)

3. Setting and Site Features

This section addresses the preservation and rehabilitation of the features of the building site and the setting of the buildings found in the historic district. The site and landscape features that have developed around historic and non-historic buildings in the district significantly contribute to the visual character of the district. Therefore, in considering a proposed change to a building or property within the historic district, it is important to evaluate the change in the context of the overall setting of the historic district as well as to evaluate the change in the context of the features of the site.

This section addresses features that contribute to the visual character of the historic district. Such features can include walkways, driveways, parking, exterior lighting, fences, walls, landscape materials (trees, shrubs and groundcovers), outbuildings, and signage.

3.1Walkways, Driveways & On-Site Parking

INTRODUCTION: Appropriate paving materials for driveways and sidewalks can help reinforce the character of a historic district.

The sidewalks of the commercial core feature two paving materials. Sidewalks are either concrete or brick and are of varying widths according to the amount of pedestrian traffic they are intended to accommodate. Where the sidewalks act merely as pathways between two points, they are of narrow width (three to four feet wide). In areas where sidewalks abut commercial storefronts, they are expanded to a greater width to provide a gathering space for window shoppers. The existing mix of paving materials reflects the variation of design elements within the district. However, unifying the paving materials (either entirely brick or entirely concrete) within a given area may be considered on a case-by-case basis.

Parking is provided throughout the core commercial district. In addition, many of the residences have driveways beside the house. Historically, off-street parking areas for multiple cars were not common in residential neighborhoods or commercial areas. Initially on-street parking met the demand for parking spaces, even in the commercial district.

See Also

Site Features, Landscaping and Plantings.

Maintenance and Repair

If replacement of a deteriorated section or element of an existing walkway, driveway, or off-street parking area is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original section or element in design, dimension, texture, color, and material. If deterioration of the element is major and replacement is war rented, the new element should visually relate to the historic context.

Guidelines

3.1.1 Retain existing paving materials used in walks, such as unified brick or concrete, as well as any decorative design patterns.

3.1.2 Use materials and designs that complement existing site features in new walkway, driveway, and/or on-site parking construction. Color and texture should be carefully reviewed prior to installation. The dimensions, materials, and configurations proposed should be consistent and complementary with existing walkways, driveways, and/or on-site parking in the district.

3.1.3 Locate new walkways, driveways, and off-street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.

3.1.4 In residential areas, off-street parking should be located to the rear of the principal structure and should be completely screened from public view with vegetative landscaping. If approved, side-yard parking areas, including the required vegetative screening, should not go beyond the front façade of the principal building.

3.1.5 In residential areas, use existing or similar materials in both walks and driveways.

3.1.6 Demolishing historic structures to provide areas for parking is not recommended and will detract from the historic character of the district.

3.1.7 Screen off-street parking lots from streets and sidewalks with landscape plantings, tree canopy and shrub hedges.

3.1.8 In the commercial core, parking areas should be located behind rather than in front of buildings when possible.

3.1.9 Avoid asphalt in visible areas or at minimum, provide visual relief and shade from large expanses of asphalt with landscaping and interior planting islands.

3.1.10 The design of new parking lots should take into consideration and incorporate existing mature trees and historic paths or walkways. Special attention is required to protect existing mature trees, particularly root zones. Working with a Certified Arborist is recommended to identify approaches for redevelopment within sensitive tree root zones.

Recommended

Use paving brick paving materials or patterned concrete in a design similar to the sidewalks on the Public Square.

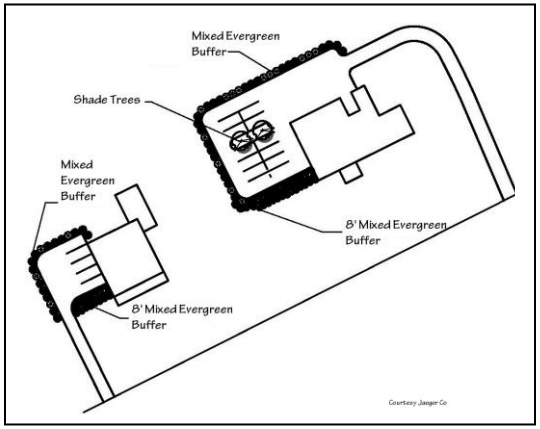
Brick and pre-fabricated concrete pavers are excellent alternatives to using large expanses of concrete or asphalt.

If replacement of a deteriorated section or element of an existing walkway, driveway, or off-street parking area is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original section or element in design, dimension, texture, color, and material.

Introduce perimeter plantings, hedges, fences, or walls to screen and buffer off-street parking areas from adjacent properties. Subdivide large parking areas with interior planting islands to break up any large paved area.

For environmental reasons, the use of permeable paving materials is encouraged.

Vegetative screening should contain a ***mixture*** of native evergreen vegetation to reduce the potential for widespread loss due to disease and should provide a screen at least six feet (6') in height at the time of planting.



Example of appropriate screening of off-street parking.

Not Recommended

Non-traditional materials like asphalt should not be used, if possible, as it conflicts with the historic, architectural, and environmental tradition of the district.

Broad expanses of off-street parking on a residential site are incompatible with the character of the district, and therefore, are discouraged.

When used in historic areas, large expanses of concrete and asphalt paving materials are discouraged. They are visually unattractive and generally increase vehicle parking and traffic–which may change the historical integrity and traditional environment of an individual site and a district as a whole.

It is not appropriate to locate a new off-street parking area in a district with residential character where it is visible from the street, where it will significantly alter the proportion of built area to yard area on the individual site, or where it will directly abut the principal structure.

Example of Inappropriate Treatment: Parking constructed in front of main structure and not adequately screened detracts from the historic character of the property.

3.2 Fences and Walls

INTRODUCTION: Many residential properties within Dahlonega's Historic District feature stone walls. These walls are used as retaining walls that define borders and prevent erosion. Some properties use wood-slat fences as border-defining features. Natural materials such as wood and stone are seen throughout the district as landscape elements. To achieve design consistency, future landscape features should utilize these natural materials as well.

Stone is the most commonly used material for site features downtown. The stone retaining walls are an important asset of the historic district. Their alignment along the edge of the streets helps to establish an overall visual continuity in the district.

See Also

National Park Service Preservation Brief 38: Removing Graffiti from Historic Masonry

Maintenance and Repair

- Inspect regularly for signs of moisture damage, corrosion, structural damage or settlement, vegetation, and fungal or insect infestation.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along wall foundations.
- Clean fences and walls as necessary to remove heavy soiling or corrosion or to prepare them for repainting. Use the gentlest means possible.
- Retain protective surface coatings such as paint to prevent deterioration or corrosion.
- Reapply protective surface coatings such as paint when they are damaged or deteriorated.
- Follow the guidelines for masonry, architectural metals, and wood where applicable.

Guidelines

3.2.1 Retain historic stone walls, fences, and hedges. When a portion of wall or fence needs replacing, salvage original parts for prominent locations from less visible areas. Match original construction in design, dimension, detail, texture, pattern, material, and color. If this is not possible, use a simplified design of similar materials and height.

3.2.2 If replacement of an entire fence or wall is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, pattern, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.

3.2.3 Design of new walls and fences should blend with materials and designs found and traditionally used in the district and on the property. Commonly used materials in Dahlonega are stone, brick, iron, and wood.

3.2.4 The use of materials such as chain link fencing, concrete blocks, or modern wood privacy fencing is discouraged especially in locations visible from the street or public-right-of-way.

3.2.5 The scale and ornamentation of new walls and fences should relate to the scale and ornamentation of existing walls and fences.

3.2.6 Privacy fences are not appropriate in front yards. In side and rear yards, they can be used but materials and design should relate to the buildings on the site and to any nearby fences.

3.2.7 Use of non-historic artificial man-made concrete stone products designed to emulate stacked stone or other historic stone materials are not appropriate and are discouraged.

Recommended

The height of new fences and walls should be consistent with the height of traditional fences and walls in the district.

Protect and maintain the wood, masonry, and metal elements of fences and walls through appropriate surface treatments.

Repair fences and walls using recognized preservation repair methods for the material or the surface coating.

Example of historic stacked stone wall. New walls and fences should blend with materials and designs found and traditionally used in the district and on the property.

Not Recommended

It is not appropriate to cover historic fence or wall material, including wood, stone, brick, stucco, concrete, or cement block, with contemporary substitute coatings or materials.

It is not appropriate to introduce vinyl or metal chain-link fencing in areas that will be visible to the street.

Example of Inappropriate Treatment: Chain-link fence in front yard. Fence is not adequately screened. Height is excessive and obscures view of historic structure.

Use of non-historic artificial man-made concrete stone products designed to emulate stacked stone or other historic stone materials are not appropriate and are discouraged.

3.3 Site Features, Landscaping, & Plantings

INTRODUCTION: Trees are an important element in both the commercial and residential portions of the Historic District. The presence of these trees also contributes Dahlonega's "small town" feel. Maintaining these trees is therefore extremely important. Future plantings should be trees that grow relatively tall (35 feet or higher) and provide a wide canopy.

The landscape and site features provide not only context for the buildings of the historic district but also contribute significantly to the overall historic appearance and character of the historic district. Most distinctive of the district are the tree lined streets in both the downtown and residential areas.

Maintenance and Repair

Native plants, screens, and historic landscape patterns should be maintained and enhanced. Replant trees and other vegetation using native varieties.

See Also

National Park Service Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes

2.1 Landscape Features

Chapter 5: New Construction

Landscaping, whether formal or informal, greatly influences the visual charm of Dahlonega's residential historic districts. The maturity of trees, lawns, and other vegetation in the area should be considered an irreplaceable resource. Traditional landscapes should be preserved unless dead, diseased, or posing a threat to public safety.

Native plants are always appropriate in a historic district as native vegetation was available for use in historic times. There are a number of non-native plants that have been used historically and are appropriate in a historic setting. Nonnatives that are historically appropriate should only be used if they are not invasive species. Plants such as ligustrum and English Ivy are examples of historically appropriate, but invasive species. Their use should be confined to areas where their growth and expansion can be controlled.

Guidelines

3.3.1 Retain existing trees and plants that help define the character of the district. Replace diseased or dead plants and trees with appropriate species.

3.3.2 Maintain the canopy of mature deciduous shade trees.

3.3.3 When planning new landscaping, repeat the dominant street character in terms of border and heights.

3.3.4 During new construction, identify and protect trees and other plantings. Special attention must be provided to sensitive root zones.

3.3.5 Retain existing site features that aid the pedestrian and that offer visual continuity, such as the historically styled street lamps, stone planters, as well as the dark wooden benches, waste receptacles, and signposts. Maintain the compatible and traditional design, color, and materials used for these features.

3.3.6 Retain site features such as bollards, plant beds, and historic stone curbstones that protect turf and plantings from excessive pedestrian and vehicular traffic.

3.3.7 Avoid paving areas that could be landscaped.

3.3.8 Keep necessary utilities, such as transformers and overhead wires, out of sight or in the least visible places.

3.3.9 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by construction activities.

3.3.10 It is not appropriate to introduce contemporary equipment or incompatible site features, including satellite dishes, storage units, and swimming pools, in locations that compromise the historic character of the building, site, or the district. Locate such features unobtrusively, and screen them from view.

3.3.11 Replace missing or deteriorated site features with new features that are compatible with the character of the site and historic district.

3.3.12 Design new construction or additions so that large trees and other significant site features are preserved.

3.3.13 Avoid the use of invasive exotic plant species. Use native species or non-native species which are historically appropriate and non-invasive.

RECOMMENDED

Original trees, landscaping features, and retaining walls should be preserved and maintained wherever possible.

Choose replacement vegetation and landscaping materials that are similar in nature to what was previously on site.

Select trees that will provide a canopy approximately 35 feet or higher.

Provide screening of contemporary site features such as satellite dishes, swimming pools, and trash collection areas and devices.

Any mature tree lost during site work should be replaced with a comparable tree species typically found in the district.

Native plants, screens, and historic landscape patterns should be maintained and enhanced. Replant trees and other vegetation using native varieties.

NOT RECOMMENDED

The use of colored mulching materials other than brown or black.

Failing to undertake adequate measures to ensure the protection of landscape features, particularly large, mature trees.

Removal of landscape features or plant material that is unable to be salvaged and not replacing it or replacing it with a new feature that does not convey the same visual appearance.

Clear-cutting a site for new construction and not replacing the lost canopy as it had previously existed on the site.

Example of a satellite dish not properly screened from view.

3.4 Outbuildings, Mechanical Systems, & Accessory Structures

INTRODUCTION: Outbuildings and accessory structures refer to original garages, carriage houses, storage buildings, and sheds that have survived to this time. Like other early site features, they contribute to the historic character of individual sites and a district as a whole. In some cases the garage or the accessory building echoes the architectural style, materials, and details of the principal structure on the site.

Historic outbuildings and accessory structures are not prominent features in the residential portion of the historic district. Existing outbuildings are usually not visible from the street. Most early garages were sited in the rear yard and accessed either by a linear driveway leading from the street or accessed from a side street.

Maintenance and Repair

If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

Modern mechanical systems, particularly centralized air-conditioning units, satellite dishes, and solar panels are inevitable additions to historic structures. Generally, such elements should be placed at the rear or side yard of the principal building and screened with vegetation or with a structural buffer plus vegetation (e.g. wooden fence and evergreen trees and/or shrubs). Utility meters and dumpsters should also be placed inconspicuously or screened from view.

See Also

3.2 Fences and Walls

3.3 Site Features, Landscaping, and Plantings

5.5 Energy Retrofit and Utilities

National Park Service Preservation Briefs:
3: Conserving Energy in Historic Buildings

4: Roofing for Historic Buildings

9: The Repair of Historic Wooden Windows

10: Exterior Paint Problems on Historic Woodwork

20: The Preservation of Historic Barns

24: Heating, Ventilating, and Cooling Historic Buildings

29: The Repair, Replacement, & Maintenance of Historic Slate Roofs

30: The Preservation and Repair of Historic Clay Tile Roofs

47: Maintaining the Exterior of Small and Medium Size Historic Buildings

Guidelines

3.4.1 Retain existing outbuildings and accessory structures that contribute to the overall character of the historic district.

3.4.2 Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.

3.4.3 Design of new outbuildings and accessory structures should blend with the materials and style of the major buildings on the site. The design of the roof shape is of great importance in creating a compatible new structure.

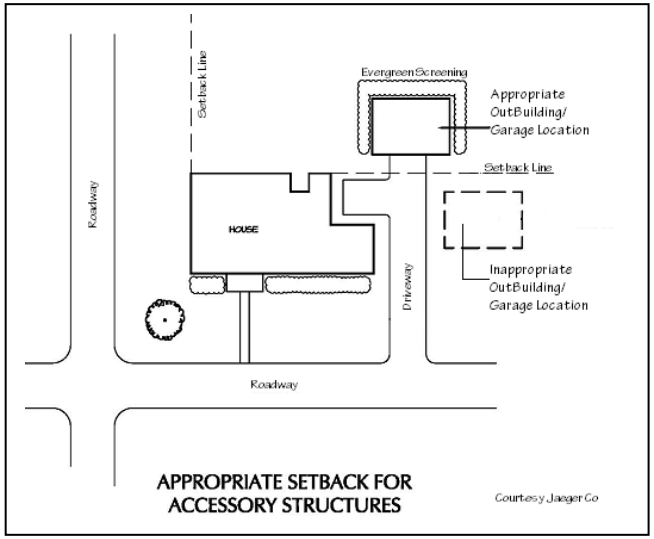
3.4.4 Uses of outbuildings and accessory buildings that are not compatible with the historic nature of the property should be screened from view if possible.

3.4.5 It is not appropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.

3.4.6 Mechanical systems (including HVAC units), utility meters, dumpsters, satellite dishes, and other similar components should be screened from public view with vegetation or with a fence or freestanding wall and vegetation.

3.4.7 Exterior HVAC units should be placed to the rear façade or other non-visible area of a secondary façade. If visible from public view, exterior HVAC units should be screened with wood or brick fencing and/or vegetation.

3.4.8 Installation of window air-conditioning units should be avoided. If unavoidable or required, window air-conditioning units should not be installed on a primary façade. Window units should not result in the removal or replacement of the original window sash or the alteration of the window framing or surrounds.



Recommended

If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.

The new outbuilding should not be placed forward of the façade or compete in size or scale with the main structure, nor should it be attached to the main building.

Outbuildings or accessory structures readily visible from the public right-of-way should be screened with a mixture of evergreen and deciduous landscaping.

Example of appropriately screened HVAC units.

Not Recommended

Example of window AC unit inappropriately installed on front façade resulting in replacement and alteration of original window framing.

Example of exterior HVAC units inappropriately mounted and not screened from view.

It is not appropriate to introduce a prefabricated accessory building if it is not compatible in size, scale, form, height, proportion, materials, and details with historic accessory structures in the historic district. It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site or require removal of a significant building element or site feature, such as a mature tree.

It is not appropriate to introduce equipment that is inconsistent with the historic character of the districts, including large-scale antennas, satellite dishes, and solar panels in locations visible from the street.

3.5 Archaeological Features

INTRODUCTION: Archaeological resources include all material evidence of past human activity usually found below the earth's surface but sometimes exposed above the ground as well. Lumpkin County and Dahlonega originally were part of the Cherokee Nation; therefore, the possibility exists that archaeological resources including Native American remains, or artifacts may be discovered. In addition to this, the location of original foundations, porches, accessory buildings, walkways, and even gardens can be determined through archaeological surveys.

It is important that such sites be documented and if something is found, the City and Historic Preservation Commission should be contacted as well as the Georgia Department of Natural Resources for guidance. The Secretary of the Interior's Standards require that "*Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*" The following guidelines are ways to ensure that resources are protected and projects are not unnecessarily delayed.

See Also

Georgia Department of Natural Resources: Historic Preservation Division: Archeology Consultants and Research:

http://georgiashpo.org/archaeology/consultants

"Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."

Guidelines

3.5.1 County records and maps should be reviewed to see if previously recorded or known archaeological sites are located on property before undertaking any changes.

3.5.2 If a site has potential for yielding significant archaeological resources, a certified archaeologist should be hired to conduct a brief survey of the property. Previously disturbed areas, or areas with little potential for having such resources, should not require additional investigation. If the archaeologist states that there is potential after the brief survey, then a certified archaeologist should also conduct an intensive survey of the site.

3.5.3 If a site is deemed archaeologically significant but change cannot be avoided, then plans for a project should lessen the impact on the resources.

Recommended

Protect and preserve known, significant archaeological resources in place.

When planning any type of substantial site work within the historic district, use a professional to investigate in advance the likelihood that proposed site changes will destroy significant archaeological resources.

Not recommended

Using heavy machinery or equipment on sites where doing so may disturb significant archaeological resources.

Leaving known archeological material unprotected so that it is damaged during rehabilitation work.

Permitting unqualified personnel to perform data recovery on archeological resources so that improper methodology results in the loss of important archeological material.

3.6 Exterior Lighting

INTRODUCTION: Outdoor lighting is necessary in historic downtown districts, but must not be used on a property so that the scale of the fixture or amount of light overpowers the building as a result.

Issues of light pollution, safety, and security require careful forethought about the quantity and the location of exterior lighting. Considerations in reviewing any proposed lighting fixture for compatibility should include location, design, material, size, color, scale, and brightness. Additional lighting may be desirable on a particular site because of concerns for safety or security. Careful consideration should be given to where supplemental lighting is needed and in what quantity. Adequate lighting can often be introduced through lights on residential-scale posts, recessed lights, footlights, or directional lights mounted in unobtrusive locations. Such solutions are far more in keeping with the historic character of the districts than harsh floodlights and standard security lights mounted on tall utility poles.

Maintenance and Repair

If replacement of a missing or deteriorated historic exterior lighting fixture is necessary, replace it with a fixture that is similar in appearance, material, and scale to the original, or with a fixture that is compatible in scale, design, materials, color, finish, and historic character with the building and the streetscape.

See Also

Salvage and antique stores are great resources that should be utilized in acquiring historic exterior lighting fixtures that are appropriate for a historic home. Often the wiring can be updated so that it passes current electrical codes.

Guidelines

3.6.1 Retain and preserve exterior lighting fixtures that contribute to the overall historic character of a building, site, or streetscape.

3.6.2 Maintain and repair historic exterior lighting fixtures through appropriate methods.

3.6.3 If replacement of a missing or deteriorated historic exterior lighting fixture is necessary, replace it with a fixture that is similar in appearance, material, and scale to the original or with a fixture that is compatible in scale, design, materials, color, finish, and historic character with the building and the streetscape.

3.6.4 Introduce new site and street lighting that is compatible with the scale and the historic character of the district. Consider the location, design, material, size, color, finish, scale, and brightness of a proposed fixture in determining its compatibility.

3.6.5 Lighting may be used to illuminate entrances and/or signs or to highlight ornamentation. Ornamentation should not be obscured by mounted fixture.

3.6.6 Lighting fixtures should not be simple in form such as exposed bare bulbs.

3.6.7 Illuminated signs should not be used, in accordance with the City of Dahlonega Sign Ordinance (2008-4) (See Appendix G).

3.6.8 Do not use bright floodlights or rows of lights along driveways or walks.

3.6.9 Bare floodlights without reflectors should not be used to illuminate signs due to undesirable glare.

3.6.10 Exposed fluorescent lights are not appropriate.

3.6.11 Fixtures that predate Dahlonega's history, such as colonial light fixtures, are not appropriate.

3.6.12 Exterior lights should be limited to 40 watt equivalent bulbs and below.

Recommended

Contemporary fixtures that are inconspicuous or that complement the style and the character of the building may be selected for historic buildings. Simple, discreet styles and materials are usually successful. If more illumination is desired than the original fixtures provide, unobtrusively located contemporary recessed lights may be appropriate.

When selecting specific fixtures and locations, it is also important to consider the impact of site lighting on adjacent properties. Locate low-level or directional site lighting and motion detectors with care to ensure that the light does not invade adjacent properties. The introduction of motion sensors or indiscriminate area lighting on one site may result in the undesired lighting of surrounding sites.

Example of goose neck exterior lighting that is appropriate.

Not Recommended

Selecting a fixture style in contrast to the building style.

Introducing new security lighting on standard-height power poles in the residential portion of the historic district.

Illuminating the façade of houses in the residential portion of the historic district with harsh floodlights.

The use of rope lights or a string of lights particularly hung on the primary façade or strung to poles away from the primary building.

Rope lights are not appropriate on historic exteriors.

3.7 Signage

INTRODUCTION: Signs are an important part of any historic district because they draw attention to different businesses and stores. Signs also contribute to an overall image of the Dahlonega Historic District and must not be too flashy or overpowering and must not create a cluttered appearance. Most of the signs are wooden in the Historic District. These guidelines should be used in conjunction with the adopted City of Dahlonega Sign Ordinance (2008-4).

Note: All new signage in the Historic District must comply with the Dahlonega Sign Ordinance. The Ordinance, however, provides that the HPC may request a variance for the maintenance and restoration of historic signage that may not comply with the Ordinance. Restoration of historic signage must comply with the Guidelines in this section.

Maintenance and Repair

Significant historic signs and landmark signs within the district should be preserved and maintained. Original signage incorporated into the architectural detail of commercial buildings should also be preserved.

Given that some of the structures located in Dahlonega's historic district have been converted from residential to nonresidential office space, appropriate signage for the nonresidential businesses becomes an important factor in the preservation of the historical integrity of the district. Signs are one of the most prominent visual elements on a street, and as such, signs can detract significantly from the most attractive structure and clutter its surroundings.

See Also

National Park Service Preservation Brief 25: The Preservation of Historic Signs

City of Dahlonega Sign Ordinance (2008-4)

Appropriate signage for the historic district.

Guidelines

3.7.1 Significant historic signs and landmark signs within the district should be preserved and maintained. Restoration of historic signage is encouraged.

3.7.2 Original signage incorporated into the architectural detail of commercial buildings should also be preserved.

3.7.3 Sign size, shape, font styles, and color should conform to those traditionally used in the historic area. Requests for restoration of historic signs should be supported by historic documentation, illustrations, or pictures of the original signage.

3.7.4 Materials for restored signs should be compatible with those of the building's front façade.

Recommended

Introduce new signs, including graphics for windows or awnings, that are easily read and of simple design. Keep the size of graphics on windows or awnings in scale with the feature. It is not appropriate to obscure the view through a large portion of a window with graphics.

Example of appropriate signage for the historic district.

Not Recommended

This section left intentionally blank.

4. Building Exterior

According to the Secretary of the Interior, rehabilitation is the act or process of making possible a compatible use of a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. This chapter provides guidelines for the rehabilitation and protection of the architectural features or elements of structures in the historic district.

Rehabilitation includes all measures to preserve the character-defining elements and materials of the district. The rehabilitation includes protection and maintenance of historic features in good condition; repair of deteriorated historic features; and replacement with new compatible materials where retention of original historic materials is not possible.

Repairing Original Features

Protect and maintain historic stylistic elements by analyzing the building to determine which assets are character-defining elements. Once character-defining elements are established, avoid removing or altering any historic material or significant features unless there is no other alternative. No rehabilitation work should destroy the character of the property or its environment.

Intervention

The protection and maintenance of existing significant stylistic elements can be achieved through intervention treatments such as rust removal, caulking, and re-painting. Intervention treatments that repair rather than replace deteriorated architectural features are the best methods for retaining important historic resources. Materials used in intervention should always be compatible with original materials. When disassembly is necessary for rehabilitation, restored materials should always be replaced in their original form.

Existing Alterations

Although not original, alterations and additions can achieve significance in their own right. The preservation of alterations and additions that have achieved significance is strongly encouraged. Although it is acceptable to remove alterations that are not historically significant, their contribution to the design character of the streetscape should be evaluated before they are removed.

Considering a COA Application

When considering an application to rehabilitate, the application must include sufficient information to permit evaluation of the proposed change and determine how it does or does not comply with these Guidelines. *See Section 1.2: The Design Review Process for further information.*

Note: For purposes of this chapter, a "feature" refers to an element of a structure being rehabilitated such as the foundation, doors, windows, the roof, siding, etc.

4.1 Foundations

INTRODUCTION: The building foundation grounds the building visually, anchors it structurally, and can contribute to its architectural character. Foundations are generally of masonry, and brick is the most common foundation material in the Historic District. Early pier foundations may have been in-filled later with similar or mismatched materials such as brick or stucco and paint sometimes hides these seams or camouflages varied materials.

See Also

4.7 Brick and Masonry

National Park Service Preservation Briefs:

No. 1: Cleaning and Water-Repellant Treatments for Masonry Buildings

No. 2: Repointing Mortar Joints in Historic Masonry Buildings

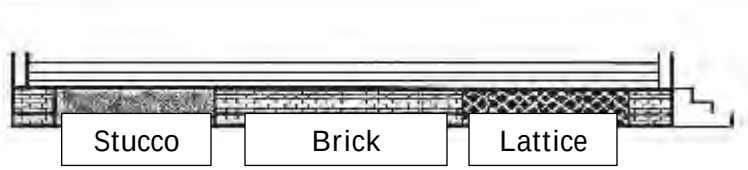
No 38: Removing Graffiti from Historic Masonry

Maintenance and Repair

To protect and maintain foundations:

- Keep crawl space vents open to allow air to flow freely.
- Clean masonry gently–never sandblast brick or stone.
- Check frequently for mortar failure and erosion in masonry piers and foundation walls to know when repointing is necessary. *Refer to Section 4.7 for repointing guidance.*
- Mortar joints should be cleared with hand tools. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick or stone.
- Remove any vegetation that may cause structural damage at the foundation.

Various types of infill may be used between brick piers as shown below. In-fill should be set 2 to 3 inches behind the front edge of the brick pier. Materials shown include: stucco, brick and lattice.



Guidelines

4.1.1. Retain original masonry and mortar whenever possible. When patching or repairing brick foundations, use bricks that match the original or existing brick in color, texture, and coursing in order to make the work compatible. When repointing mortar, use a mortar of the same consistency and composition as the original. Do not repoint mortar with a high Portland cement content. Portland cement is harder and less porous which can cause the softer mortar to deteriorate. Duplicate old mortar in joint size, method of application, and profile. (See section 4.7 for guidance on repointing.)

4.1.2 Retain original stacked stone and mortar, if present, whenever possible. Do not apply mortar to stacked stone elements when no mortar existed originally.

4.1.3 Applying artificial brick siding, artificial stone, or brick veneer to a foundation is discouraged as it is not historically accurate. Applying a new stucco surface to a foundation that did not originally feature stucco is discouraged. Use of sheet metal or corrugated fiberglass is also discouraged.

4.1.4 The infill of pier foundations should be done in a way that maintains the appearance of foundation piers by setting the new material 2 to 3 inches behind the front edge of the piers.

4.1.5 Filling the area between the piers with inappropriate materials such as concrete block is discouraged. Lattice or basket-weave wooden screens between the piers are acceptable. Solid or pierced brick walls are acceptable provided the brick selected matches the historic brick in color and size. Solid brick in-fill walls should be vented.

4.1.6 Painting stone foundations is discouraged.

4.1.7 If masonry was originally unpainted, it should remain unpainted.

4.1.8 Historic foundation infill (more than 50 years old) should be maintained as part of the historic character of the foundation.

RECOMMENDED

A recommended foundation treatment for pier infill on houses originally without underpinning is to recess the new infill walls back with a short retaining wall near ground level, paint the set-back infill wall black, and install wood lattice in front of the recessed infill wall. The appearance of an open foundation on brick piers can be achieved and contemporary climate control is accommodated.

The use of wood or brick lattice design is more desirable than using solid materials for foundation infill to provide proper ventilation and to preserve the historic character of the building.

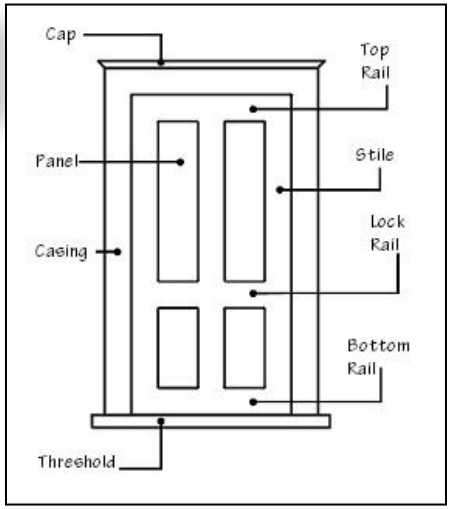
NOT RECOMMENDED

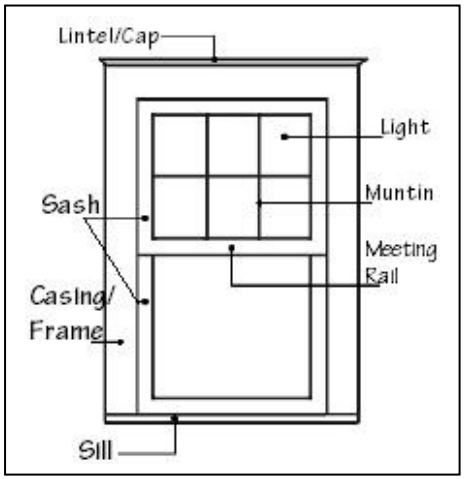
Brick lattice for infill that is not set back 2-3 inches to preserve the historic character of the building.

Painting historically unpainted masonry foundations or using concrete block or corrugated metal as infill between piers is not recommended.

Solid brick infill between piers with brick not set back 2-3 inches to preserve the historic character of the building.

4.2 Windows and Doors





INTRODUCTION: Windows and doors contribute significantly to the architectural style and character of historic district buildings through their size, proportion, shape, location, and rhythm or pattern (fenestration).

Dahlonega's Historic District residential properties have varying window and door designs and fenestration. If there is a unifying characteristic, it is the double-hung sash window that is employed on most houses throughout the district. Windows and doors are not overly ornate in historic district residences, but are designed to be functional while still adding to the overall visual appeal of the façade.

Historic windows and doors may require more attention than other elements of historic buildings. They must be inspected regularly for evidence of moisture damage, deterioration, paint failure, and air infiltration. If they are regularly maintained and properly repaired, they will continue to function for the life of the building.

Traditional energy conservation features such as awnings and shutters also contribute to the historic character of a building. (See Awnings and Canopies in Section 4.3.)

Changes in doors and windows and their decorative features should be carefully considered as they can significantly change the character of a historic building.

Maintenance and Repair

To protect and maintain the wood and metal elements of historic windows and doors:

- Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
- Clean the surface using the gentlest means possible.
- Limit paint removal and reapply protective coatings as necessary.
- Reglaze (replacing glazing putty not glass) sash as necessary to prevent moisture infiltration.
- Weather-strip windows and doors to reduce air infiltration and increase energy efficiency.

Guidelines

General

4.2.1 Always attempt to repair, and not replace, original doors and windows.

4.2.2 When repairing doors or windows, only replace necessary elements and make sure they match the original in size, scale, proportion, material, design, and detail.

4.2.3 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining façade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.

4.2.4 It is not appropriate to remove original doors, windows, shutters, blinds, hardware, and/or trim from a character-defining façade.

4.2.5 It is not appropriate to remove any detail or material associated with windows and doors such as stained glass, beveled glass, textured glass, or tracery.

4.2.6 Retain the size of the historic or original door and window openings and configurations with transoms, sidelights, double doors, or other features. It is generally not appropriate to lower, raise, enlarge, or otherwise alter the size or location of window or door openings. Such alterations may be appropriate only if the work does not disrupt the overall fenestration pattern on the building.

4.2.7 Non-traditional materials such as aluminum and vinyl are discouraged.

Doors

4.2.8 Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.

See Also

National Park Service Preservation Briefs:
No. 3: Conserving Energy in Historic Buildings
No. 9: The Repair of Historic Wooden Windows
No. 10: Exterior Paint Problems on Historic Woodwork
No. 13: The Repair and Thermal Upgrading of Historic Steel Windows
No. 16: The Use of Substitute Materials on Historic Building Exteriors

4.2.9 If a door deteriorates beyond repair, the replacement should match the original in size, scale and proportion, material, and detail. New or replacement doors should be consistent with the building's architectural character. If the replacement door is metal (not including brass or decorative finishes), the door should be painted to match or coordinate with the door surrounds and entrance.

4.2.10 If desired, introduce full-light storm doors constructed of wood or aluminum that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors are not appropriate.

Windows

4.2.11 Retain, preserve and maintain original windows. This includes sashes, frames, glass, heads, sills, trim, moldings, muntins, shutters, awnings, blinds, and hardware.

4.2.12 If a historic window deteriorates beyond repair, the replacement should match the original in size, scale and proportion, material, and detail. For example, if the original window has single pane, true divided lights, the replacement window should be the same.

4.2.13 For new construction, the window design should relate to the detail, rhythm, and scale and proportion of windows in other structures in the neighborhood. Use of thermal pane windows with simulated divided light (where a muntin grid is glued over a thermal glass "sandwich" and cannot be removed) will be considered on a case-by-case basis.

4.2.14 For new additions, windows should be similar in size, scale and proportion, material, and detail to windows on the historic structure. Use of thermal pane windows with simulated divided light (where a muntin grid is glued over a thermal glass "sandwich" and cannot be removed) will be considered on a case-by-case basis.

4.2.15 New or replacement windows should be consistent with the building's architectural character.

4.2.16 Wood is the preferred material for the replacement of wood windows. Materials other than wood may be considered, but will be evaluated on a case-by-case basis.

4.2.17 Replace deteriorated or missing wooden shutters with wooden shutters sized to fit the opening and mounted so that they can be operated. It is not appropriate to introduce shutters on a historic building if no evidence of earlier shutters exists. Replacement shutters should match historic or original shutters in size, design, material, method of installation, and operation and should be proportioned and sized to cover the existing window opening.

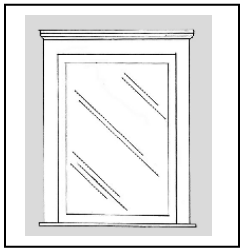
4.2.18 It is not appropriate to replace clear glazing with tinted or opaque glazing.

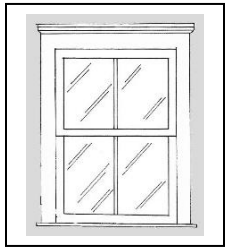
4.2.19 Storm windows, including painted or enamel-coated aluminum, are appropriate when they resemble the inner window as closely as possible in shape and appearance. Their color should match the paint color of the wood sash and the meeting rail of the storm window should match the meeting rail of the double-hung wood window. Storm windows should either be full view or match the meeting rail of the historic window.

4.2.20 Window screens should not be installed unless they are historically accurate to the building. If permitted, screens should not detract from the appearance of the window. The screen frame should be painted to match the window sash.

RECOMMENDED

New or replacement windows should always match the historic or original windows in terms of type (double-hung or casement, for instance), size, and configuration (a single picture window should not replace a set of paired double-hung sash windows).





Storm windows should either be full-view (left above) or have a meeting rail that correlates with the historic window (right above).

Storm windows come in both interior and exterior applications. Interior applications are most appropriate for historic structures as they allow the historic window to be fully visible on the exterior.

New shutters should be sized appropriately so that they would be able to cover the windows.

Replace inappropriate doors with doors appropriate to the period and style of the building without exactly copying existing historic doors unless documentation exists showing historic door design.

Replacement doors should not be modern 'flush' style but have raised panels appropriate to the age and style of the building.

Example of operable shutters.

NOT RECOMMENDED

Security doors are relatively rare as many of those available include designs and materials that do not complement the character of the original door or block its view. Therefore, security doors will be considered for secondary elevation entrances on a case-by-case basis.

Air conditioners should not be inserted in windows on the primary façade of the building.

Vinyl and aluminum shutters are not recommended.

Window opening sizes and shapes should not be changed to accommodate replacement windows or new interior furnishings.

Example of window with non-working shutters that would not have historically included them.

Example of inappropriately sized window infill that is not characteristic of the building.

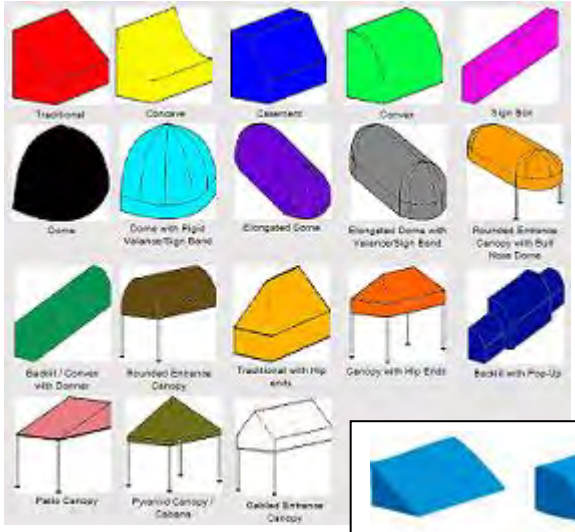
4.3 Awnings and Canopies

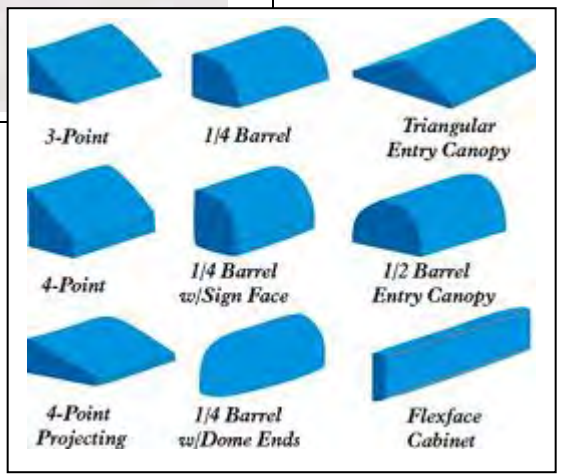
INTRODUCTION: Awnings are a distinctive feature in the commercial section of the historic district and may also be found on residential and institutional buildings. Every effort should be made to retain historic awnings and canopies as they contribute to overall design scheme of the historic district. A variety of styles and types of awnings and canopies are represented in Dahlonega. Awning and canopy types should be appropriate to a buildings age, style and scale.

See Also

National Park Service Preservation Brief No. 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

Examples of Awning and Canopy Types





Guidelines

4.3.1 Awnings and canopies should be placed in the appropriate area, not to extend the width of the façade. Awnings should be installed without damage to the historic appearance of the building.

4.3.2 Awnings and canopies should complement the scale of the building. The installation of awnings should not obscure significant architectural features of the building and should be reversible.

4.3.3 The wood and post style awnings and canopies are acceptable for the commercial area because they have historic precedent.

4.3.4 Attached cloth awnings and canopies are acceptable; retractable canvas awnings are recommended. Plastic, vinyl, wooden shingle, metal, or back-lit awnings are discouraged.

4.3.5 Wire hung metal canopies are appropriate only on larger buildings.

4.3.6 Fixed metal awnings are inappropriate for older commercial buildings and will be considered on a case-by-case basis.

4.3.7 The awning or canopy should fit within the storefront, window, or door to which it is being attached. If an awning is used, all storefront openings (display windows and doors) should be covered.

4.3.8 The color of the awning should complement the material colors of the building.

4.3.9 Shed style awnings are traditional for most historic window, door, and storefront installations.

4.3.10 Barrel-style, quarter-round, modern mansard awnings and other contemporary commercial designs with distended, fixed valences have no precedent in traditional awning design and are inappropriate.

4.3.11 Awning coverings should be made from canvas, canvas blends, or acrylics that resemble canvas such as solution-dyed acrylic and acrylic-coated polyester-cotton. Vinyl, due to its texture and general reflectivity characteristics, is generally an unsuitable material.

Recommended

Use awnings to reduce air conditioning requirements by shading windows and doors from the sun.

New awnings typically feature fixed frames or operating lateral arms—which differ little from the awnings of one hundred years ago. Fixed-frame awnings have frames made of either aluminum or light-gauge galvanized or zinc-coated steel pipes welded together. Frames are secured to building facades with clamps, z-shaped clips, and other hardware.

If awnings already exist on a historic building and need to be replaced, they should be evaluated to determine whether they are appropriate to the age, style, and scale of the building.

Due to exposure to the elements, the awning covering, hardware and connection to the building should be regularly inspected, repaired, and maintained.

Regularly clean awnings and canopies. Awning materials should be regularly treated with water repellant solutions.

Aluminum awnings may be compatible with buildings from the 1950 or 60s.

Not Recommended

Backlit awnings and dome awnings are usually inappropriate for 19th century and other historic buildings.

Canopies and awnings should be consistent across the building and complement the scale of the building.

Style of awning is inappropriate for this type of building.

4.4 Porches and Entrances

INTRODUCTION:

Porches

Front porches are perhaps the most character-defining elements of the Historic District. Nearly all buildings within the historic district feature front porches. There are several types of porches in Dahlonega: the one-story full-length porch, the two-story full-length porch and full-length porches that wrap around the side. These porches contribute to Dahlonega's small town atmosphere and encourage street activity. Throughout Dahlonega's Historic District, porches create a distinct town identity and reinforce a traditional sense of community that is an important characteristic of the town.

Entrance Ways

Entrance ways, along with porches, are often the primary focus of a building's front façade. As such, these features are largely representative of Dahlonega's visual identity. Entrance ways in Dahlonega are attractive and inviting, but are relatively simple.

The predominant materials used for steps in Dahlonega are brick, stone, and wood. A few structures have concrete steps and stoops.

See Also

4.6 Exterior Walls and Trim
4.7 Brick and Masonry
4.8 Wood
5.4 Accessibility, Health, and Safety

Maintenance and Repair

To protect and maintain the wood, masonry, and metal elements of entrance ways and porches:

- Inspect regularly for signs of moisture damage, rust, structural damage or settlement, and fungal or insect infestation.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
- Clean soiled surfaces using the gentlest means possible.
- Recaulk wooden joints properly to prevent moisture penetration and air infiltration.
- Retain protective surface coatings, such as paint or stain, to prevent damage from ultraviolet light or moisture.
- Reapply protective coatings, such as paint or stain, when they are damaged or deteriorated.

Guidelines

4.4.1 Retain, preserve, and maintain character-defining features of porches and entrance ways original to buildings. This includes consideration of any features of the porch or entrance way railings, posts, balusters, floors, foundation supports, stairs, doorways, transoms, and porch roofs. Deteriorated features, such as columns, brackets, spindle work, or balustrades should be replaced in-kind.

4.4.2 Porch and entrance way features should be repaired when at all possible. Replacement of these features should be done in a manner compatible with original features, and should be considered only after repairs are determined not feasible.

4.4.3 If replacement of entire porches or entrance ways is necessary due to extreme deterioration, the new construction should match the original as closely as possible in terms of materials, scale, and details.

4.4.4 For new porches on houses where documentary evidence for an historic porch is not available, the rhythm of the porch bays established by the regularity of the columns and openings should match that of the solids and voids of the surrounding houses.

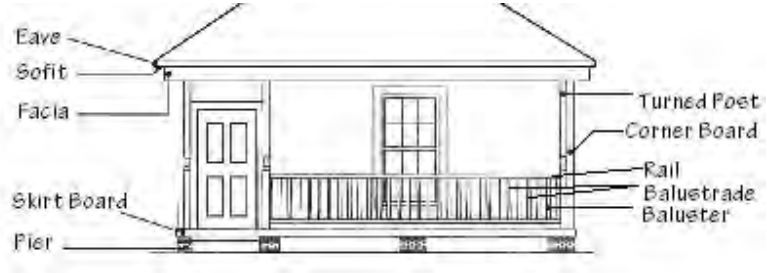
4.4.5 Porch building materials are traditionally wood. The replacement of wood posts with wrought-iron posts is therefore discouraged.

4.4.6 Enclosing front porches and entrance ways in any manner disrupts the traditional appearance of a building, and subsequently detracts from the design character of the district. Therefore, enclosing these areas is strongly discouraged.

4.4.7 Whenever possible, use of wood, brick, or stone for steps and stoops is recommended. Use of precast concrete steps or stoops is discouraged.

4.4.8 Historic wooden, brick, or stone steps should be retained and repaired in-kind. Replacing historic stone steps is inappropriate as is the replacement of historic wooden steps with brick steps.

4.4.9 Any additions necessary to porches or entrance ways to satisfy American with Disabilities Act (ADA) code requirements should be designed to be as discreet as possible. All efforts should be made to simultaneously satisfy ADA code and retain as much of the building's historic visual identity as possible.



Elements of a porch

RECOMMENDED

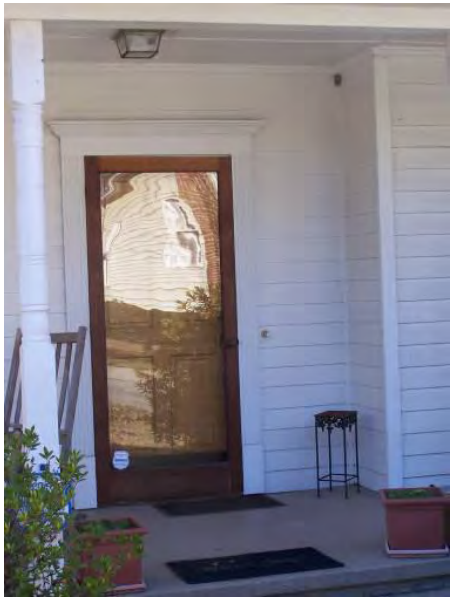
Alterations to porches and entryways to incorporate handicap access should be designed to minimally detract from the historic appearance of the building. For example, in residential buildings, barrier-free access should be provided through removable or portable ramps, when possible, rather than permanent ramps that may alter features of the historic building. Should a permanent ramp be required, placement in the rear or on the side of house is preferable.

Consultation with an experienced historic preservation professional for recommendations and alternatives for handicap access is encouraged.

While enclosing front porches is discouraged, side or rear porches may be screened or enclosed if the work does not radically change the historic appearance of the building or destroy original or historic materials and forms.

When adding new elements to a porch, such as a handrail, select a style that does not imitate the original railing, detracts from the original architectural character, or overshadows the original railing.

Leave open spaces between porch piers so that ventilation can occur beneath the porch. This may be done using painted wood or brick lattice or grills.



Example of an appropriate entrance way.

NOT RECOMMENDED

Addition of porches to primary façades that never had porches is inappropriate.

Do not substitute inappropriate materials such as wrought iron piers in place of brick or wood columns.

Inappropriately enclosed porch with glass and vinyl siding.

Porch with inappropriate addition of balustrade in an incompatible style.

Lattice is inappropriate material for a porch or deck railing.

Use of balustrades and other architectural elements that do not reflect the elements of the historic building are inappropriate.

Inappropriate entrance way. Door shows too much bare aluminum.

4.5 Roofs

INTRODUCTION: Good roof maintenance is absolutely vital for the building's preservation. The roof protects the building from the natural elements. Most of the roofs in the commercial core are flat and those in the residential area are gabled or hipped. The repetition of these forms is important to maintain the visual continuity established on historic district streets.

Maintenance and Repair

To protect and maintain the metal, wooden, and masonry elements of historic roofs:

- Inspect regularly for signs of deterioration and moisture penetration.
- Clean gutters and downspouts to ensure proper drainage.
- Replace deteriorated flashing as necessary.
- Reapply appropriate protective coatings to metal roofs as necessary.
- Maintain adequate ventilation of roof sheathing to prevent moisture damage.
- Ensure that roofing materials are adequately anchored to resist wind and water.
- Re-fasten loose (or replace damaged) shingles, slates, or tiles.
- Keep roof free of leaves and other debris and inspect it regularly for leaks and loose or damaged shingles, slates, or tiles.

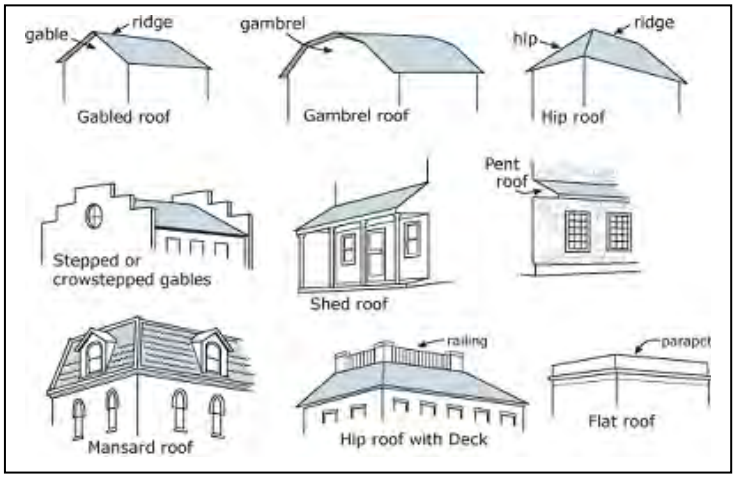
See Also

National Park Service Preservation Briefs: No. 4: Roofing for Historic Buildings

No. 16: Use of substitute Materials on Historic Building Exteriors

No. 19: Repair and Replacement of Historic Wooden Shingle Roofs

No. 29: Repair, Replacement and Maintenance of Historic Slate Roofs



Illustrations of common roof shapes and roof types found in Dahlonega's Historic District.

Guidelines

4.5.1 Retain and preserve roofs and roof elements such as chimneys that contribute to the style and character of the building. Such elements include the roof's shape; decorative features such as cupolas, chimneys, and weathervanes; and roofing materials such as slate, wood, clay tile, and metal, as well as size, color, and patterning.

4.5.2 When replacing a roof, the replacement roof should replicate the original roof as closely as possible. Also, the materials of the new roofs should match that of the original as closely as possible. The primary roof material used in the residential neighborhood is asphalt shingles. When the exact material is not available, the pattern, color, and size of the shingles must be matched as closely as possible.

4.5.3 Changes to a roof line by addition of dormers, additional stories or other elements on primary elevations that would be highly visible is inappropriate. Addition of dormers or other traditional design elements shall be reviewed on an individual basis.

4.5.4 It is not appropriate to install new roof elements such as ventilators, vents, solar collectors, antennas, satellite dishes, skylights, or mechanical equipment in locations that compromise character-defining roofs or in areas visible on a primary elevation or a highly visible roof slope. Such features should be placed on a rear-facing roof slope or in a valley area of the roof that is not easily visible from the street or sidewalk and should not damage the character of the historic district.

4.5.5 Retain architectural elements such as finials, cornices, rakes, shingles, and dormer windows, etc.

4.5.6 Maintain critical flashing around joints and ensure that gutter systems function properly.

4.5.7 Metal roofs, when appropriate to the architectural style of the building, may be permitted. Historic documentation of appropriateness is useful; the color of roof (metal & non-metal) must be reviewed by the Commission.

4.5.8 It is not appropriate to remove a roof feature that is important in defining the overall historic character of a building, rather than repairing or replacing it.

4.5.9 If new gutters and downspouts are needed, they should be installed so that no architectural features are lost or damaged. New gutters and downspouts should match trim color, unless they are copper. The original shape of traditional half-round gutters and downspouts should be retained.

4.5.10 It is not appropriate to replace concealed, built-in gutter systems with exposed gutters.

4.5.11 It is inappropriate to remove chimney stacks in order to eliminate a problem with flashing around them. Chimney stacks should not be removed unless deemed a hazard by a building inspection professional. When chimney stacks must be removed, they should be rebuilt to replicate the original chimney stack as closely as possible.

RECOMMENDED

Place solar collectors, satellite dishes, and antennae on non-character defining, and preferably non-visible, roofs.

A building gains much of its distinctive look from the type and style of its roof. When replacement is the only feasible option, it is important to match the pattern, color, texture, size, lap, thickness, and reflectivity of the original as closely as possible.

Generally appropriate roofing materials include slate shingles, metal shingles, asphalt shingles, and fiberglass shingles.

Design additions to roofs-such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers and skylights-so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

NOT RECOMMENDED

Patching any roofing or flashing with tar or asphalt products.

Generally inappropriate roofing materials for residential buildings include corrugated metal and asphalt roll roofing.

Use of metal roofing systems intended for commercial applications on residential structures may appear thick and heavy and out of character with the massing of the a residential building.

It is not recommended that a new roof be applied over an existing roof. Layering roof systems may visually thicken the roof and roof edge. In addition, the layering may trap moisture and accelerate the deterioration of the roof structure.

It is inappropriate to enclose originally open eaves. This treatment would alter the appearance of the building.

Additions to buildings that alter the roof shape and type are inappropriate.

Inappropriate installation of antennas on front of building.

4.6 Exterior Walls and Trim

INTRODUCTION: The form, the materials, and the details of exterior walls can contribute to a building's historic character. Bays and siding materials contribute to the diversity of wall forms in the district. Pattern, scale, texture, color, and the detail of historic wall materials characterize buildings in the historic district. Architectural details such as corner boards, brackets, and quoins also add character to historic buildings, when appropriate.

Brick and wood clapboard (wooden boards with the bottom edge slightly thicker than the top edge) are the most common exterior wall materials in the district. Clapboard siding is installed with a horizontal overlap, generally of one inch or more. The width of exposed board varies depending on the style and the age of the building. Other types of wooden siding, such as German siding (small, square shingles with scalloped edges), flush siding (closely fitted horizontal boards with finish joints), board-and-batten, and drop siding/shiplap siding are uncommon in the district.

The application of synthetic siding such as vinyl or aluminum is not acceptable in the historic district as it is not historically accurate and may cause damage to underlying original exterior materials. The danger of undetected moisture and insect damage make substitute siding undesirable. Removal of substitute siding and restoration of the original exterior siding is encouraged.

Maintenance and Repair

To protect and maintain surfaces, details, and features of exterior walls:

- Inspect regularly for signs of moisture damage, vegetation, fungal or insect infestation, corrosion, and structural damage or settlement.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
- Clean exterior walls as necessary to remove heavy soiling or to prepare for repainting. Use the gentlest methods possible.
- Retain protective surface coatings, such as paint or stain, to prevent deterioration.
- Reapply protective surface coatings, such as paint or stain, when they are damaged or deteriorated.

See Also

4.7 Brick and Masonry
4.8 Wood

National Park Service Preservation Brief No. 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

Guidelines

4.6.1 Retain and preserve the original shape, form, color, height, materials, and details of the historic walls.

4.6.2 Retain and preserve all architectural features that are character-defining elements of exterior walls, such as bays, cornices, quoins, corner boards, and brackets.

4.6.3 Retain and preserve historic wall materials when possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not available.

4.6.4 If replacement of a wall element or detail is necessary, replace only the deteriorated element, matching the original in size, scale, proportion, material, texture, and detail.

4.6.5 If replacement of an entire exterior wall or feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible. If re-siding is proposed, it should be done with horizontal siding to match existing siding. (Vertical siding is a more modern treatment and would be more appropriate to secondary structures such as sheds and outbuildings.)

4.6.6 New vents and mechanical connections should only be installed through historic walls on tertiary elevations.

4.6.7 It is not appropriate to paint or coat an unpainted wall material such as brick or stone that was historically not coated. (See section. 4.7 Brick and Masonry).

4.6.8 It is not appropriate to introduce new wall features, such as vents, bays, and door or window openings, if they would diminish the original design of the wall or damage historic wall materials.

4.6.9 It is not appropriate to cover historic wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with or contemporary substitute materials.

4.6.10 Use of inappropriate wall materials for visual effect or artistic design is unacceptable. New murals, advertisements, painted illustrations, or decorative exterior wall treatments are inappropriate. Original, historic signs painted on the side of a building should be retained and preserved.

RECOMMENDED

When repairing masonry walls:

- To reduce the failure of the walls, improve drainage behind them so that the water drains away from the walls.
- When replacing lost mortar, use a mix that is similar in color, hardness, and texture to that of the original. This usually means avoiding hard mortars such as Portland cement and using a softer mortar than is typically in use today.

When removing deteriorated clapboard, be careful not to damage adjacent boards. All surfaces of new clapboards should be treated with wood preservative and primer before installation.

With proper maintenance, replacement of wood shingles is an infrequent chore. If replacement of individual shingles is necessary, the distinctive size and shape of existing shingles should be duplicated. Wooden shingles should also be protected with wood preservative. In accordance with tradition, stain, not paint, should be used to treat wood shingles.

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

NOT RECOMMENDED

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

4.7 Brick and Masonry

INTRODUCTION: Brick and masonry figure prominently in the architecture of Dahlonega. The maintenance needs of masonry are relatively low; however, cleaning is needed if there is heavy soiling or staining. Every effort should be made to keep masonry dry. When cleaning masonry, use the gentlest method available. Brick and masonry should never be sandblasted or washed with high pressure. To prevent damage to brick and masonry, avoid using protective measures such as paint and waterproofing that do not allow the brick to "breathe" and release moisture from within.

When repointing brick, care should be taken to match the new mortar to the existing mortar in terms of color, texture, and hardness. In general, the Portland cement mixes used today are too hard for historic brickwork and will cause future damage.

Maintenance and Repair

To protect and maintain historic masonry surfaces:

- Inspect surfaces and features regularly for signs of moisture damage, vegetation, structural cracks or settlement, deteriorated mortar, and loose or missing masonry units.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces, collecting on decorative elements or along foundations and piers, and rising through capillary action.
- Clean masonry only when necessary to remove heavy soiling or prevent deterioration. Use the gentlest means possible.
- Repaint painted masonry surfaces when needed.

See Also

4.1 Foundations

4.6 Exterior Walls and Trim

National Park Service Preservation Brief No. 1: Cleaning and Water-Repellant Treatments for Masonry Buildings

Preservation Brief No. 2: Repointing Mortar Joints in Historic Masonry Buildings

Preservation Brief No 38: Removing Graffiti from Historic Masonry

Guidelines

4.7.1 Masonry features and materials original to the building including walls, foundations, roofing materials, cornices, quoins, steps, piers, columns, lintels, arches, and sills should be preserved.

4.7.2 Masonry should be cleaned only when necessary to preserve the life of the building or to remove heavy paint buildup, halt deterioration, or remove heavy soiling. This should be done with the gentlest means available, such as low-pressure water and soft bristle brushes. Brick and masonry should never be sandblasted. If cleaning is necessary use a low-pressure water wash, not to exceed 200 pounds per square inch, or a credited detergent cleanser or chemical.

4.7.3 Stucco is not an acceptable replacement material for existing brick or masonry.

4.7.4 When repointing brick or masonry, mortar should be removed by hand, not by power tools. Repointing should match the original mortar width, depth, color, raking profile, composition, and texture. Duplicate old mortar in joint size, method of application, strength, composition, color, texture and profile.

4.7.5 Features that are missing may be replaced if accurately duplicated. Replace only the deteriorated portion in kind rather than the entire surface or feature. Consider compatible substitute materials only if using the original material is not technically feasible.

14.6 Do not apply a waterproof coating to exposed masonry rather than repairing it. The use of waterproof, water-repellent, or non-historic coatings on masonry is discouraged.

4.7.6 If replacement of a large masonry surface or entire feature is necessary, replace it in kind, matching the original in design, detail, dimension, color, pattern, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

14.8 It is not appropriate to paint unpainted masonry surfaces that were not painted historically.

RECOMMENDED

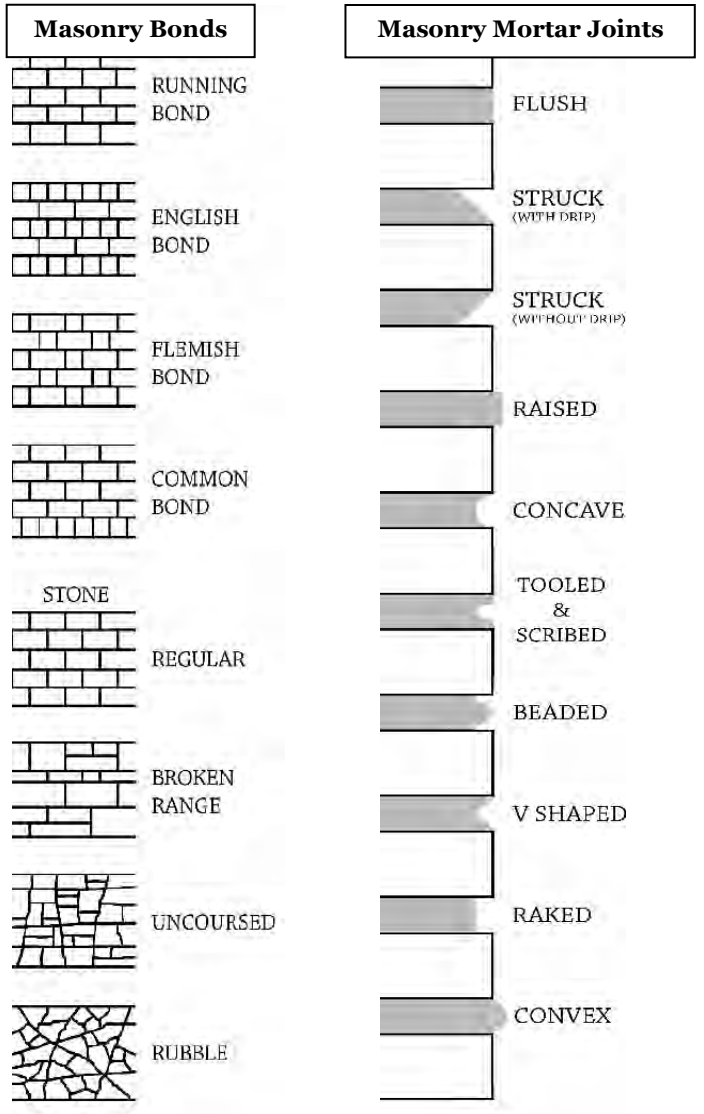
Brick walls should be monitored for signs of moisture damage or cracking.

Protect all exterior walls by removing vegetation within two feet of the buildings. Though relatively low maintenance, masonry work may need to be repointed. If repointing is necessary, new mortar should match the old in color, texture, and hardness.

Test any cleaning technique, including chemical solutions, on an inconspicuous sample area well in advance of the proposed cleaning to evaluate its effects. It is not appropriate to clean masonry features and surfaces with destructive methods, including sandblasting, high-pressure water-blasting, and power washing. Heavily soiled masonry should be cleaned with low-pressure (no more than 200 psi) water washing and, if necessary, bristle brushes. If a detergent is needed, it should be a neutral solution. Masonry walls should never be sandblasted.

When repointing mortar**,** use a mortar of the same consistency and composition as the original. Do not repoint mortar with a high Portland cement content, which is harder than historical mortar and will cause the original mortar to deteriorate.

If any Portland cement is used, the maximum percentage by volume should not exceed approximately 15 percent. Recommendations for appropriate Portland cement percentages vary depending on the masonry material and the exposure. Refer to National Park Service Preservation Brief No. 2 for specific guidance.



NOT RECOMMENDED

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Removing non-deteriorated mortar from sound joints and then repointing the entire building to achieve a uniform appearance.

Repointing with a synthetic caulking compound.

Changing the width or joint profile when repointing.

Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Crumbling Mortar should be repointed.

Damaged masonry should be replaced in kind rather than with another material.

Brick infill does not match original in texture, color or pattern.

4.8 Wood

INTRODUCTION: Wood is the most common building material in Dahlonega's Historic District. Wood is used in a variety of ways, both structurally and decoratively. The structural system of most homes is a wood framework referred to as balloon framing: a Victorian-era building innovation that set up all exterior bearing walls and partitions with single vertical studs and nailed the floor joists to those studs. Clapboard, flush siding, board and batten, or textured siding (consisting of patterned wooden shingles) was then applied to the exterior. Depending on the styles of the era and the taste and the financial resources of the owner, decorative details were added. For example, decorative wooden sawn-work, moldings, brackets, pediments, balustrades, and columns embellished early historic buildings and should be maintained.

See Also

4.6 Exterior Walls and Trim

National Park Service Preservation Brief:
No. 8: Aluminum and Vinyl Siding on Historic Buildings

No. 10 exterior Paint Problems on Historic Woodwork

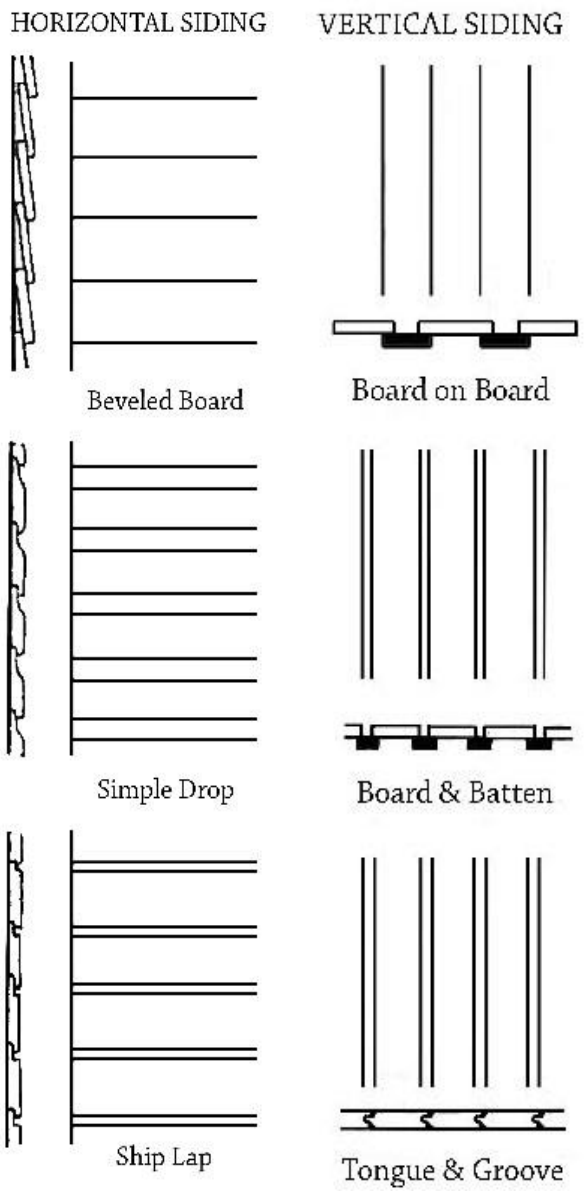
No. 16: the Use of Substitute materials on Historic building Exteriors

Maintenance and Repair

To protect and maintain wooden surfaces:

- Inspect regularly for signs of moisture damage, mildew, and fungal or insect infestation.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
- Keep wooden joints properly sealed or caulked to prevent moisture infiltration.
- Treat traditionally unpainted, exposed wooden features with chemical preservatives to prevent or slow their decay and deterioration.
- Retain protective surface coatings, such as paint, to prevent damage from ultraviolet light and moisture.
- Clean painted surfaces regularly by the gentlest means possible, and repaint them only when the paint film is damaged or deteriorated.

Siding Profiles



Modern 4 foot by 8 foot T-111 exterior siding panels is inappropriate for exterior repairs or additions.

Modern 4 foot by 8 foot beadboard panels is inappropriate for exterior ceiling repairs or interior repairs to historic beadboard.

Guidelines

4.8.1 Retain and preserve wood features that are significant to the historic integrity of a building, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim.

4.8.2 All historic wood should be maintained and preserved with appropriate methods. Wood should never be sandblasted or cleaned with harsh methods.

4.8.3 It is inappropriate to remove original wooden decorative detailing from the exterior of a building. Removal diminishes architectural integrity and would result in a substantial adverse effect to the architectural significance and value of the district.

4.8.4 When replacing wood, every attempt should be made to replicate the original material as closely as possible. Replace only deteriorated or damaged wood. Match the original detail or element in design, dimension, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

4.8.5 Replacement boards or section of siding should match the original in size, style, shape, proportion, and reveal.

4.8.6 If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, texture, and color with the historic building and district.

4.8.7 It is not appropriate to strip historically painted surfaces down to bare wood and apply clear stains or finishes to create a natural wood appearance.

4.8.8 It is not appropriate to introduce wooden features or details to a historic building in an attempt to create a false historical appearance.

4.8.9 It is not appropriate to replace or cover wooden siding, trim, or window sashes with contemporary substitute materials such as aluminum, vinyl, Masonite, concrete board, T-111, or beadboard paneling.

RECOMMENDED

Flexible sealants and caulking protect wooden joinery from moisture penetration as the wood shrinks and swells, and a sound paint film protects wooden surfaces from deterioration due to ultraviolet light and moisture.

All wood should be regularly inspected for evidence of moisture, mildew, and insect damage.

Exposed wood should be kept clean and dry. Painted wood surfaces should be kept in good repair to ensure structural and aesthetic integrity.

When cleaning wood surfaces, both painted and unpainted, use the gentlest methods available.

Repair of wood features should be done by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods.

NOT RECOMMENDED

Cleaning wooden features and surfaces with destructive methods such as sandblasting, power washing, or using propane or butane torches.

Removing a major portion of historic wood from a façade instead of repairing or replacing the damaged or deteriorated wood.

Reconstructing an entire façade with new material to achieve a uniform or 'improved' appearance.

Using substitute material for a replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

Removing an entire wood feature that is not repairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Introducing a new wood feature that is incompatible in size, scale, material, and color.

Cleaning wooden features and surfaces with destructive methods such as power washing is inappropriate.

4.9 Paint and Paint Colors

INTRODUCTION: Paint helps protect surfaces from corrosion due to the effects of weathering and ultraviolet light. Maintaining a sound paint coating on surfaces is essential to their long-term preservation. In addition to its protective role, paint provides an opportunity to reinforce a historic building's architectural style and accentuate its significant features through the appropriate selection of paint color.

Avoid the use of lead paint. Where historic lead paint exists, the best solution is to encase it in new paint. Take caution when scraping lead paint. When lead paint is peeling, scrape off loose flakes before repainting. Consult OSHA regulations on lead paint removal.

Maintenance and Repair

To protect and maintain previously painted exterior surfaces:

- Inspect painted surfaces regularly for signs of discoloration, moisture damage, mildew, and dirt buildup.
- Clean painted surfaces regularly to avoid unnecessary repainting. Use the gentlest means possible.
- Remove deteriorated and peeling paint films down to the first sound paint layer before repainting. Use the gentlest means possible, such as hand scraping and hand sanding. Use electric heat guns and plates with caution and only if gentler methods are ineffective.
- Ensure that surfaces to be repainted are clean and dry and that any exposed wood or metal surface has been primed so that new paint will bond properly.
- Repaint previously painted surfaces with compatible paint.

Painting in the Historic District

A COA is not needed to repaint a building in the Historic District or to change the paint scheme on a building. This section is solely advisory. ***A COA will be required to paint a previously unpainted surface.***

Although painting of unpainted masonry surfaces is not recommended, repainting of previously painted masonry using compatible paint coatings after proper cleaning and preparation is acceptable. Preparation procedures are the same as those for wood. Because paint eliminates the inherent color variation of masonry and requires continuing maintenance, colors should be selected to echo the colors of the brick or stone when repainting.

The variety of architectural styles in the district provides a diversity of color palettes and treatments. Exterior color in the district reflects the color of both natural material, such as brick and stone and painted materials, such as wood and metal. Even the colors of historic roofs contribute to the diverse district palette. Masonry walls, foundations, and chimneys in the district generally reflect the natural colors of the bricks or the stones and the mortar used.

Repainting can be one of the most dramatic improvements you make to your building. Choosing the right combination of colors can unify the building elements within the façade as well as relate the building to others on the street. Three colors are sufficient to highlight any façade:

1) Base color or background,

2) Major trim color, and

3) Secondary trim or accent color.

Different color schemes were popular at various times. In the mid-1800's, soft, neutral tints were common. Toward the end of the 19th

century, darker, richer shades were used. Tastes changed again at the beginning of the 1900's to lighter, calmer colors.

If you are considering returning your building to its original colors, carefully scrape the paint from a small area. There may be several layers of paint over the original color. It is possible that the original color may have changed over time. For a better idea of the true color, wet the original surface. The base color will appear more accurately when wet.

If historic colors cannot be determined, new paint colors should reflect the style and era of the building. Paint palettes are available from many paint companies for the periods when Dahlonega's historic buildings were being constructed. Bold colors should be avoided. Paint manufacturers' paint palettes for historic buildings include:

1) Sherwin Williams – Historic Collection Preservation palette (exterior).

2) Pittsburgh Paints – Historic Paints.

3) Benjamin Moore – Historic Color Collection.

4) Valspar – National Trust for Historic Preservation collection. (Sold at Ace and Lowes)

These paint palettes may be obtained at local stores or viewed online at the manufactures' web sites.

Guidelines

4.9.1 Protect original building material that was painted by maintaining a sound paint coating.

4.9.2 Before repainting, any exposed wood should be primed with a compatible primer coating.

4.9.3 Maintain previously painted surfaces. Inspect painted surfaces to determine if repainting is necessary or if cleaning the surfaces will suffice. Repainting is called for if the paint coating itself is deteriorated or damaged. Preparation should include removal of all loose or detached paint down to the first sound paint layer. It is not necessary to remove additional sound paint layers to expose bare wood, particularly if the wood will remain uncoated for any length of time.

4.9.4 When cleaning painted surfaces, use the gentlest techniques possible. Only when gentler methods are not successful and more thorough removal is necessary should electric heat guns, heat plates, or chemical paint strippers be used. These treatments should be employed with extreme caution.

4.9.5 Use appropriate methods of surface preparation, applying compatible paint-coating systems, including priming all exposed wooden surfaces. Apply new paint only to clean, dry surfaces to ensure that it will properly bond.

4.9.6 It is not appropriate to paint unpainted brick surfaces nor is it appropriate to apply paint or other coatings to unpainted wall material that was historically not coated.

4.9.7 Coat replacement gutters and downspouts with paint or a baked-enamel finish in a color appropriate to the color of the house.

4.9.8 Coat exterior storm windows with paint or a baked-enamel finish in a color appropriate to the color of the house, usually the same color as the window sash or trim.

4.10 Service Areas

INTRODUCTION: Many of Dahlonega's commercial properties feature service areas at the rear of the building. These service areas accommodate deliveries and waste disposal, and some function as secondary public entrances to buildings. Many of these service areas face onto the streets that flank Dahlonega's commercial core and are highly visible to the public. Often the function of these service areas may result in poorly maintained or unattractive secondary façades. To improve the overall design character of the district, it is essential that service areas are maintained and that any negative visual impact they have on historic district streets is minimized.

See Also

3.2 Fences and Walls

3.3 Site Features, Landscaping, and Plantings

3.4 Outbuildings, Mechanical Systems, & Accessory Structures

Guidelines

4.10.1 Service areas that have fallen into disrepair should be repaired using compatible materials and sympathetic treatments.

4.10.2 Service area features such as waste disposal areas (dumpsters, recycling units, grease and oil collection bins, etc.) and utility structures (fuel tanks, power boxes, etc.) should be screened from view either by wooden fences, brick or stone walls, or non-deciduous plantings.

4.10.3 Landscaping and plantings should be applied in acceptable areas to visually enhance service areas.

4.10.4 Where tree removal is required in the historic district, consult the city tree ordinance. Removal of major trees (six inches in diameter or greater at chest height) is discouraged. Every effort should be made to design around large trees and trees of ornamental value.

RECOMMENDED

Use of evergreen plantings (arborvitae, cypress, juniper, holly, etc.) for screening service areas. Plantings such as these will stay green throughout the year and grow to a height that will effectively screen elements that detract from the visual quality of the streetscape. For more information on plantings, contact a landscaping professional.

NOT RECOMMENDED

Using deciduous materials for screening.

Using plantings with mature heights that may interfere with overhead utilities or structures.

Example of unscreened service area.

4.11 Storefronts

INTRODUCTION: The storefront is the most important architectural element of a commercial building. Even more so than a house, it is subjected to frequent remodeling as businesses change or owners try a new look in the hope of attracting new customers.

Dahlonega's commercial core storefronts are of varied style and presentation but have common scale (size of a building in relation to human size) and setback (area located between the building front and the street or similar type of boundary). Storefronts have zero setback, (meaning that the front façade is adjacent to the sidewalk), and are part of commercial buildings one to three stories tall.

Maintenance and Repair

To protect and maintain storefront materials:

- Inspect storefront features and materials for signs of moisture damage, rust, fungal or insect infestation, cracked glass, and structural damage or settlement.
- Clean painted surfaces regularly using the gentlest method possible and repaint only when the paint film is damaged or deteriorated.
- Leave historic aluminum and stainless steel unpainted, but paint cast iron.
- Keep wood elements (cornices, molding, trim, weatherboards) painted.
- Maintain a waterproof roof and effective gutter system.
- Clean masonry gently—do not sandblast—and check for and repair mortar deterioration.

See Also

4.2 Windows and Doors
4.3 Awnings and Canopies
4.6 Exterior Walls and Trim
4.7 Brick and Masonry

National Park Service
Preservation Brief No. 11:
Rehabilitating Historic Storefronts

Many storefronts are symmetrical with a central entrance flanked by large storefront windows. Others have an entrance to the side and windows through the center portion of the storefront. Many of the storefronts have a symmetrical first floor with a single entrance and an adjacent enclosed staircase to the side of the building for access to the upper floors. (See figures 10 & 11 in section 2.1.)

Storefronts within the commercial core are brick, stone, or wood clapboard Few artificial siding materials are present and are discouraged in new construction inside this area. New storefronts may vary in height and symmetry but should retain the fenestration arrangement of windows on a building and a scale that currently defines the storefront design of the area.

Guidelines

4.11.1 Retain and preserve storefronts that contribute to the overall historic character of a building, including such functional and decorative features as transoms, display windows, doors, entablatures, pilasters, recessed entries, and signs.

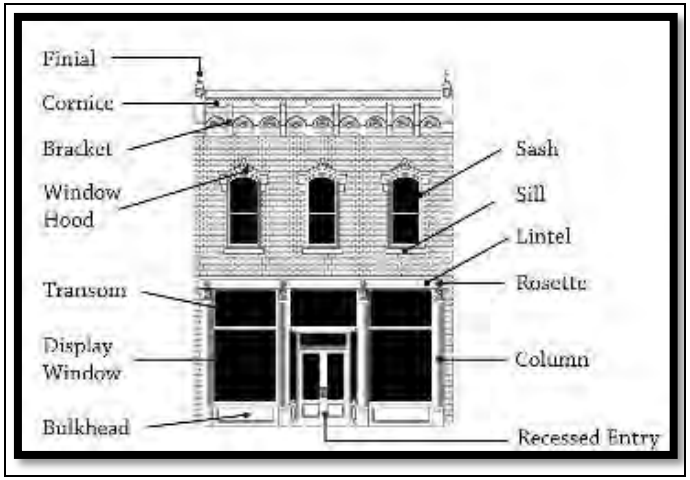
4.11.2 The number, arrangement, size, style, shape, and proportions of original storefront windows and their surrounds should be retained or restored when possible.

4.11.3 New storefronts may vary in height and symmetry, but should retain the fenestration (window arrangement) and scale that currently define the storefront design in the district. New storefronts should maintain the window and door symmetry on both the upper and lower levels similar to existing storefronts in the historic district. New storefronts should be designed to be compatible in size, scale, and material with other storefronts in the district.

4.11.4 Replacement storefront windows made of aluminum or other metal finishes (not including brass or decorative finishes) should be painted to match or coordinate with the color of the storefront area. Historic aluminum windows should not be painted.

4.11.5 If replacement of a deteriorated detail or element of a storefront feature is necessary, replace only the deteriorated detail or element in-kind rather than the entire feature. Match the original detail or element in design, dimension, and material. Consider using a compatible substitute material only if using the original material is not feasible.

4.11.6 If replacement of an entire storefront feature is necessary, replace the feature in-kind matching the original in design, dimension, and material. Consider using a compatible substitute material only if using the original material is not feasible.



4.11.7 If replacement of an entire storefront is necessary, replace it with a storefront based on accurate documentation of the original feature or a new design that is compatible in size, scale, and material with the building.

4.11.8 It is not appropriate to strip wooden storefront surfaces that were historically painted down to bare wood and apply clear stains or sealers to create a natural wood appearance.

4.11.9 It is not appropriate to replace or cover wooden storefront and entry elements with contemporary substitute synthetic materials such as aluminum, concrete board, or vinyl.

4.11.10 It is inappropriate to change the location of the storefront's main entrance.

RECOMMENDED

Storefront restorations should be based on historic documentation such as photographs, architectural drawings, and/or actual physical evidence at the building.

In the absence of documentation on which to base a restoration or rehabilitation, changes to storefronts may be of a contemporary design, compatible both with the existing building and the design of storefronts from the period of the building. In no case should changes recall a period that is older than the building itself such as a colonial style storefront.

Lon Bruce Studio, Dahlonega 1890.

NOT RECOMMENDED

Changing the storefront so that it appears residential rather than commercial in character.

Introducing lanterns, mansard designs, wood shakes, non-operable shutters, and small paned windows if they cannot be documented historically.

The removal of historic material such as wooden, cast iron, terra cotta, glass or brick features from a storefront.

5. New Construction and Additions

The purpose of the guidelines for new construction is to assist in the design and construction of a contemporary structure or structures on undeveloped or underdeveloped land in a historic district. These guidelines can also be appropriate in the design for significant exterior renovation of existing non-historic properties in these locations.

In a district, often the historic significance is contained in the collective character of all the improvements—houses, commercial buildings, street and sidewalk improvements, etc.—rather than the form, details, or materials of a specific building. The design of new buildings, often called "infill development," should be influenced by the character of the district as well as be evaluated for their impact on the district. New buildings should reflect their own time as well as the traditional building patterns in the Historic District. These considerations should include not only the building but also the site design and landscape treatment.

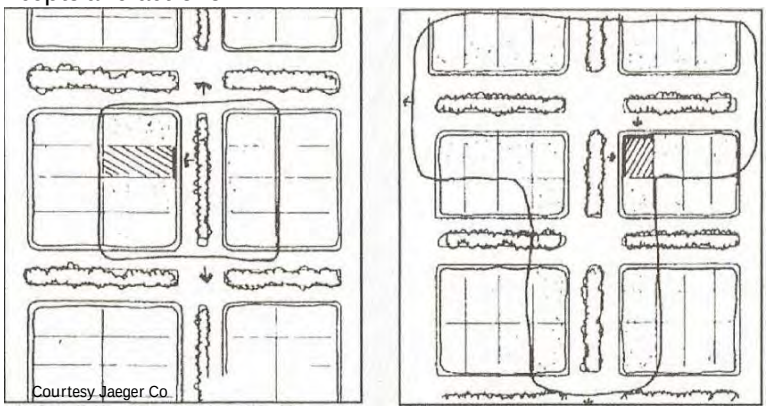
The following guidelines represent significant principles and other considerations that should be used in the design of and the review of designs for new buildings in the historic district. These guidelines attempt to ensure the proposed house or building will be compatible in size, scale, and setback with the character of neighboring structures as well as being in character with the larger surrounding area. These guidelines are intended to support a creative design process for new buildings while ensuring the historic resources of the community are preserved in the midst of progress.

Owners and architects should begin their design process by reading the applicable guidelines and contacting the city's planning staff for assistance. Using the Dahlonega Historic District Design Guidelines from the beginning of the design process, before the architect or builder produces any drawings or proposals will help property owners create complementary new structures while protecting the Historic District as a whole.

5.1 New Construction

INTRODUCTION: It is important for the design of new buildings to be compatible with their historic surroundings by borrowing design characteristics and materials from adjacent buildings and integrating (not copying) these into a modern expression. *The underlying consideration for new project is to consider one's neighbors and nearby structures and to reinforce the existing historic character through sensitive, compatible design*.

The Guidelines for New Construction are based on the following concepts and actions:



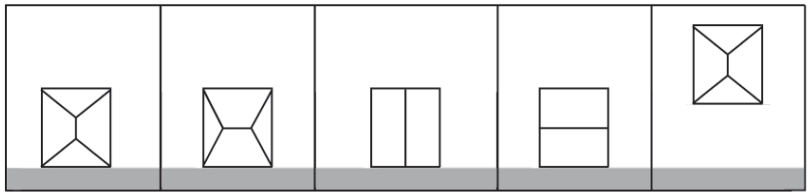
Determine the **Area of Influence** (above) which will be affected by the new structure. The Area of Influence will be that area visually influenced by the new building. A consistent streetscape will result when new buildings are designed in consideration of what already exists. Neighboring buildings should be examined to determine consistent patterns of design concepts and architectural element that are present. Recognize the **Prevailing Character** of the immediate area of the proposed new construction. The Prevailing Character consists of the basic design concepts already in use in the district. These design concepts include:

See Also

3.3 Site Features, Landscaping, and Plantings
4.1 Foundations
4.2 Windows and Doors
4.4 Porches and Entrances
4.5 Roofs
4.6 Exterior Walls and Trim
4.7 Brick and Masonry
4.11 Storefronts

Sec. of Interior's Standards and Guidelines for Rehabilitation

Building Orientation and Setback



Consistency in placement of new structures along the street should be maintained. New construction should be placed to reflect the setback of existing structures. The new structure should not sit farther away from or closer to the front lot line than adjacent structures.

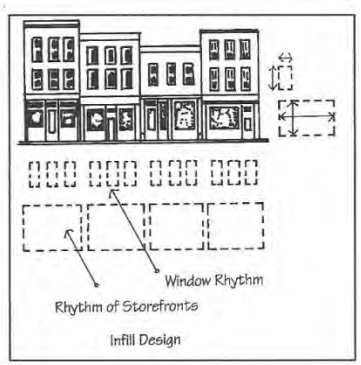
Shape

A building's edges, roof pitch, window and door openings, and porch form define its overall shape. The shape of proposed buildings should be compatible with the existing buildings in the district. Most buildings are either vertical or horizontal in their directional emphasis. A new building's directional emphasis should be consistent with dominant patterns of directional emphasis in the building's area of influence.

Façade Appearance

The buildings of Dahlonega's Historic District are of no fixed style; the design character of the area is such that it accommodates a wide variety of styles. The unity among Dahlonega's Historic District is not found in stylistic elements but rather in shared façade characteristics.

Rhythm



Rhythm is the recurring patterns of lines, shapes, forms, and materials on a building or along a streetscape. Rhythm of openings on a building refers to the number and placement of windows and doors on a façade. Rhythm on a streetscape is created by orientation and setback as well as from the details of individual buildings (directional emphasis, height, massing, form, etc.) The rhythm of spacing between new and existing structures should be similar to former and existing buildings.

Fenestration

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

With most historic structures there is a rhythm to the placement of the door and window openings. This rhythm stems from regular or patterned placement of openings. Windows maintain a common height and windows typically align vertically on different stories. Along with the rhythm, the placement and size of windows creates a solid to void ratio based on the amount of openings (voids) in relationship to the amount of opaque wall siding (solids). The placement of windows should respect the aesthetic of the past by avoiding large expanses without openings and maintaining a standard window size whenever possible. While the use of an applied window can occasionally succeed in maintaining the rhythm and solid to void ratio, the use of true windows is most appropriate.

Massing and Form

New construction and new additions should respect the massing and form of existing structures. A very different house can adversely affect the rhythm of the street.

Scale and Height

Respecting the size, scale, and height of existing structures preserves the original feel of the district. The proportion of new structures should also be consistent with existing buildings. Proportion is the relationship of the height to the width of the building, for example. The size of a building-the building mass in relationship to open space, windows, doors, porches, and balconies-should be compatible and consistent with adjacent buildings. Scale, which is created by the size of units of construction and architectural detail, is the relationship between forms as well as the relationship of the human form to a building. Also, scale is the relationship of the height of one structure to another.

Architectural and Site Elements

Lots should not be combined or subdivided in a manner which may allow for the construction of materially larger or smaller structures than previously existed in the district. New structures should have visually compatible porches and architectural elements such as dormers, bays, chimneys, and cornices just as existing buildings. The percentage of the lot covered by the proposed building or buildings should be similar to the coverage of surrounding parcels, particularly those on the same block.

Materials

The majority of buildings within Dahlonega's Historic District are wood clapboard. The remainder are brick. These building materials are characteristic of Dahlonega's Historic District, which uses these materials (wood, brick, and stone) repeatedly to establish a design character. These materials should be incorporated into new construction whenever possible to maintain this design character. Materials employed in new construction should be similar to those used historically. The use of modern building materials such as vinyl, synthetic stucco, and aluminum are not compatible with the character of the district. High-quality modern versions of older materials such as fiber cement siding (Hardi products) may be acceptable; however, applications will be approved on a case-by-case basis.

Guidelines

Commercial Construction

5.1.1 New construction must be compatible in size, scale, mass, form, proportion, spacing, orientation, setback, and materials to existing buildings on the same street and in the district generally.

5.1.2 New building forms should match those used historically.

5.1.3 Maintain the rhythm created by the shape of the existing nearby buildings. Shape may vary but is generally rectangular, square, or massed combinations of square forms–there are no curvilinear elements present.

5.1.4 The percentage of lot covered by the proposed building or buildings should be similar in coverage of surrounding parcels and not to exceed 75% of the lot.

5.1.5 Use compatible roof shapes and forms. Most existing roofs are either gabled (front or side) or hipped and are of moderate pitch. Many commercial roofs are flat or sloped behind parapet walls. Roofs with historic shapes and pitches are encouraged.

5.1.6 If the rear façade of a building is a primary or secondary view, such as those buildings on the courthouse square, they should maintain design congruency with existing historic neighbors.

5.1.7 Orient the main entrances of new buildings in a manner similar to established patterns in the district.

5.1.8 Use elements similar to neighboring buildings to define entrances.

5.1.9 Second story porches such as those seen on existing historic buildings are encouraged where appropriate.

5.1.10 Windows and doors for new buildings should be compatible in material, subdivision, proportion, pattern, and detail with existing historic elements. The openings on proposed new construction should follow the solid-to-void ratio characteristic of historic buildings in the district.

5.1.11 Materials for roofs should be similar in appearance to those used historically.

5.1.12 Materials employed in new construction should be similar to those used historically for all major surfaces. The use of modern building materials such as vinyl and aluminum is not compatible with the character of the district. High-quality modern versions of older materials such as fiber cement siding (Hardi products) may be acceptable; however, applications will be approved on a case-by-case basis.

5.1.13 Finishes should be compatible with historic finishes found in the district in terms of composition, scale, color, module, pattern, detail, texture, finish, and sheen.

5.1.14 Landscape is considered as important in defining the historic character of a property. Therefore, removing or radically changing landscape features that destroy the historic relationship between buildings and the landscape or diminish the historic character of the property is discouraged.

5.1.15 Radically changing the grade on the property or adjacent to a building is not recommended.

5.1.16 New parking areas should be designed to be as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. Screening parking areas with vegetation is recommended.

Residential Construction

5.1.17 Protect large trees from damage during construction. Landscaping and site design surrounding the new construction should complement that on the existing block. Removing or radically changing landscape features that destroy the historic relationship between buildings and the landscape or diminish the historic character of the property is discouraged.

5.1.18 New construction must be compatible in size, scale, form, orientation, setback, and materials to existing buildings on the block and in the district generally.

5.1.19 The percentage of lot covered by the proposed building or buildings should be similar in coverage of surrounding parcels and not to exceed 75% of the lot.

5.1.20 Maintain the rhythm created by the shape of the existing houses. Shape varies from one building to another, but they are generally rectangular, square, or massed combinations of square forms-there are no curvilinear elements present in the district.

5.1.21 Use compatible roof shapes and forms; most existing roofs are either gabled (front or side) or hipped and are of moderate pitch. Flat roofs and shed roofs are not compatible with the residential architecture in the district. Roof material should be compatible with existing roof materials, such as asphalt shingles.

5.1.22 The placement of features like driveways, paths, outbuildings, or garages should follow the established pattern on the block and in the district generally. Pavement covering a significant portion of the front lawn or paved parking areas in the front lawn are not compatible with the appearance of the district.

5.1.23Proposed new buildings should conform with the same setback observed by other buildings on the street. If the setback is not standard along the block, a setback should be chosen that allows the new building to fit in the established pattern on the block that is in keeping with the overall character of the district. All new residential area construction should feature enough of a setback to accommodate a front yard.

5.1.24 New construction in the residential area should feature façades compatible with existing neighborhood façades.

5.1.25 Orient the main entrances of new houses in a manner similar to established patterns. Porches or other main entrances should occupy the façade. In general, the front façade of the new building should be oriented toward the street.

5.1.26 Use design elements to define doors, windows, roofs, and porches based on styles common in the district. For example, door surrounds, porch supports, window surrounds, and corner boards should be compatible with the character-defining features found elsewhere in the historic district.

5.1.27 Select windows and doors for new buildings that are compatible in material, subdivision, proportion, pattern, and detail with existing historic elements. The orientation of windows should be vertical, as found in existing buildings within the district, and the rhythm of window openings in new construction should be compatible with the existing buildings.

5.1.28 New construction in the residential area should be of materials that are compatible with existing materials, such as wood, clapboard, or brick. Materials employed in new construction should be similar to those used historically for all major surfaces. The use of modern building materials such as vinyl, synthetic stucco, and aluminum is not compatible with the character of the district. High-quality modern versions of older materials such as fiber cement siding (Hardi products) may be acceptable; however, applications will be approved on a case-by-case basis.

5.1.29 Accompanying features (front steps, retaining wall, etc.) may utilize stone.

5.1.30 New outbuildings should be placed to the rear or side of primary structures and should not obscure the view of the façade.

5.1.31 New outbuildings should be compatible with primary structures in terms of scale. They should be smaller and clearly distinguishable as secondary or utility structures related to the principal building on the lot.

RECOMMENDED

A properly planned building will orient itself in line with and similarly to the adjacent and nearby buildings so as to blend in with the existing environment.

Massing of large-scale structures should be reduced so that they will not overpower the traditional scale of the district. Techniques which could achieve this include varying the surface planes of the structure, breaking up the roofline with different elements to create smaller compositions, and stepping back the building as height increases.

Infill construction should not obscure or confuse the historic form and character of adjacent historic buildings or the historic context of the district.

New building design should be tied to the architectural/visual characteristics of the district and echo, or complement, such characteristics.

The relationship of materials and textures of a structure should be visually compatible with the predominant materials used on existing structures.

New materials should be similar to historic materials in texture, size, and finish.

Traditional building components should be used: roof form, pitch, and overhang; porch configuration and location; window and door size, shape, and location.

Identify and protect important landscape features, such as trees, from damage during construction.

Replace vegetation damaged or removed during construction with in kind or compatible plant material.

NOT RECOMMENDED

Construction of houses and commercial buildings with building styles not original to the district is discouraged.

New construction should not try to recreate a particular historical style or period. Adding styles and periods such as Greek Revival, Colonial, and log cabins creates a false sense of the district's history. New construction based on historic styles should find subtle but recognizable ways to differentiate itself from buildings originally of that style.

Proposed new construction that has a foundation that is not similar in appearance to that found on surrounding historic buildings is discouraged. Most historic buildings in the district were built with a raised foundation. New buildings built on a slab may appear out of scale with surrounding historic buildings.

Using an asymmetrical placement of doors and windows when the established pattern on adjacent and nearby buildings in the district is a symmetrical façade is discouraged .

Failure to align openings with other buildings on the same block is inappropriate.

Construction of a building that is much wider or excessively taller than neighboring structures creates an inappropriate appearance.

Introduction of a new landscape feature, including plant material, that is visually incompatible with the site or that alters or destroys the historic site patterns or vistas is inappropriate.

Placing parking facilities directly adjacent to historic buildings which may cause damage to historic landscape features including removal of plant material and relocation of paths and walkways is inappropriate.

5.2 New Additions

INTRODUCTION: To increase the size or functionality of their properties, property owners often construct additions to existing structures. New additions should be designed to be compatible with the existing building in mass, materials, color, and relationship to exterior wall voids. Additions should be discernible from the original. It is inappropriate to make additions appear to be part of the original building. The size and scale of the addition should not diminish or visually overpower the existing building. In historic districts, additions to properties can compromise historic value if they do not correspond to guidelines that are intended to minimize their visual impact in terms of scale, size, building envelope, and massing.

The Secretary of the Interior, through the National Park Service, has provided Preservation Brief #14 titled "*New Exterior Additions to Historic Buildings: Preservation Concerns*" to assist in designing and evaluating new additions. The principle points to consider are:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.
- New additions should comply with the concepts of orientation, setback, slope, massing and form, scale and height, and architectural elements discussed in Section 5.1 New Construction.

See Also

3.3 Site Features, Landscaping, and Plantings
4.1 Foundations
4.2 Doors and Windows
4.4 Porches and Entrances
4.5 Roofs
4.7 Brick and Masonry
5.1 New Construction

Secretary of Interior's Standards and Guidelines for Rehabilitation

Nation Park Service Preservation Brief No. 14: New Exterior Additions to Historic Buildings: Preservation Concerns

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two, or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

It is strongly recommended that this document be considered ***prior*** to planning a new addition to a historic building.

Guidelines

5.2.1 New additions should be designed to be compatible with the existing building in mass, materials, color, and relationship to exterior wall voids. Additions should be discernible from the original. It is inappropriate to make additions appear to be part of the original building. The size and scale of the addition should not diminish or visually overpower the existing building.

5.2.2 All new additions to buildings within the historic district should comply with the Secretary of the Interior's Standards, particularly Preservation Brief No. 14.

5.2.3 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

5.2.4 The historical character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5.2.5 Each property shall be recognized as a physical record of 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.

5.2.6 New additions should be constructed with the least possible loss of historic fabric and so that the character defining features of buildings are maintained.

5.2.7 Limit disturbance to the site during construction to avoid damage to plant material, historic artifacts, or trees during construction.

5.2.8 Protect large trees and other significant site features from damage during construction.

5.2.9 New parking should be designed to be as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. Screening parking areas with vegetation is recommended.

5.2.10 Use materials acceptable to the original structure. High-quality fiber cement products may be acceptable on additions when the new siding does not detract from the historic architectural materials or elements. The new siding should not replace wood siding or wood trim on the original structure but should match the historic material in profile as well as complement the original or historic materials. Aluminum, vinyl, or synthetic stucco siding would adversely affect the architectural character of the district by introducing materials not historically used.

5.2.11 Locate new additions on inconspicuous elevations such as side elevations that are not visible from the street. Additions should generally be inset from the corners of the historic or original portion of the structure or otherwise joined to the existing building in such a manner that illustrates that is an addition and not part of the earlier construction.

5.2.12 Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or overpower the historic building. New additions should not visually or physically overwhelm the original building with the location, scale, height, or ornament of the additions.

5.2.13 It is not appropriate to construct an addition if it detracts from the historic character of the building, the site, or the district.

5.2.13 New additions should not change significantly the proportion of built mass to open space on the site. The overall percentage of lot covered by the proposed building or buildings should be similar in coverage of surrounding parcels, not to exceed 75%.

5.2.15 Landscape is important in defining the historic character of a property. Therefore, removing or radically changing landscape features that destroy the historic relationship between buildings and the landscape or diminish the historic character of the property is discouraged.

5.2.16 Radically changing the grade on the property or adjacent to a building is not recommended.

RECOMMENDED

New additions should be considered only after all other options, such as altering non-character defining spaces, have been explored.

An addition should not be made to the front façade of the principal structure, and side additions should be constructed with caution because many architectural styles rely on balance and symmetry.

New additions should be attached to the original building in a manner that results in the least amount of loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Additions should be designed to coordinate with the style and features of the existing structure. Specifically, elements to refer to when designing an addition include roof shape, directional expression, articulation of the main structure's front façade, and siding materials.

An addition should be secondary to the original building. It should not overpower the original building with its size, either in floor area or height.

Reversibility–an addition should be constructed in a manner in which it could be removed at a later date without severe damage to the architectural character of the historic structure.

To be eligible for federal and state tax incentive programs administered by the Georgia Historic Preservation Division, it is recommended that an addition be recognizable as new but be compatible with and not detract from the architectural character of the historic or non-historic principal structure.

NOT RECOMMENDED

The copying of historic styles or themes not common to the area such as colonial or Wild West.

An example of an inappropriate addition. Addition on left is not compatible with the original structure in massing, roof shape, window design and pattern and does not coordinate with the style and features of the original structure.

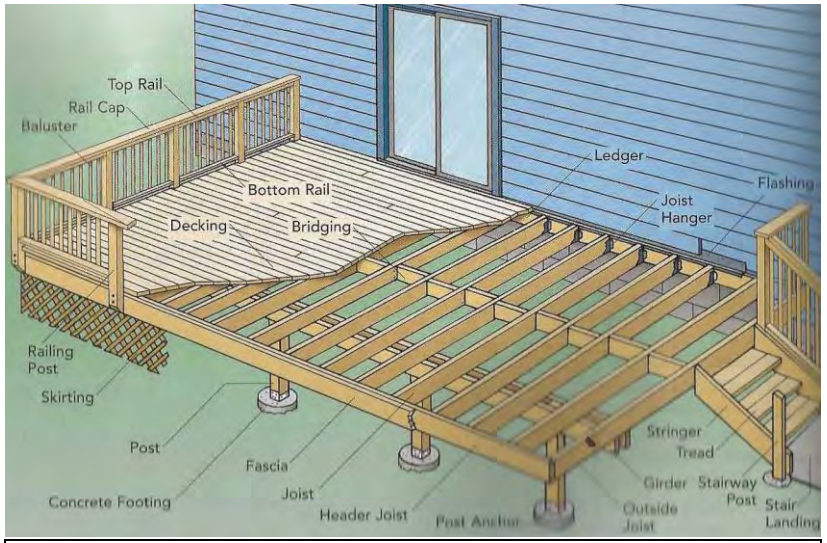
An example of an inappropriate addition. The modern expansion overwhelms the one-and-a-half story traditional bungalow.

5.3 Decks

INTRODUCTION: The outdoor deck is a contemporary exterior feature frequently introduced in the historic district. Essentially an uncovered, private version of a back porch, the deck can be compared functionally with a more traditional patio or terrace. To maintain a building's historic character, deck additions are generally located unobtrusively on the rear elevation. Decks are usually built on posts to align with the first-floor level of a residence and can consequently stand considerably above the ground. Like any addition to a historic building, a deck should be compatible with but differentiated from the building and constructed to be structurally independent so that it could be removed in the future without damage to the building. A deck should never be so large that it overpowers the building or the site.

See Also

3.0 Settings and Site Features
4.6 Exterior Walls and Trim
5.4 Accessibility, Health and Safety



Deck Terminology.

Guidelines

5.3.1 Locate and construct decks so that the historic nature of the structure and its character-defining features and details are not damaged or obscured. Decks should be installed so they are structurally self-supporting and may be removed in the future without damage to the historic structure.

5.3.2 Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from the rear corners, where they are not visible from the street.

5.3.3 Design decks, associated railings, and steps to reflect the materials, scale, style, and proportions of the building.

5.3.4 In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (e.g. the side of a building), the deck should be treated in a more formal architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck's rails and structural support elements in colors compatible with the colors of the building.

5.3.5 Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings.

5.3.6 It is not appropriate to introduce a deck if doing so will require removal of a significant building element or site feature such as a porch or a mature tree.

5.3.7 It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or the site.

5.3.8 It is not appropriate to construct a deck that significantly changes the proportion of built area to open space for a specific property.

5.3.9 Railings should be uniform in design to reflect the style and architectural elements of the building.

5,3,10 Skirting materials should be used to hide structural members or unsightly areas under the deck. Skirting materials may include lattice or dense evergreen plantings or shrubs. Use of lattice as a skirting should not exceed 48" in height.

RECOMMENDED

Decks should be constructed of decay-resistant wood such as cypress, redwood, or pressure-treated lumber.

Decks should be painted or stained for protection and to make them more compatible with the colors of the historic structure.

Structural framing should be screened with traditional materials such as lattice, masonry panels, or dense evergreen plantings. Note: as lattice may create a solid, opaque appearance, limit its use to screening the support structure under first floor decks only. Evergreen plantings or shrubs are preferred.

NOT RECOMMENDED

Locations that are visible from the street or that would diminish architectural elements or significant site features such as mature trees.

Use of balustrades and other architectural elements that exactly copy elements of the historic building.

Locations that are visible from the street or that would diminish architectural elements are not recommended.

Lattice is inappropriate material for a porch or deck railing.

5.4 Accessibility, Health, & Safety

INTRODUCTION: A need for public access to, a change in use of, or a substantial rehabilitation of a historic building may necessitate compliance with current standards for life safety and accessibility. The Federal Americans with Disabilities Act of 1990 includes some flexibility in compliance when a historic building is involved.

Although the work in the areas of Accessibility, Health & Safety is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (maintenance, repair, replacement); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work.

When changes to a building are necessary, the property owner must give careful consideration to how the changes can be incorporated without compromising the integrity of the historic building, its character-defining features, or its site. The City of Dahlonega staff should be consulted early in the planning stages for assistance on such projects. The introduction of railings, handrails, or other safety features may be needed as well. Complying with such requirements in ways that are sensitive to the historic character of the building and the site demands creative design solutions developed with input from local code officials, representatives of local disability groups, and historic preservation specialists.

See Also

4.4 Porches and Entrances
5.3 Decks

National Park Service Preservation Brief No. 32, "Making Historic Properties Accessible"

ADA Ramp Considerations

When designing or evaluating a proposal for handicap ramps, consider all elements of use including:

- Location and material to be used in the loading/unloading area.
- Location and material to be used for the path from the loading/unloading area to the entrance of the ramp.
- Length, location, materials, and style of the handicap ramp. (Ramp must be one foot long for every one inch of drop with no ramp length greater than 25 feet.)
- Use landscaping elements to lessen the obtrusiveness of the ramp.

Guidelines

5.4.1 In considering changes to a historic building, review accessibility and life-safety code implications to determine if the proposed changes are compatible with the building's historic character and setting or if the proposed changes will compromise them.

5.4.2 Meet accessibility and life-safety building code requirements in such a way that the historic site and its character-defining features are preserved.

5.4.3 Meet accessibility and life-safety building code requirements in such a way that the historic building's character-defining facades, features, and finishes are preserved.

5.4.4 Determine appropriate solutions to accessibility with input from historic preservation specialists and local disability groups.

5.4.5 If needed, introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance or porch.

5.4.6 Work with code officials in exploring alternative methods of equal or superior effectiveness in meeting safety code requirements while preserving significant historic features. (Note: In some cases, code requirements may be altered or relaxed to preserve the historic character of the building.)

5.4.7 Locate fire doors, exterior stairs, or elevator additions on rear or non-readily visible secondary facades. Design such elements to be compatible in character, materials, scale, proportion, and finish with the historic building.

5.4.8 Remove possible toxic building materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.

5.4.9 Handicap ramps should be located on a rear facade or on a secondary façade not readily visible from the street. A new handicap ramp should be constructed of wood; its design and detailing should be compatible with the original building.

5.4.10 Paint the handicap ramp to match the building and/or use landscaping elements to minimize the obtrusiveness of the ramp.

RECOMMENDED

Whether the modifications are large or small, temporary or reversible alternatives are preferable to permanent or irreversible ones.

Place a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.

Use materials which create the least visual impact. For example: use railings and balusters that are simple in style and similar to those on nearby historic porches.

Place fire escapes on rear elevations.

Both the use of traditional materials and details and the addition of landscape screening successfully integrate this ramp with the building and its site.

NOT RECOMMENDED

Undertaking code-required alterations before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Replacing or covering front steps with a ramp.

Adding a fire escape to the front façade.

Not screening access features from public view.

Altering, damaging, or destroying character-defining features in attempting to comply with accessibility or safety requirements.

Making changes to buildings without first seeking expert advice from access specialists and historic preservationists, to determine solutions.

Making access modifications that do not provide a reasonable balance between independent, safe access and the preservation of historic features.

Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.

Example of inappropriate placement and lack of screening for handicap access ramp.

5.5 Sustainability: Energy Conservation and Utilities

INTRODUCTION: Energy conservation, replacement or upgrading of inadequate utility service, and introduction or upgrading of mechanical systems are typical concerns of property owners today. In the historic district it is important to ensure that such concerns are addressed in ways that do not damage or diminish the historic character of the building, the site, or the district.

Prior to retrofitting historic buildings to make them more energy efficient, the first step should be to identify and evaluate existing features to assess their inherent energy-conserving potential. If it is determined that retrofitting measures are necessary, then such work should be done in a way to maintain the historic character of the building or the site.

The National Park Service has two excellent documents: Preservation Brief No. 3 "Improving Energy Efficiency in Historic Buildings" and "Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings" that identifies many ways to improve energy efficiency in historic buildings without extensively retrofitting the building.

See Also

National Park Service Preservation Brief No. 3 "Improving Energy Efficiency in Historic Buildings"

Sec. of Interior Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings

Guidelines

5.5.1 Retain and preserve the inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, awnings, operable windows, transoms, shutters, and blinds.

5.5.2 Increase the thermal efficiency of historic buildings by observing appropriate traditional practices, such as weather-stripping and caulking, and by introducing energy-efficient features, such as awnings, operable shutters, and storm windows and doors, where appropriate.

5.5.3 If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior façades, historic building fabric, and site features.

5.5.4 If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. For double-hung windows, operable storm window dividers should align with the existing meeting rails.

5.5.5 If desired, introduce full-light storm doors constructed of wood or aluminum that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors and storm windows are not appropriate.

5.5.6 Replace deteriorated or missing wooden blinds and shutters with matching new units sized to fit the opening and mounted so that they can be operated.

5.5.7 If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.

5.5.8 Locate new mechanical equipment and utilities, including heating and air conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear façade. Screen them from view.

5.5.9 In general, the introduction of underground utility lines to reduce the intrusion of additional overhead lines and poles is encouraged. However, in trenching, take care to avoid archaeological resources and the roots of trees.

5.5.10 Where possible, locate portable window air-conditioning units on rear façades or inconspicuous side façades.

5.5.11 It is not appropriate to install ventilators, solar collectors, antennas, satellite dishes, or mechanical equipment in locations that compromise character defining roofs, or on roof slopes that are prominently visible from the street.

5.5.12 It is not appropriate to introduce contemporary communication equipment that is inconsistent with the historic character of the districts, including large-scale antennas and satellite dishes, in locations visible from the street such as front elevations, within front yards, or visible side elevations.

5.5.13 Solar devices should only be installed on the site or on a non-historic building or addition where it will have minimal impact on the historic building or its site. Solar devices should not be placed in highly-visible locations or where they will negatively impact the historic building, its site, or adjoining properties.

5.5.14 Solar roof panels should be low-profile and installed flat or parallel to the roof so they are not visible or only minimally visible from the public right of way.

5.5.15 Alteration or removal of historic roof features or character-defining roof slopes to install solar panels is not recommended.

RECOMMENDED

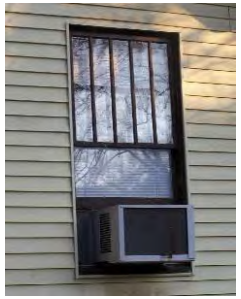
Installing interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to ensure proper maintenance and to avoid condensation damage to historic windows.

Installing exterior storm windows which do not damage or obscure the windows and frames.

Retaining plant materials, trees, and landscape features which perform passive solar energy functions such as sun shading and wind breaks.

Place air conditioners and other mechanical systems in the side or rear of the structure and not on the front façade.

To screen solar panels from view, use an existing parapet or other roof feature to screen the panels, install on a secondary slope of a roof, or set back from the edge of the roof.



Window mounted AC should be mounted on side or rear of building.

Example of inappropriately screened external utility gas tank

NOT RECOMMENDED

Removing historic shading devices rather than keeping them in an operable condition.

Replacing historic multi-paned window with new thermal windows utilizing false muntins.

Installing interior storm windows that allow moisture to accumulate and damage the window.

Installing new exterior storm windows which are inappropriate in size or color.

Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

Not screening mechanical systems such as gas tanks, satellite dishes, or air conditioning units placed in the side yard from public view.

Installing solar devices on the historic building in a manner that damages historic roofing material or replaces it with an incompatible material and is not reversible.

Although solar panels are installed behind a parking lot, the panels negatively impact the historic property.

Solar panels have been installed at the rear; however, because the house is situated on a corner, they are highly visible and negatively impact the historic character of the area.

6. Relocation and Demolition

The Historic Preservation Commission is required by Dahlonega City Ordinance to review and approve the demolition of buildings, structures, sites, and trees judged to be 50 years or older.

The primary preservation principle to be considered is **to maintain the existing building and site features.** Demolition of historic properties and landscapes should be considered the last resort.

If a demolition is unavoidable, every effort should be made to mitigate the loss. Options include locating a buyer who might have an alternative use for the building or relocating the building to another site. If all efforts have failed, buildings of particular significance should be carefully photographed and documented prior to demolition.

The Historic Preservation Commission (HPC) in reviewing applications for demolitions or relocations shall not grant a Certificate of Appropriateness without reviewing at the same time replacement plans for the site.

See Also

National Park Service Preservation Briefs:

No. 31 Mothballing Historic Buildings

No. 47 Maintaining the Exterior of Small and Medium Size Historic Buildings

6.1 Relocation

INTRODUCTION: The HPC will consider a proposed relocation based on the character and aesthetic interest of the building within its present setting. Relocation of structures within the historic district is not encouraged but may be considered to avoid demolition.

The HPC will also consider the proposed plans for the area to be vacated, possible damage to the physical integrity of the building, and the appropriateness of the new site. The selection and preparation of an appropriate and compatible new site introduces additional issues and considerations. Ideally, the new site should provide a context that is extremely similar in character to the original setting. Assessment of a relocation proposal will consider the compatibility of the new site in terms of topography, landscape character, and land use context, as well as the building's new setback, orientation, and distance from other buildings. Every effort should be made to ensure the integrity of the building is maintained in it new setting and context.

Guidelines

6.1.1 A structure should not be moved out of the district, particularly, if the structure adds architectural and historical significance to the district.

6.1.2 Document the existing setting and site prior to relocation through photographs, notes, and drawings.

6.1.3 Minimize damage to the structure during and after the move by assessing its structural condition prior to the move, taking precautions to prevent damage during the move, and using experienced contractors.

6.1.4 Choose a new site that is compatible in character with or similar to the original setting in terms of the entire context surrounding properties, setback, orientation, and distance from other buildings.

6.1.5 Review proposed site changes and landscaping for the new site in accordance with all pertinent guidelines.

6.1.6 Protect significant site features of both the original and the new site from damage before, during, and after the move.

6.2 Demolition

INTRODUCTION: In considering a demolition request, the Historic Preservation Commission will consider plans for the site after demolition. Site development plans should be compatible with the historic district. Prior to the demolition of a building in the historic district, the property owner is responsible for recording the building through photographs, site plan, and other means of documentation. If demolition is certain, the property owner is encouraged to salvage reusable architectural materials and features and to seek those that operate salvage businesses for the continued use of these materials.

A decision by the Commission approving or denying a COA for the demolition of buildings, structures, sites, trees or objects judged to be 50 years old or older is required by the Historic Preservation Ordinance.

If Demolition is approved, the following measures must be taken:

- Document the existing building, site, and setting through photographs, site plans, drawings, and other written measures.
- Save reusable architectural materials and features prior to demolition.
- Protect significant site features including landscaping and archaeological resources from damage before, during, and after demolition.
- Clear the site immediately following demolition.
- Submit post-demolition site development plans to the Historic Preservation Commission for approval before the demolition.

Guidelines

6.2.1 Demolition of historic buildings should be avoided. All feasible alternatives to demolition should be considered by working with the Historic Preservation Commission and other interested parties.

6.2.2 The factors for consideration for approval of a demolition request as specified in Dahlonega's Historic Preservation Ordinance shall be evaluated. These factors include:

a. The historic, scenic, or architectural significance of the building, structure, site, tree, or object;

b. The importance of the building, structure, site, tree, or object to the ambiance of the district;

c. The difficulty or impossibility of reproducing such a building, structure, site, tree, or object because of its design, texture, material, detail, or unique location;

d. Whether the building, structure, site, tree, or object is one of the last remaining examples of its kind in the district;

e. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;

f. Whether reasonable measures can be taken to save the building, structure, site, tree, or object from collapse;

g. Whether the building, structure, site, tree, or object is capable of earning reasonable economic return on its value.

APPENDICES

APPENDIX A: Legal References

The city's Historic Preservation Commission operates under a variety of legal documents that are available online.

- **Dahlonega Historic Preservation Ordinance**
  http://dahlonega-ga.gov/index.php?option=com_content&view=article&id=116:historic-preservation-commission&catid=111:city-boards&Itemid=95

- **Dahlonega Sign Ordinance**
  http://dahlonega-ga.gov/index.php?option=com_docman&Itemid=98&limitstart=50

- **Dahlonega Zoning Ordinance**
  http://dahlonega-ga.gov/?option=com_content&view=article&id=195:zoning-ordinance&catid=121:ordinances&Itemid=66

- **Open Meetings / Open Records Laws**
  The best reference is the Handbook for Georgia Mayors and Council members on the Georgia Municipal Association website.

  http://www.gmanet.com/Assets/PDF/handbook/open. pdf

- **Americans with Disabilities Act**
  http://www.ada.gov/

APPENDIX B: Glossary of Terms

ALKYD RESIN PAINT - A common modern paint using alkyd (one group of thermoplastic synthetic resins) as the vehicle for the pigment; often confused with oil paint.

ALUMINUM SIDING - Sheets of exterior architectural covering, usually with a colored finish, fabricated of aluminum to approximate the appearance of wooden siding. Aluminum siding was developed in the early 1940s and became increasingly common in the 1950s and the 1960s.

ARCH - A structure formed of wedge-shaped stones, bricks, or other objects laid so as to maintain one another firmly in position. A rounded arch generally represents classical or Romanesque influence whereas a pointed arch denotes Gothic influence.

ART DECO - A style of decorative arts and architecture popular in the 1920s and 1930s characterized by its use of geometric, angular forms; also referred to a Modern or Art Modern.

ASBESTOS SIDING - Dense, rigid board containing a high proportion of asbestos fibers bonded with Portland cement; resistant to fire, flame, or weathering and having a low resistance to heat flow. It is usually applied as large overlapping shingles. Asbestos siding was applied to many buildings in the 1950s.

ASHLAR - A style of stone work consisting of individual stones that are shaped and tooled to have even faces and square edges.

ASPHALT SHINGLE - A shingle manufactured from saturated roofing felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather.

ASPHALT SIDING - Siding manufactured from saturated construction felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather. It sometimes displays designs seeking to imitate brick or stone. Asphalt siding was applied to many buildings in the 1950s.

BALUSTRADE - A low barrier formed of balusters, or uprights, supporting a railing.

BAY - An opening or division along a face of a structure. For example, a wall with a door and two windows is three bays wide. A bay can also be a projection of a room or facade having windows.

BOARD AND BATTEN - A method of covering exterior walls using vertical boards, with narrow strips of wood or battens used to cover the joints between the boards; usually found on Gothic Revival–style buildings.

BOLLARD - A thick element, such as a post or curb, used to prevent or direct automobile or pedestrian traffic in an area.

BOND - The pattern for laying bricks.

BRACKET - A divide, ornamental, structural, or both, set under a projecting element, such as the eaves of a house.

BULKHEAD - The area below the display windows on the front facade of a commercial storefront.

CAPITAL - The topmost member, usually decorated or molded, of a column or pilaster.

CASEMENT WINDOW - A window that swings open along its entire length, usually on hinges fixed to the sides of the opening into which it is fitted.

CASING - The exposed trim molding, framing, or lining around a door or a window; may be either flat or molded.

CENTER - HALL PLAN - A plan in which the hall or passage extends through the center of a house and is flanked by two or more rooms.

CLAPBOARD - A long, narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame structures; also known as a weatherboard. The exposed face of clapboard is usually less than 6 inches wide. This was a common outer face of nineteenth and early twentieth century buildings.

CLASSICAL - Embodying or based on the principles and forms of Greek and Roman architecture.

CLIPPED GABLE - A gable the peak of which is truncated for decorative effect; often the roof overhangs the missing peak.

COLONIAL REVIVAL STYLE - Late nineteenth and early twentieth century style that combines features of Classical and Colonial architecture.

COLUMN - A vertical shaft or pillar that supports or appears to support a load.

COMMON BOND - A method of laying brick wherein one course of headers is laid for every three, five, or seven courses of stretchers. (See brick bond illustrations in section 4.7.)

CORBEL - A projection (or building out) from a masonry wall, sometimes to support a load and sometimes for decorative effect.

CORNERBLOCK - A square piece, either plain or decorated, that forms a corner of a window or door surround.

CORNER BOARDS - Vertical boards nailed on the external corners of frame buildings to provide a method of finishing and joining the ends of the weatherboards.

CORNICE - The uppermost part of an entablature usually used to crown the wall of a building, portico, or ornamental doorway. The term is loosely applied to almost any horizontal molding forming a main decorative feature, especially to a molding at the junction of walls and ceiling in a room.

CUPOLA - A small structure, usually polygonal, built on top of a roof or tower, mostly for ornament.

DECK - An uncovered porch, usually at the rear of a building; popular in modern residential design.

DENTILIS - Small, closely spaced blocks, often tooth like, used as an ornamental element of a classical cornice.

DORMER WINDOW - An upright window, set in a sloping roof, with vertical sides and front, usually with a gable, shed, or hip roof.

DOUBLE-HUNG WINDOW - A window with two sashes that open and close by sliding up and down in a cased frame.

DOWNSPOUT - A vertical pipe, often of sheet metal, used to conduct water from a roof drain or gutter to the ground or a cistern.

DRESSED - Descriptive of stone, brick, or lumber that has been prepared, shaped, or finished by cutting, planing, rubbing, or sanding one or more of its faces.

DRY-VIT - An artificial building material that has the same finish and texture as stucco.

EAVES - The projecting edges of a roof, usually above a cornice, designed to shed water beyond the faces of the walls of a building.

ELEVATION - An exterior view of a building or structure as seen from a ground-level perspective.

ELL - A secondary wing or extension of a building, often a rear addition, positioned at right angles to the principal mass.

ENGAGED PORCH - A porch with a roof which is structurally continuous with the roof of the main section of the building.

ENGLISH BOND - A method of laying brick wherein one course is laid with stretchers and the next with headers, thus bonding the double thickness of brick together and forming a high-strength bond or alternating courses of stretchers and headers.

ENTABLATURE - The horizontal part of a Classical order of architecture, usually positioned above columns or pilasters. It consists of three parts: the lowest molded portion is the architrave; the middle band is the frieze; the uppermost is the element is the cornice.

FACADE - The face of a building, especially the principal or front face showing its most prominent architectural features.

FANLIGHT - a semicircular window, usually above a door or window, with radiating muntins suggesting a fan.

FASCIA - A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal or eave side of a pitched roof. The rain gutter is often mounted on it.

FENESTRATION - The arrangement of windows and doors on a building.

FINIAL - A formal ornament at the top of a canopy, gable, pinnacle, streetlight, etc.

FLASHING - A thin impervious material placed in construction to prevent water penetration, to provide water drainage, or both, especially between a roof and a wall.

FLEMISH BOND - A method of laying brick wherein headers and stretchers are laid alternately in each course, then vertically, headers are placed over stretchers to form a bond and give a distinctive cross pattern.

FLUSH SIDING - An exterior wall treatment consisting of closely fitted horizontal boards with joints that are carefully formed to be hidden and flush, giving a very uniform, flat siding appearance.

FOOTPRINT - The outline of a building's shape on the ground as seen from above.

FOUNDATION - The supporting portion of a structure below the first-floor construction, or below grade, including footings.

GABLE - The triangular portion of a wall formed or defined by the two sides of a double-sloping roof; often referred to as an "A" roof.

GAMBREL ROOF - A gable roof more or less symmetrical, having four inclined surfaces, the pair meeting at the ridge having a shallower pitch.

HEADER - A brick laid across the thickness of a wall to bond together different wythes of a wall; the exposed end of a brick.

HIP ROOF - A roof that slopes back equally from each side a building. A hip roof can have a pyramidal form or have a slight ridge.

JOIST - One of a series of parallel timbers or beams, usually set on edge, that span a room from wall to wall to support a floor or ceiling; a beam to which floorboards, ceiling boards, or plaster laths are nailed.

KEYSTONE - The central wedge-shaped stone at the crown of an arch or in the center of a lintel.

LINTEL - A beam of wood or stone that spans an opening; in masonry construction it frequently supports the masonry above the opening.

MANSARD ROOF - A modification of the hipped roof in which each side has two planes, the upper being shallower. This roof is characteristic of the Second Empire style.

MULLION - A vertical member dividing a window area and forming part of the window frame.

MUNTIN - The strip of wood separating the panes of a window sash.

PANEL - A portion of flat surface set off by molding or some other decorative device.

PARAPET - A low wall along a roof or terrace, used as decoration or protection.

PATIO - An open, outdoor living space adjacent to a building, usually surfaced with stone, tiles, or concrete and at ground level.

PEDIMENT - A crowning element of porticoes, pavilions, doorways, and other architectural features, usually of low triangular form, with a cornice extending across its base and carried up the raking sides; sometimes broken in the center as if the accommodate an ornament; sometimes of segmental, elliptical, or serpentine form.

PILASTER - A shallow pier or rectangular column projecting only slightly from or engaged to a wall. Pilasters are usually decorated like columns with a base, shaft, and capital. A pilaster is used to stabilize long and/or tall walls.

PORTE COCHERE - A roofed passageway large enough for wheeled vehicles to pass through.

PRIMARY VIEW - The view of an object considered the direct, most important angle of an object. It is followed by secondary and tertiary views.

QUOINS - Ornamental blocks of wood, stone, brick, or stucco placed at the corners of a building and projecting slightly from the front of the façade.

RAFTERS - Structural timbers rising from the plate at the top of a wall to the ridge of the roof and supporting the roof covering.

REHABILITATION - The act or the process of making possible a compatible use for a property through repair, alterations, and additions while preserving the portions or the features that convey the property's historical, cultural, or architectural values.

REPOINTING - A rehabilitation/maintenance process that involves replacing the mortar that forms the shallow grooves between layers of brick.

RESTORATION - The act or the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period.

SASH - The frame, usually of wood, that holds the pane(s) of glass in a window; may be movable or fixed; may slide in a vertical plane or may be pivotal.

SCALE - Created by the size of units of construction and architectural detail, is the relationship between forms as well as the relationship of the human form to a building.

SECONDARY VIEW - The manner of viewing an object that involves a second angle, not the angle that is considered the direct, primary vista.

SHINGLE - A roofing unit of wood, asphalt, slate, tile, or other material cut to stock lengths, widths, and thicknesses; used as an exterior covering on roofs and applied in an overlapping fashion.

SILL - A heavy horizontal timber positioned at the bottom of the frame of a wood structure, which rests on top of the foundation; also, the horizontal bottom member of a door or window frame.

STRETCHER - The long face of a brick when laid horizontally.

STUCCO - An exterior finish, usually textured, composed of Portland cement, lime, and sand mixed with water. Older-type stucco may be mixed from softer masonry cement rather than Portland cement.

SURROUND - The border or casing of a window or door opening, sometimes molded.

TERRA COTTA - A ceramic material, molded decoratively and often glazed, used for facings for buildings or as inset ornament.

TERTIARY VIEW - The third most important angle or view of an object.

TEXTURED SIDING - Wood cut in various flat patterns, such as half-rounds or scallops, and applied to portions of façades to create a picturesque or romantic look. This treatment was generally used in Queen Anne–style buildings. Surface textures are often found in diamond, scallop, staggered butt, or composite patterns.

TONGUE AND GROOVE - A joinery system in which boards are milled with a tongue on one side and a groove on the other so that they can be tightly joined with a flush surface alignment.

TOUTS-ENSEMBLE - A French phrase meaning that the significance or quality of an entire district, area, or collection is greater than that of any of its individual parts.

TRANSOM - A light or window over a door of entrance way.

VERNACULAR - In architecture, as in language, the non-academic local expressions of a particular region. For example, a vernacular Greek Revival structure may exhibit forms and details that are derived from the principles of formal Classical architecture but are executed by local builders in an individual way that reflects local or regional material needs, tastes, climactic conditions, technology, and craftsmanship.

VINYL SIDING - Sheets of thermal plastic compound made from chloride or vinyl acetates, as well as some plastics made from styrene and other chemicals, usually fabricated to resemble clapboard.

WEATHERBOARDING - Wood siding consisting of overlapping horizontal boards usually thicker at one edge than the other.

WOOD GRAINING - A decorative painted treatment on woodwork, usually used to simulate exotic or costly woods, sometimes to the point of abstraction.

WROUGHT IRON - Iron that is rolled or hammered into shape, never melted.

WYTHE is a continuous vertical section of masonry one unit in thickness. A wythe may be independent of, or interlocked with, the adjoining wythe(s). A single wythe of brick that is not structural in nature is referred to as a veneer.

APPENDIX C: Tax Incentives for Historic Preservation

State and federal government tax incentives are available for owners of a historic property who carry out a substantial rehabilitation. All properties must be listed in, or eligible for, the National/Georgia Register of Historic Places, either individually or as part of a National /Georgia Register Historic District. Project work must meet the Secretary of the Interior's/Department of Natural Resources Standards for Rehabilitation.

FEDERAL REHABILITATION INVESTMENT TAX CREDIT (RITC)

A federal income tax credit equal to 20% of rehabilitation expenses. This credit is available ONLY for income-producing properties. The application is first reviewed by the Historic Preservation Division (HPD), and then forwarded to the National Park Service for final decision. The program is available nationwide.

To be eligible for the 20 percent 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 district.
- The project must meet the "substantial rehabilitation test." The cost of the rehabilitation must be greater than the adjusted basis of the property and must be at least $5,000. Generally, projects must be completed within two years.
- After the rehabilitation, the property must be used for income producing purposes for at least five years.
- The rehabilitation work must be done according to the Secretary of the Interior's Standards for Rehabilitation.

There is also a 10 percent federal income tax credit for property owners who rehabilitate non-historic buildings built before 1936. To be eligible for the 10 percent tax credit:

- The building must have been built before 1936 and be non-historic.
- A building must meet the physical wall retention test. At least 50 percent of the building's walls existing before the rehabilitation must remain as external walls, at least 75 percent of the external walls must remain in place either as external or internal walls, and 75% of the internal structure must remain in place.
- The project must meet the "substantial rehabilitation test." The cost of the rehabilitation must be greater than the adjusted basis of the property and must be at least $5,000. Generally, projects must be completed within two years.
- The building must be used for non-residential income-producing purposes for at least five years after the rehabilitation. Therefore, properties used for residential rental income are excluded.
- The Historic Preservation Division of the Georgia Department of Natural Resources and the National Park Service must review all rehabilitation tax credit projects.

GEORGIA STATE INCOME TAX CREDIT

This program provides the opportunity for owners of certified historic residential or commercial properties who undertake a certified rehabilitation to take 10, 15 or 20 percent of the rehabilitation expenditures, depending on the property type, as a state income tax credit up to $5,000.

- The property must be listed or eligible for listing in the Georgia Register of Historic Places either individually or as a contributing building within a historic district.
- The rehabilitation work must be done according to the Georgia Department of Natural Resources

Standards for Rehabilitation. The property owner must obtain preliminary and final certification of the project from the Historic Preservation Division of the Georgia Department of Natural Resources.

- The project must meet the "substantial rehabilitation test" and the applicant must certify to the Georgia Department of Natural Resources that this test has been met. The test is met when the qualified rehabilitation expenses exceed the following amounts:

  (1) For a historic home used as a principal residence, the lesser of $25,000 or 50 percent of the adjusted basis;

  (2) For a historic home used as a principal residence in a target area, $5,000; and,

  (3) For any other certified historic structure, the greater of $5,000 or the adjusted basis of the building. At least 5 percent of the qualified rehabilitation expenditures must be allocated to work completed on the exterior of the structure.

GEORGIA STATE PREFERENTIAL PROPERTY TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTY

This program encourages the rehabilitation of both residential and commercial historic buildings by freezing property tax assessments for eight-and one-half years. The assessment of rehabilitated property is based on the rehabilitated structure, the property on which the structure is located, and not more than two acres of real property surrounding the structure.

- The property must be listed or eligible for listing in the Georgia Register of Historic Places either individually or as a contributing building within a historic district.
- The rehabilitation work must be done according to the Georgia Department of Natural Resources Standards for Rehabilitation.
- The property owner must obtain preliminary and final certification of the project from the Historic Preservation Division of the Georgia Department of Natural Resources.
- The project must meet the "substantial rehabilitation test." This test is met by increasing the fair market value of the building by the following percentages. The county tax assessor is the official who makes this determination. For Residential (owner-occupied residential property), rehabilitation must increase the fair market value of the building by at least 50 percent. For Mixed-Use (primarily owner-occupied residential and partially income-producing property), rehabilitation must increase the fair market value of the building by at least 75 percent. For Commercial and Professional Use (income-producing property), rehabilitation must increase the fair market value of the building by at least 100 percent.

For more information on these tax incentive programs, please contact the Historic Preservation Division of the Georgia Department of Natural Resources at 404.656.2840 or visit the website at *http://www.georgiashpo.org/incentives/tax*

PRESERVATION EASEMENTS

A historic preservation easement is a voluntary legal agreement, typically in the form of a deed, which permanently protects a significant historic property. Since it is a perpetual easement, an owner is assured that the property's historic character will be preserved. In addition, an owner who donates an historic preservation easement may be eligible for one or more forms of tax benefits.

Under the terms of a typical preservation easement, a property owner places restrictions on the development of, or changes to, the property and transfers these restrictions to a qualified organization whose mission includes environmental protection, land conservation, open space preservation, or historic preservation. The organization must have the resources to manage and enforce the restrictions provided for in the easement and have a commitment to do so. Once recorded, the easement restrictions become part of the property's chain of title and "run with the land" in perpetuity, thus binding not only the owner who grants the easement but all future owners as well. Preservation easements in some states may also be called preservation "restrictions," "covenants," or "equitable servitudes."

http://www.nps.gov/tps/tax-incentives/taxdocs/easements-historic-properties.pdf

http://georgiashpo.org/sites/uploads/hpd/pdf/OCGA_HP_easements_44-10-1_8.pdf

APPENDIX D: Historic Preservation Resources

STATE ORGANIZATIONS

Georgia Mountains Regional Commission (GMRC)
Preservation Planner
1310 West Ridge Road
Gainesville, GA 30301
770-538-2619
http://www.gmrc.ga.gov/

Historic Preservation Division (GA SHPO)
Georgia Department of Natural Resources
254 Washington Street SW
Atlanta, GA
404-656-2840
http://georgiashpo.org

The Georgia Trust for Historic Preservation
1516 Peachtree Street, NW
Atlanta, GA 30309
Phone 404-881-9980
http://www.georgiatrust.org

Georgia Historical Society
ATLANTA OFFICE
260 14th Street, N.W., Suite A-148
Atlanta, GA 30318
Tel 404.382.5410
Fax 404.671.8570

SAVANNAH HEADQUARTERS
501 Whitaker Street
Savannah, GA 31401
Tel 912.651.2125
Fax 912.651.2831
Toll Free 877.424.4789
http://georgiahistory.com/

NATIONAL ORGANIZATIONS

Among the federal resource that provide assistance in historic preservation, the National Park Service within the Department of the Interior and the National Trust for Historic Preservation, chartered by the federal government are primary resources. These two organizations offer a wealth of expertise and services, including grant and funding assistance, publications, training, and technical assistance. To learn more about any of their services or about other federal services, check with their offices, the state historic preservation offices, historic preservation associations, libraries, or local, state, or regional historic societies.

- **National Park Service**
  For decades, the National Park Service (NPS) has led federal efforts to preserve this country's cultural heritage by providing a variety of historic preservation services through their various cultural resource programs. NPS's Heritage Preservation Services (HPS) focuses on preserving and protecting American battlefields, historic buildings, natural historic landmarks, and tribal culture heritage. NPS sets the standards for all aspects of preservation from research to documentation to repair work. Their other services include: developing technical preservation techniques, publishing and distributing technical information about historic preservation, providing training and workshops on all facets of historic preservation from planning to preservation methods, administering the Preservation Tax Incentives program, monitoring the status of the National Historic Landmarks, managing the Historic Preservation Fund grants-in-aid program, and managing all aspects of the National Register of Historic Places. The NPS offers many publications including nationally recognized standards with helpful guidelines, popular "hands-on" bulletins dealing with repair and replacement issues, and documentary videotapes for workshops and classrooms. Many NPS publications are available online to help in planning activities and preservation projects:
  http://www.nps.gov/history/publications.htm

For more information:
National Park Service Cultural Resources
http://www.cr.nps.gov/

- **National Trust for Historic Preservation**
  The National Trust for Historic Preservation (NTHP) is a leading advocate and educator for historic preservation demonstrating that preserving our heritage improves the quality of life in American by saving diverse historic places and revitalizing our communities. The National Trust acts as an information clearinghouse on preservation practice, as curator of a collection of historic American homes, and as an advocate for federal, state, and local legislation protecting architectural, cultural, and maritime heritage. The National Trust offers grants, loans, consultation and technical services, and publication. The NTHP Library Collection, one of the most extensive collections of historic preservation resources available, is located at the University of Maryland Hornbake Library in College Park, MD.
  http://www.lib.umd.edu/NTL/.

  For more information:
  The National Trust for Historic Preservation
  1785 Massachusetts Ave., NW
  Washington, DC 20036
  (800) 944-6847
  http://www.nationaltrust.org

- **Advisory Council on Historic Preservation**
  The Advisory Council on Historic Preservation (ACHP), established in 1966, is an independent Federal agency that promotes the preservation, enhancement, and productive use of our Nation's historic resources, and advises the President and Congress on national historic preservation policy.

- **Federal and Tribal Historic Preservation Programs and Offices**
  http://www.achp.gov/programs.html

- **Federal Agency Historic Preservation Programs and Officers.**
  With passage of the National Historic Preservation Act in 1966, Congress made the Federal government a full partner and a leader in historic preservation.

- **Tribal Historic Preservation Office (THPO)**
  The tribes on the National Park Service's list assumed the responsibilities of the SHPO for compliance on their tribal lands. They have designated Tribal Historic Preservation Officers (THPOs) whom Federal agencies consult in lieu of the SHPO for undertakings occurring on, or affecting historic properties on, tribal lands.

For more information:
Advisory Council on Historic Preservation
1100 Pennsylvania Ave., NW, Suite 809
Washington, DC 20004
(202) 606-8503
http://www.achp.gov/

MISCELLANEOUS ORGANIZATIONS

Alliance for Historic Landscape Preservation
82 Wall Street, Suite 1105
New York, NY 10005
http://www.ahlp.org/

American Association for State and Local History
1717 Church St.
Nashville, TN 37203-2991
http://www.aaslh.org/

American Institute for Conservation of Historic and Artistic Works
1717 K St., Suite 200
Washington, DC 20006
http://aic.stanford.edu

American Institute of Architects
1735 New York Ave., NW
Washington, DC 20006-5292
http://www.aia.org/

American Planning Association
1776 Massachusetts Ave., NW
Washington, DC 20036-1904
http://www.planning.org/

American Society of Landscape Architects
636 Eye Street, NW
Washington, DC 20001-3736
http://www.asla.org/

Association for Preservation Technology International
3085 Stevenson Drive, Suite 200
Springfield, IL 62703
http://www.apti.org/

The Association for Living Historical Farms and Agricultural Museums
8774 Route 45 NW
North Bloomfield, OH 44450
http://www.alhfam.org

The Civil War Preservation Trust
1331 H Street, NW, Suite 1001
Washington, DC 20005
http://www.civilwar.org/

League of Historic America Theatres
616 Water Street, Suite 320
Baltimore, MD 21202
http://www.lhat.org/

National Alliance of Preservation Commissions
325 South Lumpkin Street
Founders Garden House
Athens, GA 30602
http://www.sed.uga.edu/pso/programs/napc/napc.htm

National Building Museum
401 F St., NW
Washington, DC 20001
http://www.nbm.org/

National Housing and Rehabilitation Association
1625 Massachusetts Ave, NW, Suite 601
Washington, DC 20036
http://www.housingonline.com/

National Railway Historical Society
100 North 17th Street
Philadelphia, PA 19103
http://www.nrhs.com/

Rails-to-Trails Conservancy
1100 17th Street, 10th floor, NW
Washington, DC 20036
http://www.railtrails.org

Saving Graves: Cemetery Preservation Alliance
573 Harshberger Rd
Johnstown, PA 15905
http://www.savinggraves.org/

Society of Architectural Historians
1365 N. Astor Street
Chicago, Illinois 60610
http://www.sah.org/

U.S. Green Building Council
2101 L Street, NW
Suite 500
Washington, DC 20037
http://www.usgbc.org/home

LEGISLATION

National Historic Preservation Act of 1966 (as amended) (NHPA), Pub. L. No. 89-665; Pub. L. No. 96-515; 80 Stat. 915; 94 Stat. 2997; 16 U.S.C. § 470.

http://www.achp.gov/nhpa.html

> The National Historic Preservation Act established a federal policy to protect historic sites and values in cooperation with other nations, states, and local governments. It establishes a program of grants-in-aid to states for historic preservation activities. Subsequent amendments designated the State Historic Preservation Officer as the individual responsible for administering programs in the states. The Act also creates the President's Advisory Council on Historic Preservation.

Georgia Historic Preservation Act (1980, 1989) sections 44-10-20 through 44-10-31

http://georgiashpo.org/sites/uploads/hpd/pdf/GA_Hist_Pres_Act.pdf

> The State of Georgia's Historic Preservation Act, based on the National Historic Preservation Act, is the basis for Dahlonega's Historic Preservation Ordinance. The Act provides for the establishment of Historic Districts and the means to control development within the Districts including the Historic Preservation Commission and the Design Review process.

Section 106
Section 106 requires federal agencies to consider the effects on historic properties of projects they carry out, assist, permit, license, or approve (undertakings). Federal agencies must also provide the ACHP a reasonable opportunity to comment on such undertakings before the approval of the expenditure of any federal funds on the undertaking or before the issuance of any license. Agencies comply with Section 106 through the process in the implementing regulations, "Protection of Historic Properties" (36 CFR Part 800).

A fundamental goal of the Section 106 process is to ensure that federal agencies consult with interested parties to identify and evaluate historic properties, assess the effects of their undertakings on historic properties, and attempt to negotiate an outcome that will balance project needs and historic preservation values.

Section 106 review encourages, but does not mandate, a preservation outcome and recognizes that sometimes there is no way for a project to proceed without affecting historic properties. Based on the information gathered through the Section 106 process, a federal agency may make an informed decision to approve, change, or deny a project. Therefore, the outcome of Section 106 reviews can range from avoidance of historic properties to the acceptance of extensive adverse effects to historic properties. The Section 106 process ensures that a federal agency assumes responsibility for the consequences of its undertakings on historic properties.

The regulations implementing Section 106 can be found on the ACHP's Web site at: *http://www.achp.gov/regs-rev04.pdf*.

National Environmental Policy Act (NEPA)
The National Environmental Policy Act (NEPA) requires federal agencies to integrate environmental values into their decision making processes by considering the environmental impacts of their proposed actions and reasonable alternatives to those actions.

To meet NEPA requirements federal agencies prepare a detailed statement known as an Environmental Impact Statement (EIS). EPA reviews and comments on EISs prepared by other federal agencies, maintains a national filing system for all EISs, and assures that its own actions comply with NEPA.

http://www.epa.gov/compliance/nepa/

Section 4(f)
Section 4(f) refers to the original section within the U.S. Department of Transportation Act of 1966 which provided for consideration of park and recreation lands, wildlife and waterfowl refuges, and

historic sites during transportation project development. The law, now codified in 49 U.S.C. §303 and 23 U.S.C. §138, applies only to the U.S. Department of Transportation (U.S. DOT) and is implemented by the Federal Highway Administration (FHWA) and the Federal Transit Administration through the Code of Federal Regulations (CFR) 774.

http://environment.fhwa.dot.gov/section4f/default.aspx

TECHNICAL PUBLICATIONS

1. ***National Register Bulletins.***

   Provides guidance to document, evaluate and nominate historically significant sites to the National Register. Includes four sections on the Basics, Property Types, Technical Assistance, and General Guidance.

   http://www.cr.nps.gov/nr/publications/bulletins.htm

2. ***The Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings***. Kay D. Weeks and Anne E. Grimmer. Washington, DC: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, 1995, 188 p.

   The Secretary of the Interior's Standards are the basis for evaluating proposed design changes proposed in Historic Districts. The Standards are elaborated in local communities Design Guidelines to establish an interpretation for an individual community.

   http://www.nps.gov/hps/tps/standguide/

3. ***Preservation Briefs:*** Technical Preservation Service (TPS), National Park Service.

   TPS provides easy-to-read guidance for homeowners, preservation professionals, organizations, and government agencies on preserving, rehabilitating and restoring historic buildings.

   http://www2.cr.nps.gov/tps/briefs/presbhom.htm

1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
5. The 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: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame 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 (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
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 Historic 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 of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
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: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

JOURNALS

Historic preservation associations often publish a journal, newsletter, or magazine about a geographic area (local, regional, or state) or about a specific architectural style or historic interest. A few specific journals are listed below to provide an indication of the variety available. To find out what other publications are available locally, check with a library or an organization in your area. Those journals listed with a web address are available free online.

Association for Preservation Technology International
3085 Stevenson Drive, Suite 200
Springfield, IL 62703
http://www.apti.org/

Common Ground: Preserving Our Nation's Heritage
National Park Service
U.S. Department of the Interior
http://www.cr.nps.gov/CommonGround/

CRM: The Journal of Heritage Stewardship
National Park Service
U.S. Department of the Interior
http://www.cr.nps.gov/CRMJournal/
From 1978 through 2002, known as ***CRM Cultural Resource Management***: *http://crm.cr.nps.gov/*

GCI Newsletters
Getty Conservation Institute
1200 Getty Center Drive
Los Angeles, CA 90049-1679
http://www.getty.edu/conservation/publications/newsletters/

Heritage News
National Park Service
U.S. Department of the Interior
http://heritagenews.cr.nps.gov/index/Index_Head.cfm

History News
American Association for State and Local History
1717 Church St.
Nashville, TN 37203-2991
http://www.aaslh.org/

National Trust for Historic Preservation
Preservation Magazine
The Magazine of the National Trust for Historic Preservation
1785 Massachusetts Ave, NW
Washington, DC 20036-2117
http://www.nationaltrust.org/magazine/

Old House Journal
P.O. Box 420235
Palm Coast, FL 32142-0235
http://www.oldhousejournal.com/

BOOKS

The following is a list of useful documents relating to Architectural Styles, Architectural History and Planning, Architectural Conservation, Historic Preservation, Preservation Law.

Burden, Ernest. *The Illustrated Dictionary of Architecture*. New York: McGraw-Hill, 2002.

Burden, Ernest. *The Illustrated Dictionary of Architectural Preservation*. New York: McGraw-Hill, 2004.

Fram, Mark. *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Ontario: Boston Mills Press, 2003.

Irwin, J. Kirk. *Historic Preservation Handbook*. New York: McGraw-Hill, 2003.

Jacobs, Jane. *The Death and Life of Great American Cities*. New York: Random House, 1961.

King, Thomas F. *Cultural Resource Laws & Practice: An Introductory Guide*. Walnut Creek, CA: AltaMira Press, 2004.

Labine, Clem and Carolyn Flaherty. *The Original Old-House Journal Compendium*. Woodstock, NY: The Overlook Press, 1983.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Miller, Julia. *A Layperson's Guide to Historic Preservation Law: A Survey of Federal, State, and Local Laws Governing Historic Resource Protection*. Washington, D.C.: National Trust for Historic Preservation, 2000.

Rypkema, Donovan D. *The Economics of Historic Preservation: A Community Leader's Guide*. Washington, D.C.: National Trust for Historic Preservation, 1994.

Tyler, Norman. *Historic Preservation: An Introduction to its History, Principles, and Practice*. New York: W.W. Norton & Company, Inc., 1994.

Weaver, Martin E. *Conserving Buildings: A Manual of Techniques and Materials*. New York: John Wiley & Sons, Inc., 1997.