

Historic Preservation in the Georgia Mountains



September 25, 2019

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Georgia Mountains Regional Commission

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Welcome & Introductions

- ❖ Agenda and sign in sheet on back table.
- ❖ Please sign in so that I can send you the PP and let HPD know that you've attended training (if you need training credit).
- ❖ Donuts, coffee and water available on the back table as well.
- ❖ Bathrooms are at either end of the hall.



Welcome & Introductions

What have been your....

- Preservation success stories?
- Challenges?
- Future priorities?





Georgia Mountains Regional Commission (GMRC)

- One of **12** regional commissions in the state.
- Serving the communities of the Georgia Mountains region **since 1962**.
- The purpose of the GMRC is to promote and guide proper development of human, natural, physical, social, and economic resources in the Georgia Mountains Region including **planning, economic development, and workforce development** to its **51** local governments, which include **13** counties and **38** municipalities.

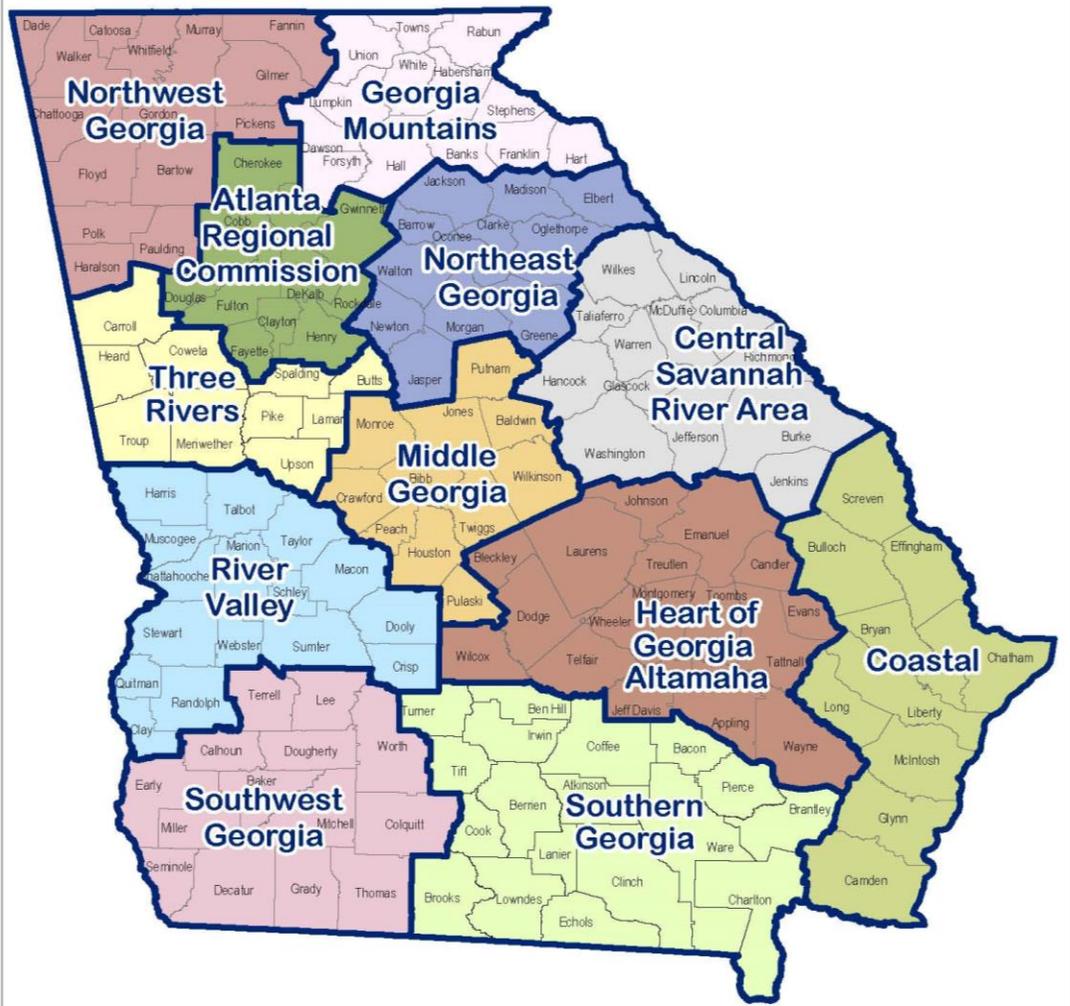
Counties in the GMRC Region:

- Banks
- Dawson
- Forsyth
- Franklin
- Habersham
- Hall
- Hart
- Lumpkin
- Rabun
- Stephens
- Towns
- Union
- White

	...@gmrc.ga.gov	770-538...
Adam Hazell	ahazell	2617
Joe Rothwell	jrothwell	2619
Caleb Davidson	cdavidson	2618

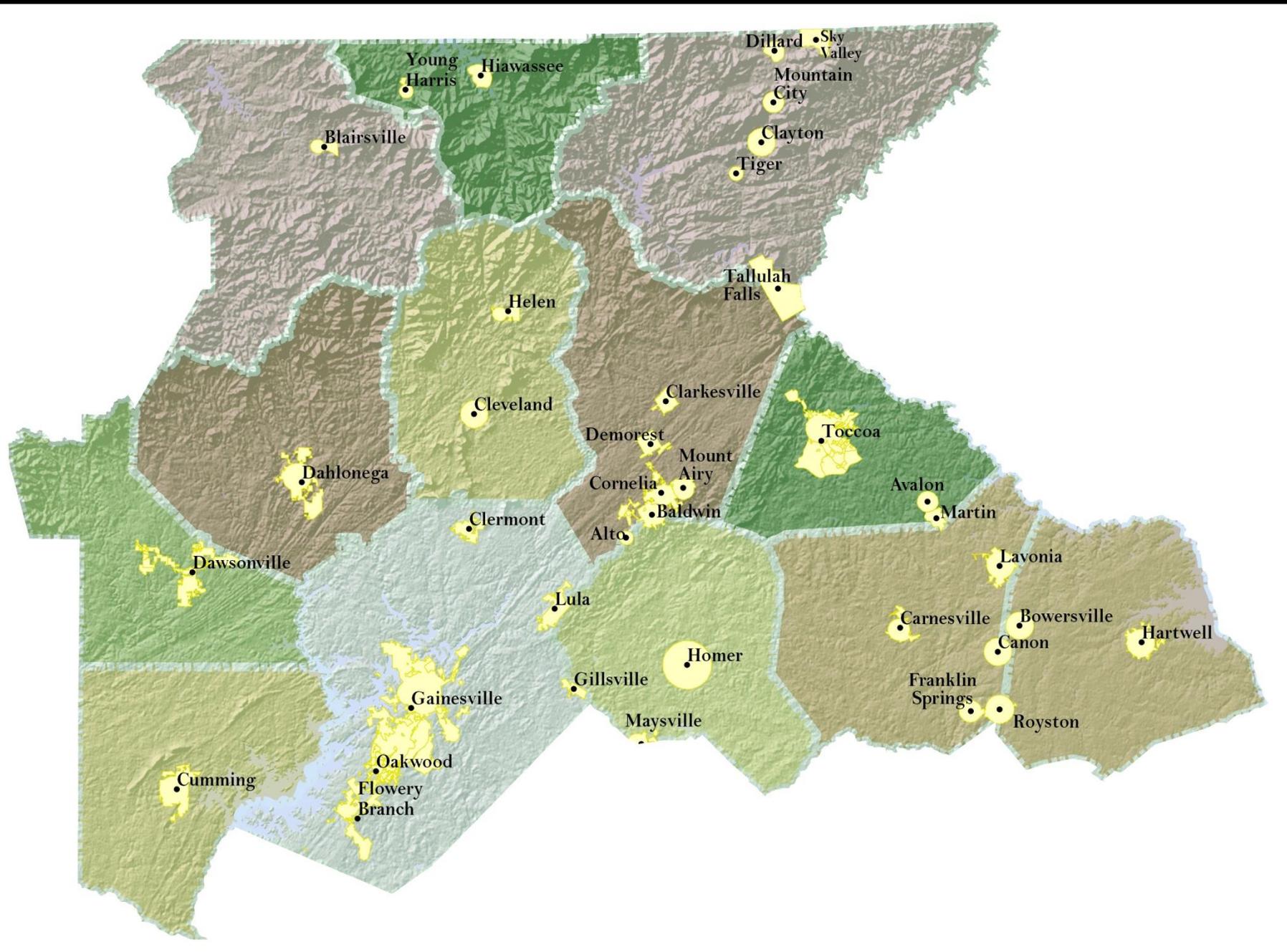
Regional Commissions

State of Georgia

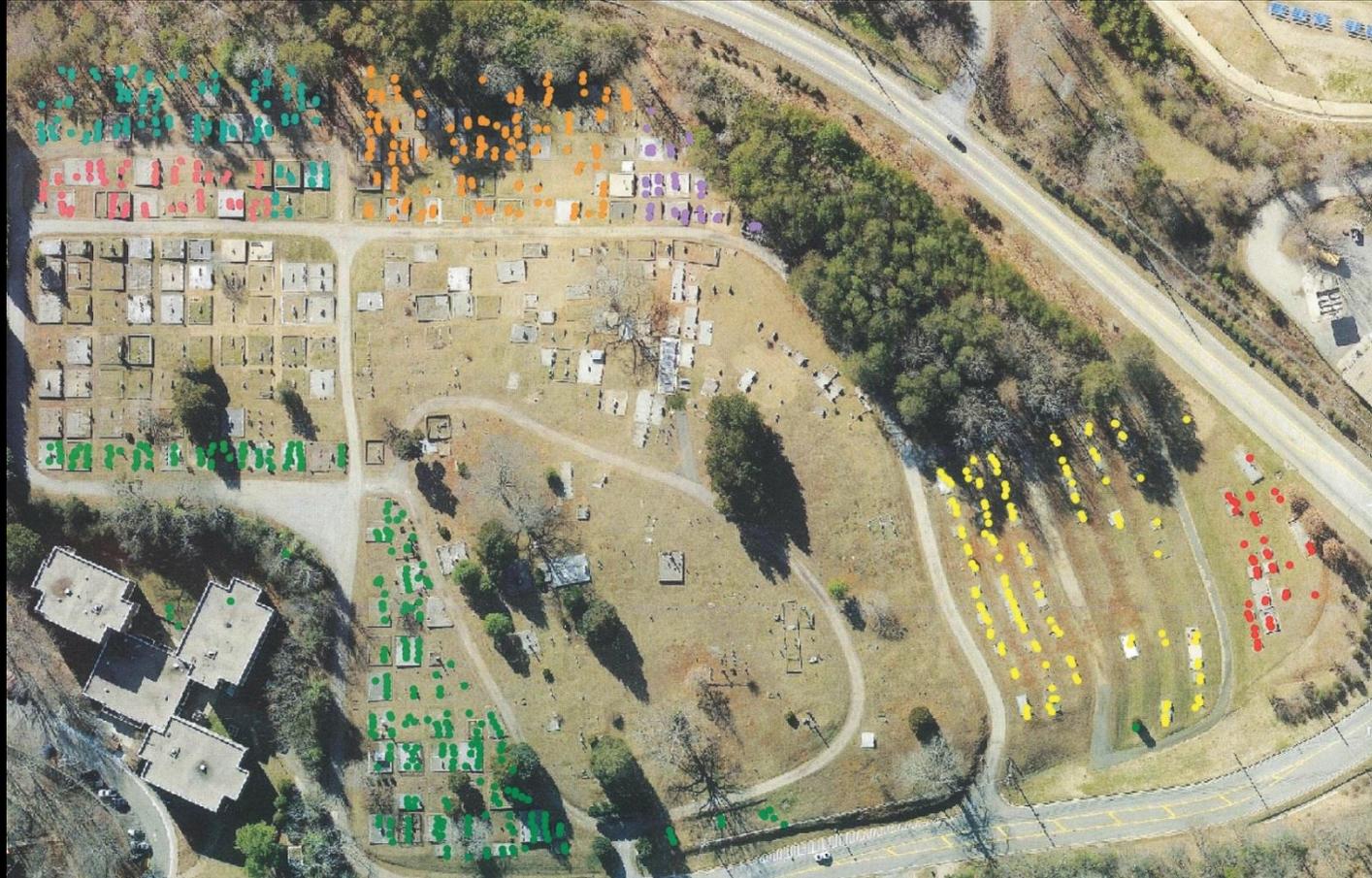


Map prepared by: Georgia Department of Community Affairs, 2009





Past GMRC Preservation/Planning Projects



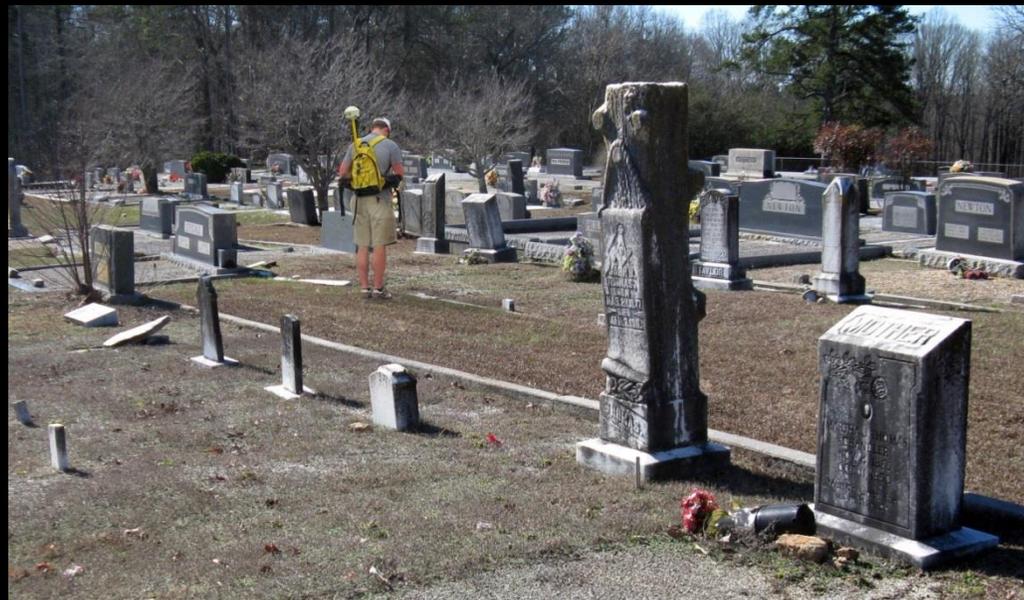
Mt. Hope Cemetery GIS Survey 2013



CITY OF DAWSONVILLE CEMETERY



Deceased Last Name	Deceased First Name	Deceased Middle Name	Date of Birth	Date of Death	Date of Marriage	Headstone Type	Headstone Condition	Headstone Material	Gravesite Condition
404 CRAIG	WILLIAM	A	11/12/1896	8/11/1942		Marble	Good	Marble	Gravel
405 CRAIG	MATTIE	E	6/11/1889	3/29/1966		Modern Enscribed	Good	Marble	Gravel
406 CRAIG	BEVERLINE	ARCADIA	7/31/1867	12/7/1942		Historic Enscribed	Good	Marble	Gravel
407 CRANE	LAWANDA	J	5/2/1954	12/7/1957		Historic Enscribed	Good	Marble	Grass
408 CRANE	EVA	MAE B	12/27/1907	10/4/1999		Modern Enscribed	Good	Granite	Gravel
409 CRANE	FANNIE	BRUCE	10/3/1907	11/9/1976		Modern Enscribed	Good	Granite	Gravel
410 CRANE	HAROLD	EDWARD	6/1/1947	2/18/1968		Modern Enscribed	Good	Granite	Gravel
411 CRANE SR	THOMAS	W	4/5/1909	5/21/1974		Modern Enscribed	Good	Granite	Gravel
412 CRISSON	HATTIE JANE	MCDONALD	4/21/1869	1/26/1957		Modern Enscribed	Good	Granite	Gravel
413 CRISSON	WILLIAM	W	11/17/1866	2/9/1938		Modern Enscribed	Good	Granite	Overgrown
414 CRISSON	RACHEL	W	2/2/1870	9/16/1938		Historic Enscribed	Good	Marble	Gravel
415 CRISSON	E	E	9/14/1849	9/12/1932		Historic Enscribed	Good	Marble	Gravel
416 CRISSON	MATILDA	FIELD	12/12/1849	8/23/1896		Historic Enscribed	Fair	Marble	Gravel
417 CRISSON	W	R	11/4/1884	8/5/1885		Historic Enscribed	Fair	Marble	Gravel
418 CRISSON	LEROY	W	1/1/1920	3/1/2004		Funeral Home Placard	Good	Other	Gravel
419 CRISSON	W	R	12/9/1818	2/27/1907		Historic Enscribed	Good	Marble	Gravel
420 CRISSON	ARINIE	W	6/14/1825	10/3/1914		Modern Enscribed	Good	Marble	Gravel
421 CROW	PATRICIA	GAIL	9/4/1948			Modern Enscribed	Good	Granite	Landscaped
422 CROW	BESSIE	ELLENE	8/25/1932	5/14/1998		Modern Enscribed	Good	Granite	Landscaped
423 CROW	WILLIAM	LEONARD	11/30/1921	1/31/2007		Modern Enscribed	Good	Granite	Landscaped
424 DANIEL	MRS		4/7/1890			Primitive	Unreadable	Other	Grass
425 DANTRELL	LEILA	G	7/31/1910	4/2/1990		Modern Enscribed	Good	Granite	Grass
426 DARTER	HENDERSON	INFANT	1/1/1834	1/1/1834		Primitive	Poor	Natural Stone	Grass
427 DARTER	SAMUEL	L	1/1/1811	1/1/1833		Primitive	Fair	Natural Stone	Grass
428 DAVENPORT	ZEB	L	2/4/1909	7/29/1961		Modern Enscribed	Good	Granite	Grass
429 DAVIS	TIMOTHY	MITCHELL	3/19/1968	3/12/1968		Modern Enscribed	Good	Granite	Gravel
430 DAVIS	MAC	MITCHELL	1/1/1949	1/1/2011		Funeral Home Placard	Fair	Other	Grass
431 DAVIS	TAMMY	ELAINE	2/19/1970	4/25/1970		Modern Enscribed	Good	Granite	Gravel



All data collected is entered into a spreadsheet which can be used for genealogical research, cemetery tourism, future cemetery expansion planning, etc.

Dawsonville Cemetery GIS Survey 2014

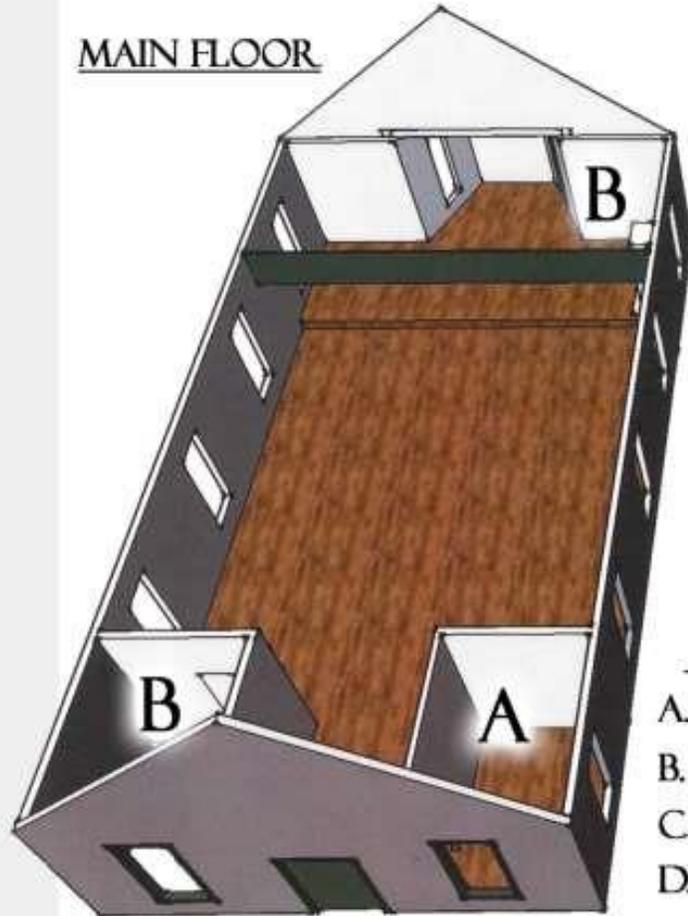


Demorest Woman's Club Adaptive Rehabilitation Study: 2015

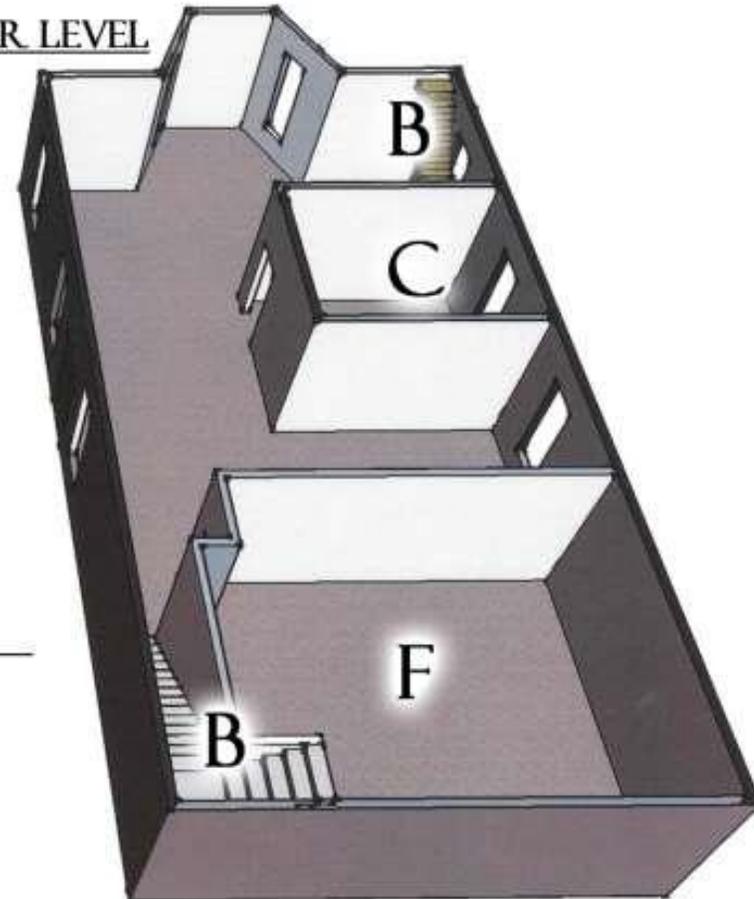
DEMOREST WOMAN'S CLUB ECONOMIC FEASIBILITY STUDY: 2015

EXISTING

MAIN FLOOR



LOWER LEVEL



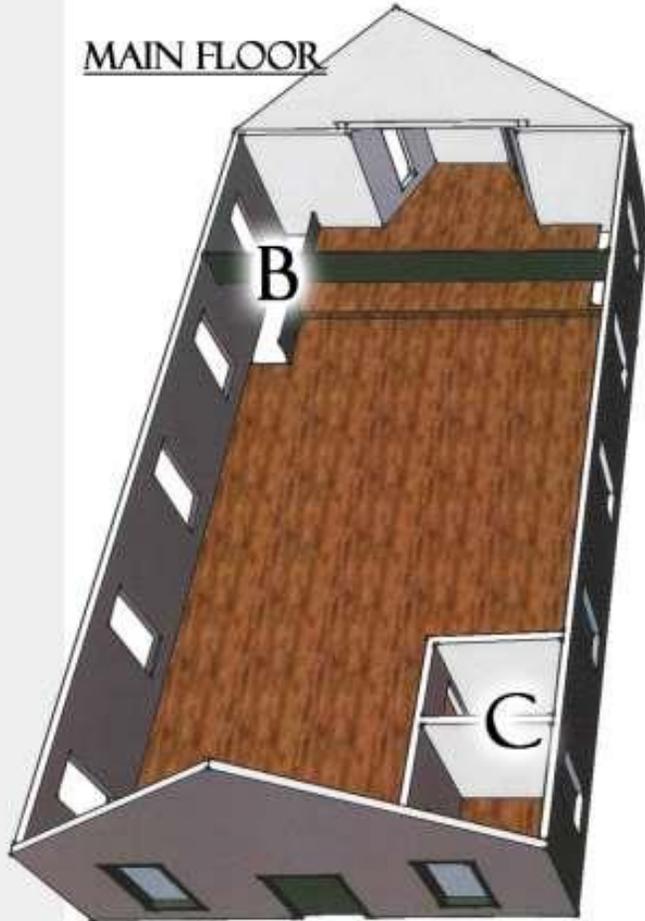
LEGEND

- A. KITCHEN
- B. STAIRS
- C. RESTROOMS
- D. OFFICE
- E. EVENT ROOM
- F. MECHANICAL ROOM

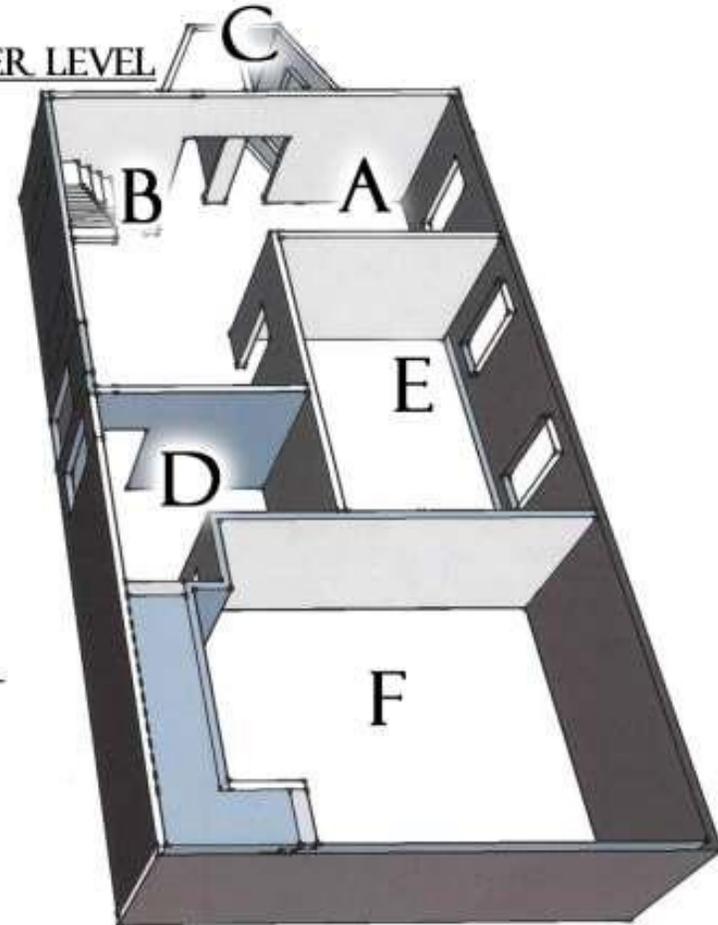
DEMOREST WOMAN'S CLUB ECONOMIC FEASIBILITY STUDY: 2015

PROPOSED

MAIN FLOOR



LOWER LEVEL



LEGEND

- A. KITCHEN
- B. STAIRS
- C. RESTROOMS
- D. OFFICE
- E. EVENT ROOM
- F. MECHANICAL ROOM



**Before:
Healan's
Mill, Hall
County
2015**

**After:
Healan's
Mill, Hall
County
2017**



1. BEFORE



1. AFTER



2. BEFORE



2. AFTER



3. BEFORE



3. AFTER



4. BEFORE



4. AFTER



5. BEFORE



5. AFTER



6. BEFORE



6. AFTER



7. BEFORE



7. AFTER



8. BEFORE



8. AFTER



Preservation Partners

- Department of Community Affairs (DCA)
- SHPO/Historic Preservation Division (HPD)
- The Georgia Trust for Historic Preservation
- Georgia Dept. of Transportation (GDOT)
- Private Preservation Firms
- Educational Institutions



Preservation Partner Programs





Certified Local Government Program (7)

Dahlonega
Dawsonville
Flowery Branch
Gainesville
Hartwell
Lavonia
Toccoa

The Certified Local Government (CLG) program assists local governments with integrating historic preservation concerns into local planning decisions. Joining the CLG program (nearly 100 in Georgia are CLG's) is an important and effective way to preserve Georgia's historic places. Any city, town, or county that has enacted a historic preservation ordinance, enforces that ordinance through a local preservation commission, and has met requirements outlined in the Procedures for Georgia's Certified Local Government Program is eligible to become a CLG.

Benefits of becoming a Certified Local Government include:

- Eligibility for federal Historic Preservation Fund grants
- The opportunity to review local nominations for the National Register of Historic Places prior to consideration by the Georgia National Register Review Board.
- Opportunities for technical assistance
- Improved communication and coordination among local, state, and federal preservation activities.

For more info:

https://georgiashpo.org/sites/default/files/hpd/pdf/CLG/HPC-CLG_List.pdf

<https://georgiashpo.org/sites/default/files/hpd/pdf/CLG/CLGFactSheet.pdf>

https://georgiashpo.org/sites/default/files/hpd/pdf/CLG/CLG_Application_and_Procedures.pdf

Contact Sarah Rogers, CLG Coordinator, at 770-389-7869 or sarah.rogers@dnr.ga.gov



Georgia Main Street Program (11)

Blairsville
Carnesville
Hiawassee
Clarkesville
Cornelia
Gainesville
Hartwell
Lavonia
Royston
Dahlonega
Toccoa



About Georgia Main Street

The Georgia Main Street Program began in 1980 as one of the original pilot state coordinating programs of the National Main Street Initiative launched by the National Trust for Historic Preservation. The program launched with five local communities and has grown to serve 100+ communities statewide. Georgia Main Streets represent some of the strongest central business districts in the state and in the Southeast.

Since it started, the designated community programs have been instrumental in leading the state in historic preservation, small business development, expansion of the state's employment base, leveraging private investment, increasing tourism and providing a positive road map for public-private partnerships.

THE MAIN STREET APPROACH

Over the past 35 years, the Georgia Main Street Program has led the development of a statewide network of over 100 historic downtowns and neighborhood commercial districts – what we refer to as Classic Main Streets - all united by these communities' tireless dedication to create vibrant, people-centered places to live, work, and play.

- PROMOTION
- ECONOMIC VITALITY
- ORGANIZATION
- DESIGN

For more info: <http://www.georgiamainstreet.org/faqs/>

What should I do if my city is interested in becoming a Main Street program?

If your city is interested in taking the first steps to join the Georgia Main Street network you should email our team directly at mainstreet@dca.ga.gov

Forum Discussion



In 1966 President Johnson signs the National Historic Preservation Act

- *HP 101*: Preservation Law & Economic Incentives



Regional Preservation in the Georgia Mountains

- *Historic Resource Surveys*: Identifying historic properties and neighborhoods that makes your city or town unique.
- *Local Districts & Overlay Districts*: Designating areas that you want to protect.

- *Design (and Conservation) Guidelines*: What materials and elements should be allowed and what shouldn't in historic areas for contributing vs. non-contributing resources.
- *Demolition*: Identifying the appropriate response for demolition requests.
- *Section 106*: Case studies concerning HPD review at the state level. How to respond so that economic development can proceed quickly.
- *Q & A*: Discussion of what works/doesn't at the local level.

HP 101: Law & Economic Incentives



Important Dates:

- 1872:** Yellowstone National Park established
- 1906:** Antiquities Act: protects significant natural, cultural, or scientific features
- 1916:** National Park Service established as an agency of the U.S. Department of the Interior
- 1931:** First historic district established in Charleston, SC
- 1935:** Historic Sites Act; declares national policy to preserve for public use historic sites, buildings and objects of national significance

- 1966:** National Historic Preservation Act
- 1966:** National Register of Historic Places designation created as part of NHPA
- 1966:** Section 106 federal review established as part of NHPA



1980: Georgia Historic Preservation Act

National Register of Historic Places (and how to recognize/protect important resources)



A property on the National Register can display a plaque such as this. Sites listed on the National Register are not given a plaque but a variety of styles are available for purchase from companies on the internet.

National Register Criteria for Evaluation

Criterion A: Events

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.



National Register Criteria for Evaluation

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.



Eligibility: National Register Criteria for Evaluation



Criterion C: Design/Construction

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Eligibility: National Register Criteria for Evaluation



Criterion D: Informational Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

Local Significance

Based on those who may have lived here, who designed the building, or events that occurred here.



Statewide Significance

Based on events such as FDR
visiting Gainesville's
Courthouse Square after the
tornado of April 6, 1936.



National Significance

Based on the design and
significance of Chicopee
Mill in Gainesville.





The Georgia DNR/HPD administers and approves National Register nominations for the National Park Service which has final approval of the national program.

HPD meets in August and February to review nominations to the National Register. Generally due to the length and material required for the nomination, it can take two years from start to finish.

Results of NR listing?

1. Honor
2. Consideration in planning for Federally-involved projects
3. Eligibility for tax incentives
4. Qualification for Federal grants

Who to contact:

Olivia Head, National Register Specialist
olivia.head@dnr.ga.gov, 770-389-7842

<https://georgiashpo.org/nationalregister>

The National Register DOES:

- Identify significant historic properties according to the National Register Criteria.
- Encourage the preservation of historic properties by documenting their significance.
- Provide information about historic resources for planning purposes.
- Facilitate the review of federally funded, licensed, or permitted projects to determine their effects on historic properties.
- Assist state government agencies in determining whether their projects will affect historic properties.
- Make owners of historic properties eligible to apply for federal grants for historic preservation projects.
- Provide federal/state tax benefits to owners of historic properties upon rehabilitation, according to preservation standards.
- Insure that listed properties are considered in decisions to issue surface mining permits.
- Allow consideration of fire and life safety code compliance alternatives.

Source: Georgia SHPO

The National Register DOES NOT:

- Provide a marker or plaque for registered properties (property owners may obtain markers or plaques at their own expense).
- Restrict the rights of private property owners or require that properties be maintained repaired or restored.
- Automatically invoke local historic district zoning or local landmark designation.
- Stop federally assisted government projects.
- Stop state assisted development projects.
- Guarantee that grant funds will be available for all properties or projects.
- Require property owners to follow preservation standards when working on their properties, unless they wish to qualify for tax benefits.
- Automatically stop the permitting of surface mining activities.
- Mandate that special consideration be given to compliance with life safety and fire codes.
- List individual properties if the owner objects, or districts if the majority of property owners object.

Source: Georgia SHPO



Sites often listed on the National Register of Historic Places.



Being listed on the National Register does not limit or restrict the development of residential properties around you.

A local district CAN do this if the district has an ordinance, defined boundaries, design guidelines and a Historic Preservation Commission.



PHOTO COURTESY OF GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT

Glenridge Hall, Sandy Springs.





Being listed on the National Register does not prevent demolition.

A local district does have more power to prevent or at least postpone demolitions of important historic buildings while options on saving or moving the historic resource can be considered.

Glenridge Hall was demolished in 2016 for new residential development despite repeated efforts to save the building and utilize it in the new development.

Questions?



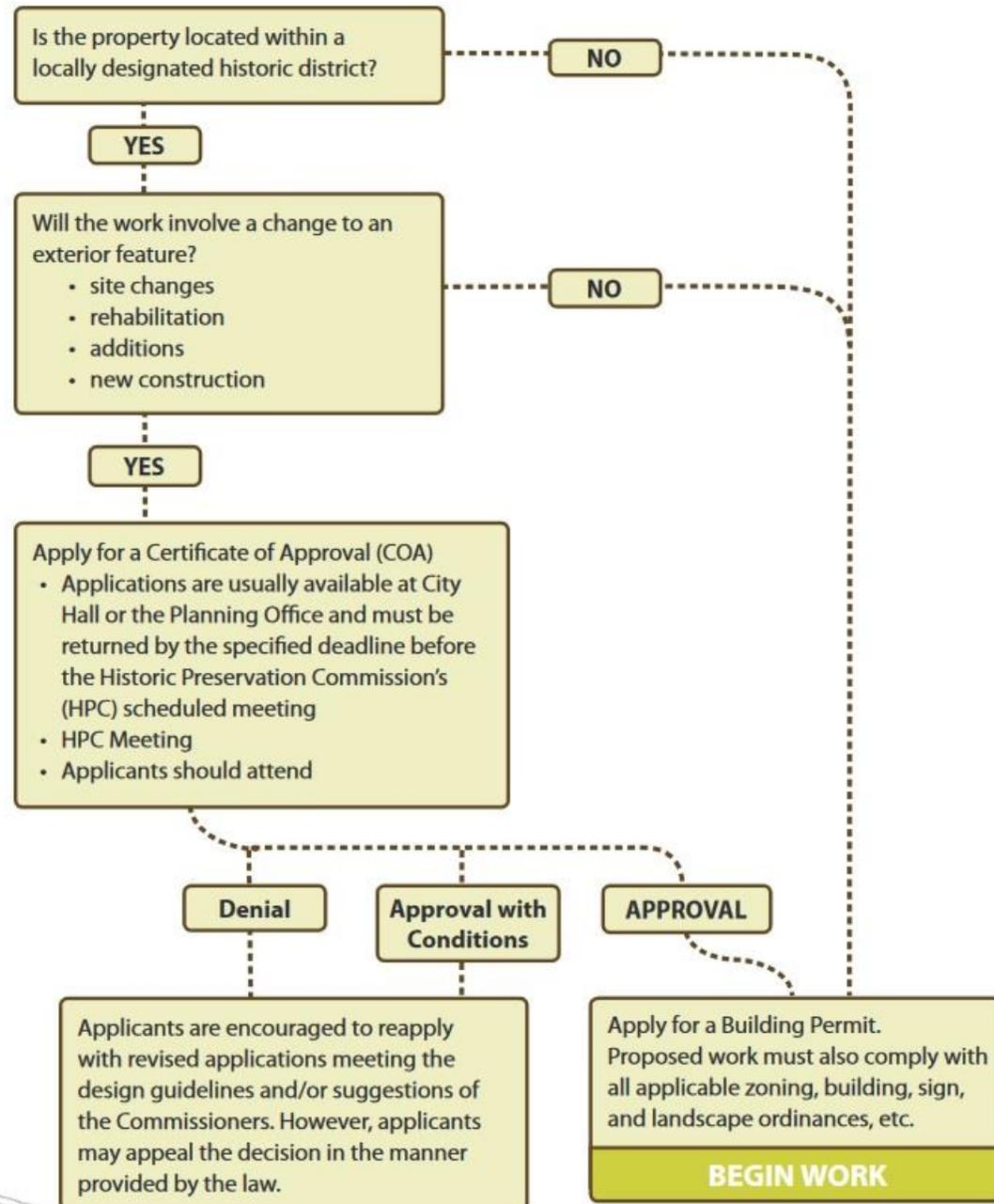


Local Historic Districts

A Local Historic District:

- Protects a community's historic properties and areas through a design review process
- Protects the historic character and quality of the district with specific design controls
- Designates historic areas on the basis of local criteria and local procedures
- Sets district boundaries based on the distribution pattern of historic resources plus other preservation and community planning considerations
- Requires local historic preservation commission review and approval, based on conformance to local design guidelines, before a building permit is issued for any "material changes" in appearance to the district
- Provides for review of proposed demolitions within designated areas; may prevent or delay proposed demolitions for specific time periods to allow for preservation alternatives.
- Does not provide tax incentives for preservation purposes unless such are provided by local tax law
- Does not provide additional protection from the effects of federally assisted undertakings
- Does not qualify property owners for federal or state grants for preservation purposes
- Does not restrict the use to which property is put in the district or require property owners to make improvements to their property
- Does not affect federal, state, or local government activities

Process for working within a Local Historic District



Each city often will have their own COA process and the applicant should check the design guidelines to see what can and can not be done in a local historic district.

Questions?



Economic Incentives



Federal Rehabilitation Tax Credit

- 20% Credit on Federal Income Tax
- 20% of what?
- Qualifying Expenditures



Eligibility

- Building must be listed in the National Register or certified as contributing to the significance of a registered historic district.



Eligibility

- The project must meet the “Substantial Rehabilitation” test.



Eligibility

- The rehabilitation work must be done in accordance with the Secretary of Interior's Standards for Rehabilitation.



Eligibility

- The building must be income producing for at least 5 years.



Substantial Rehab Test

- Cost of project must exceed \$5,000 or the **adjusted basis** of the building.
- $A - B - C + D = \text{Adjusted basis}$
- $A = \text{Purchase price (building + land)}$
- $B = \text{Cost of land at time of purchase}$
- $C = \text{Depreciation}$
- $D = \text{Cost of capital improvements}$

Secretary of Interior's Standards

1. Property shall be used for historic purpose or new use that requires minimal change to defining characteristics.
2. Removal of historic materials or alteration of features and spaces shall be avoided.
3. Changes that create false sense of history should not be undertaken
4. Changes that have acquired historic significance shall be preserved.
5. Distinctive features, finishes, or construction techniques shall be preserved.

Secretary of Interior's Standards

6. Repair instead of replace whenever possible; replace with matching materials.
7. Clean with gentlest means necessary.
8. Archaeological resources shall be protected.
9. New additions/alterations should be compatible but able to be differentiated.
10. New additions/alterations should be reversible.

Qualified Rehab Expenditures

Hard Costs

- Floors, Walls, Ceilings
- Windows & Doors
- HVAC, plumbing, electrical
- Chimneys
- Sprinkler systems, elevators
- Operational or maintenance components

Soft Costs

- Construction interest and taxes
- Architect's fees
- Construction management costs
- Reasonable developer fees

Non-Qualified Expenses

- Acquisition Costs
- Demolition costs & new construction
- Landscaping, retaining walls, sidewalks, parking lots, sewer construction
- Cabinets, appliances, furniture
- Leasing expenses, marketing, financing fees

Georgia Rehabilitated Historic Property Tax Credit



Georgia Rehabilitated Historic Property Tax Credit

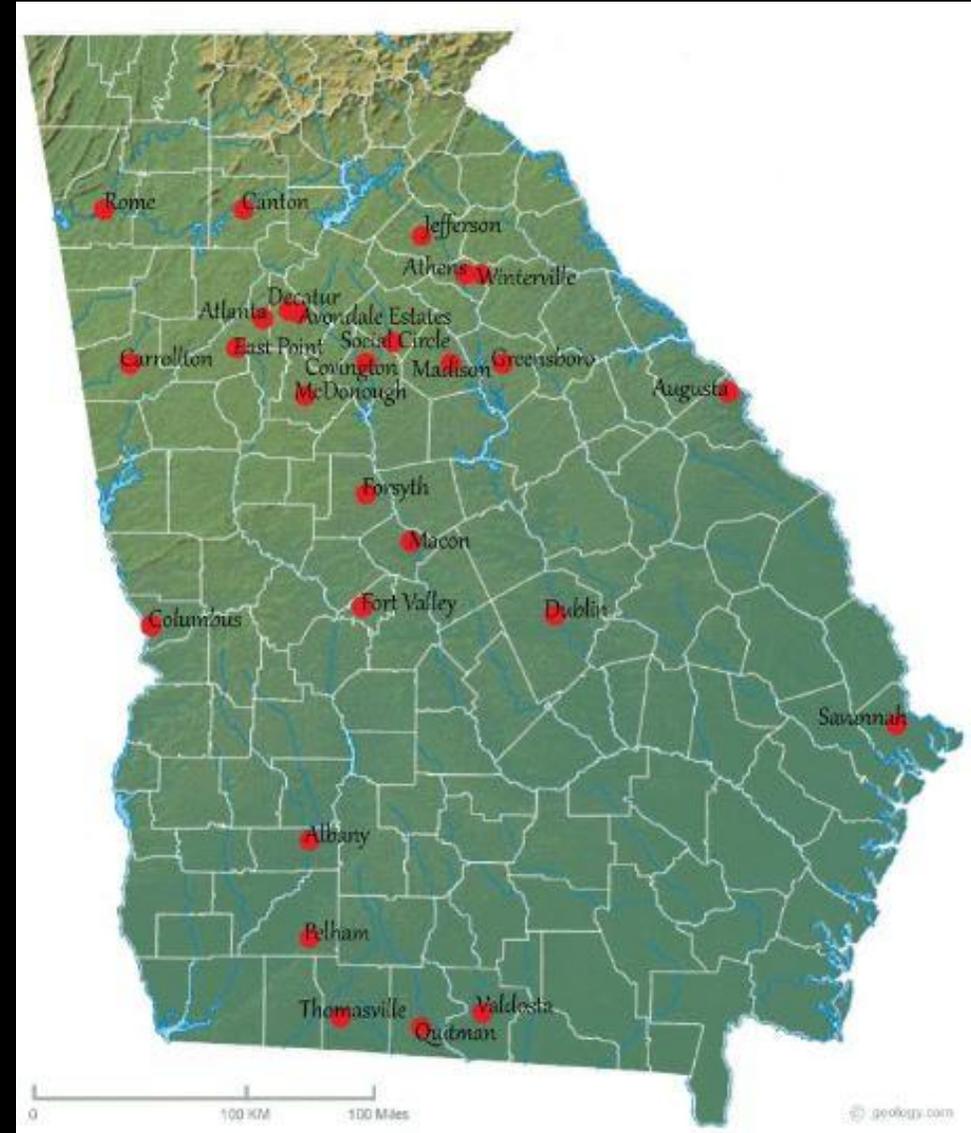
- 25% Credit on state income tax
- Income producing OR owner-occupied
- Up to a \$100,000 credit for homeowners
- Up to \$10 million credit for commercial projects
- Aggregate cap of \$25 million per year



Georgia Rehabilitated Historic Property Tax Credit

FY 2017

- 69 Completed Projects
- 35 homes; 34 income-producing properties
- \$8,315,000 in potential tax credits
- \$75,438,157 total investment



Preferential Property Tax Assessment

- Certified rehabilitated historic properties are eligible for a property tax freeze for 8 ½ years.
- Residential rehab must increase fair market value **of the building** at least 50%.
- Mixed use – increase FMV 75%.
- Income Producing – increase FMV 100%.





English-American Building (Flatiron Building), c. 1897

2016 - \$13 Million
Rehabilitation

QREs - \$7.8 Million

Federal Credits =
\$1,556,967

State Credits =
\$1,946,209

Total Credits =
\$3,503,176

EXTRAORDINARY SINCE 1909.

PIEDMONT 886 AVENUE



Northen-Edge House, c. 1909
QREs - \$655,000

Rehabbed 2009

State Income Tax Credit – \$163,750*

*Capped at \$100,000 if private residence

2009 Assessment: \$199,000

2017 Assessment: \$400,440

Make sure to coordinate any potential tax credit project with HPD early. Failure to fill out the paperwork for them specifying what the project scope will entail could jeopardize the project being approved after completion. (ie...don't state you will use hardiplank and wood windows and then use vinyl siding and vinyl windows instead to save money. The project will be denied and you won't get the credit)

Who to contact:

- Molly McLamb, Tax Incentives Architectural Reviewer and Specialist
molly.mclamb@dnr.ga.gov, 770-389-7847
- Rachel Rice, Tax Incentives Program Manager
rachel.rice@dnr.ga.gov, 770-389-7849
- For more info: georgiashpo.org/tax-statecredit

Questions?

10 minute break...



Regional Preservation in the Georgia Mountains

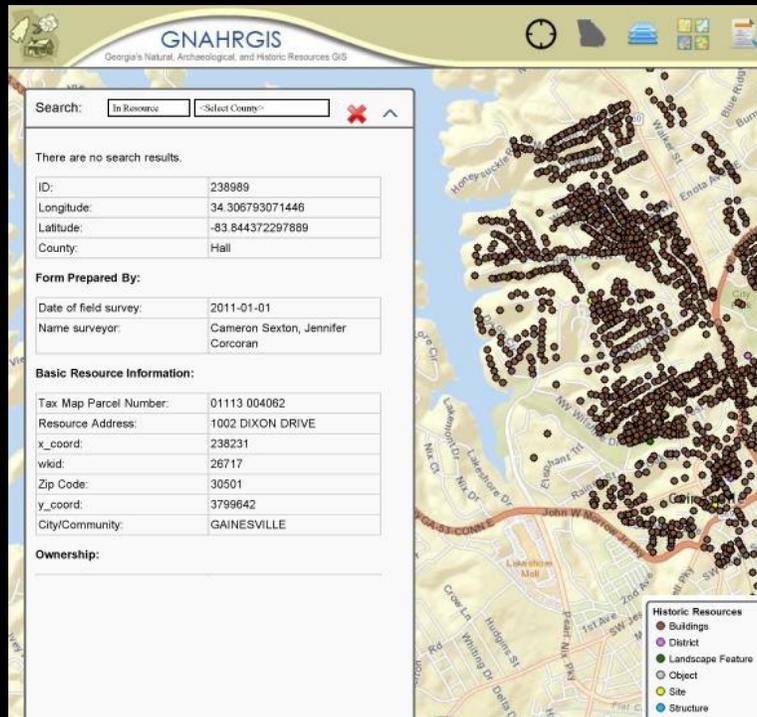


Historic Resource Surveys:

Identifying historic properties and neighborhoods that makes your city or town unique.

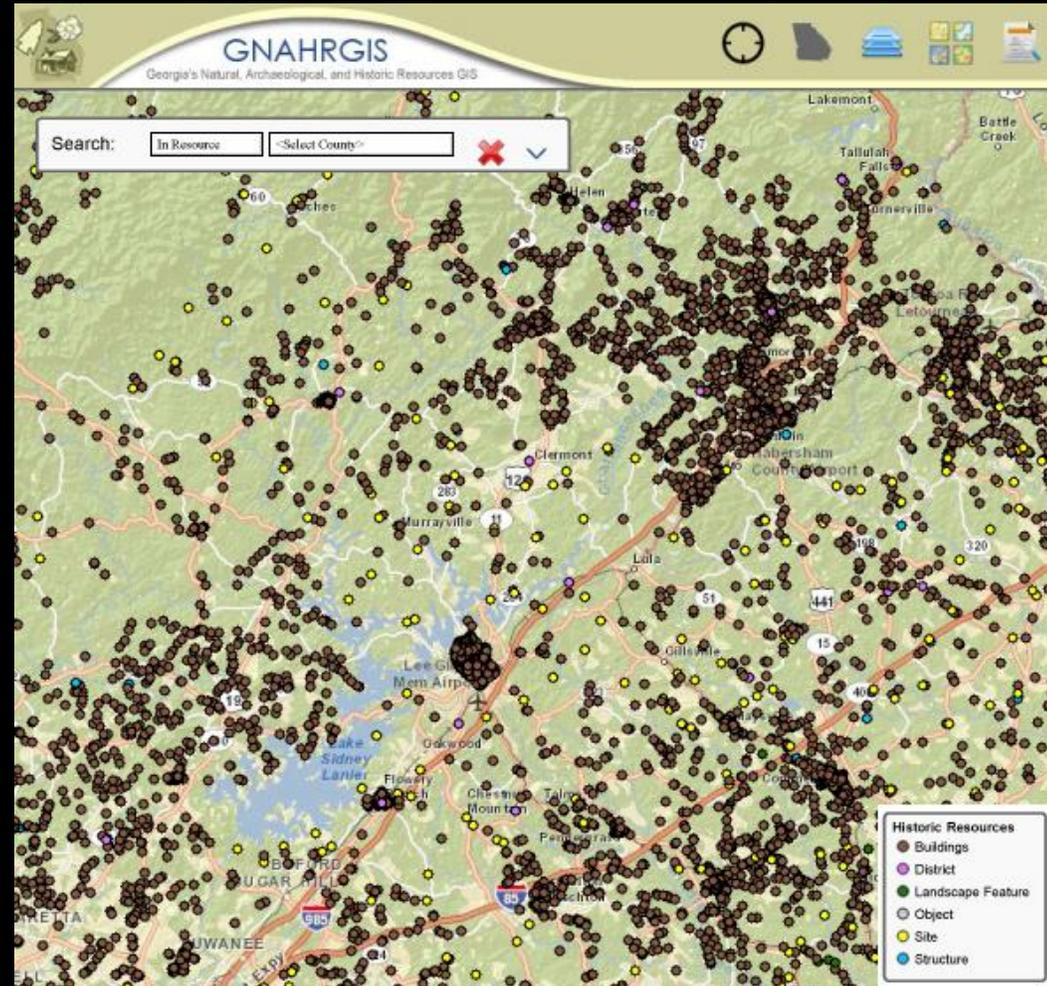
& GNAHRGIS:

Georgia's Natural, Archaeological, and Historic Resources GIS



The screenshot shows the GNAHRGIS interface with a search bar at the top. Below the search bar, it displays "There are no search results." followed by a table of resource details. The table includes fields for ID, Longitude, Latitude, County, Form Prepared By, Date of field survey, Name surveyor, Basic Resource Information (Tax Map Parcel Number, Resource Address, x_coord, wkid, Zip Code, y_coord, City/Community), and Ownership.

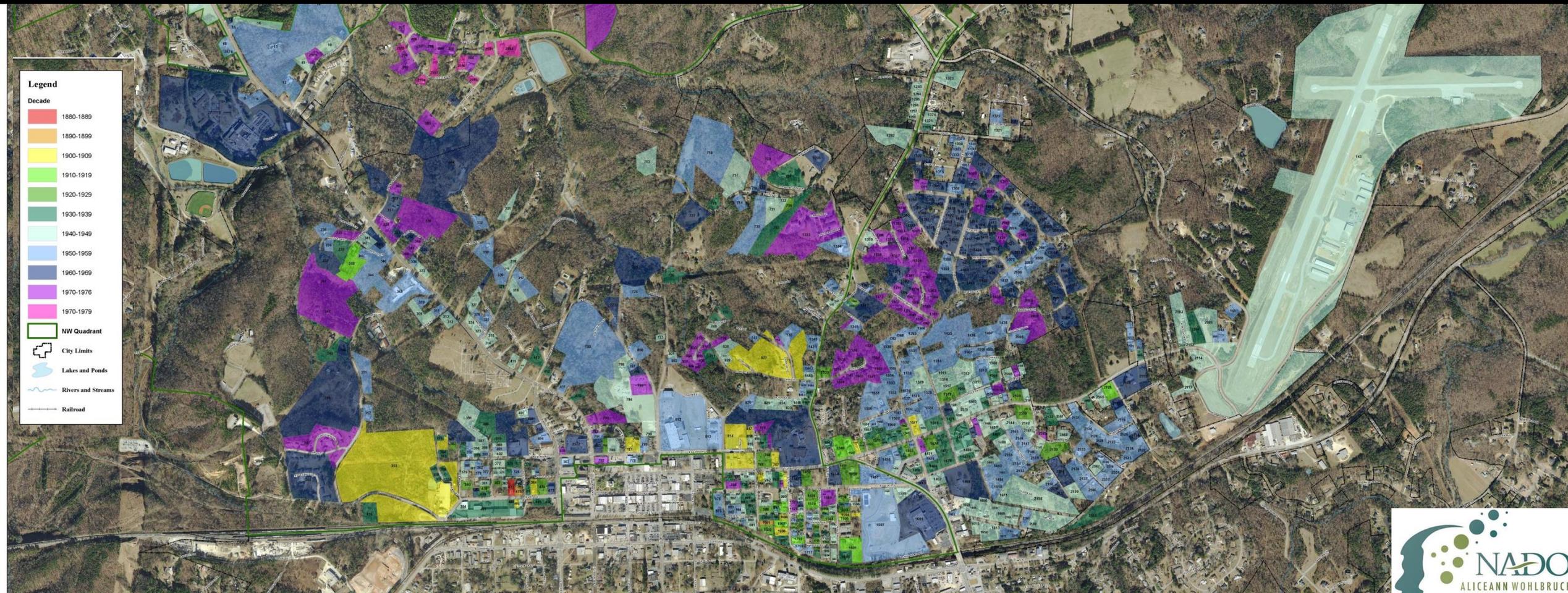
ID:	238989
Longitude:	34.306793071446
Latitude:	-83.844372297889
County:	Hall
Form Prepared By:	
Date of field survey:	2011-01-01
Name surveyor:	Cameron Sexton, Jennifer Corcoran
Basic Resource Information:	
Tax Map Parcel Number:	01113 004062
Resource Address:	1002 DIXON DRIVE
x_coord:	238231
wkid:	26717
Zip Code:	30501
y_coord:	3799642
City/Community:	GAINESVILLE
Ownership:	



The screenshot shows a map view of the GNAHRGIS interface. The map is densely populated with various colored markers representing historic resources. A search bar at the top allows for filtering by resource type and county. A legend in the bottom right corner identifies the markers: Buildings (brown circle), District (purple circle), Landscape Feature (green circle), Object (yellow circle), Site (light blue circle), and Structure (blue circle). The map also shows major roads and geographical features.



- Often funded through CLG HPF grants (60 Fed/40 Local match)
- Consultants typically charge \$30 - \$40 per resource surveyed. GNAHRGIS is not mobile/app friendly, thus the survey methodology and information collected is costly but can be used for a variety of projects after the survey, such as updating Tax Assessor records and neighborhood housing condition photos.
- Any resource 40 years old or older is surveyed to assist in future preservation planning such as identifying resources that would eventually be eligible for the National Register of Historic Places (50 years)



GEORGIA HISTORIC RESOURCES SURVEY FORM
For use with GNAHRGIS

Resource #:
Photograph #:
Latitude/Longitude:
QUAD:

1. Resource category (circle choice):

District Structure	Building Landscape Feature	Site Object
-----------------------	-------------------------------	----------------
2. Basic Resource Information
 - a. Resource Name (historic name, if known):
 - b. Address
3. Registration status and Government Preservation Activity
 - a. GA/National Register status
 - b. Government preservation activity
4. Use

a. original:	b. subsequent:	c. current:
--------------	----------------	-------------
5. Date of Construction:
6. **Architectural Style** (could be a "high style" example or simply have "elements" of a style):
7. **Type** (could be building type, site type, structure type, or object type):
8. **Floor Plan** (original)

a. rooms across:	b. rooms deep:
------------------	----------------
9. **Plan Shape:**
10. Number of Stories:
11. Façade Symmetry and Front Door

a. Is front façade:	Symmetrical	or	Asymmetrical
b. Number of front doors:	1	2	3
c. Doorway descriptors:	Fanlight, Double door, Sidelights, Simple, Transom lights		
12. **Roof**

a. Roof Material:	c. Eaves & Cornices:
b. Roof Type:	d. Dormers:

Items in **BOLD - reference the Historic Resources Survey Form Addendum for answer options; refer to the Georgia Historic Resources Survey Manual for further guidance

13. Chimney(s)
 - a. Chimney Location:
 - b. Chimney Material:
14. Construction System/Technology:
15. Foundation
 - a. Material:
 - b. Type:

16. Exterior Material:

<u>Type</u>	<u>Head</u>	<u>Shape</u>	<u>Pattern</u>	<u>Location</u>	<u>Frame material</u>

18. Porch Configurations		No porch present _____		<u>Height</u>	<u>Width</u>	<u>Location</u>	<u>Roof type</u>	<u>Enclosure</u>	<u>Status</u>	<u>Type</u>	<u>Foundation</u>	<u>Pier/Post</u>

19. **Porte-Cochere**

a. Location:	e. Ground-level surface:
b. Height:	f. Supporting structure:
c. Roof type:	g. Rooftop structure:
d. Foundation material:	h. Enclosure:

20. **Carport and/or Garage**

a. Form:	e. Utility:
b. Location:	f. Size:
c. Roof type/form:	g. Enclosure:
d. Design/material:	

Items in **BOLD - reference the Historic Resources Survey Form Addendum for answer options; refer to the Georgia Historic Resources Survey Manual for further guidance
 Version June 2015

21. Interior Materials (info on interior layout, materials, integrity):

22. Outbuildings

Historic outbuildings observed Not recorded here
AND/OR AND Recorded here (see below)
Non-historic outbuildings observed Recorded on associated survey form – note GNAHRGIS # _____

Historic outbuildings recorded here

a. Type: b. Use: c. Exterior material:

23. Settings/ Grounds – Yard(s), Setting, Relic Structural Features

Yard(s)

a. Overall layout: b. Type: c. If cemetery is present:

d. Historic/ Non-historic Landscape features:

Setting

a. Cemetery: b. Streetscaping: c. Rural/Agricultural:

Relic Structural Features:

24. Surrounding Environment

Type: Rural Suburban Unincorporated community Urban/Incorporated community

Descriptor of type:

Age of surrounding environment: mostly more than 50 yrs old mostly less than 50 yrs old mix/balance

**Items in BOLD - reference the Historic Resources Survey Form Addendum for answer options; refer to the Georgia Historic Resources Survey Manual for further guidance
Version June 2015

25. Description of the Resource:

26. History of the Resource

27. Architect/Engineer/Designer/Builder (if known):

28. Area of Significance (Historical Theme):

a. National Register area(s) of significance:

b. Level of significance:

c. Significant date/period:

d. Justification of significance:

29. National Register Criteria

a. Criteria for evaluation:

b. Criteria considerations:

30. Field Survey Evaluation

Surveyor Name:

Date:

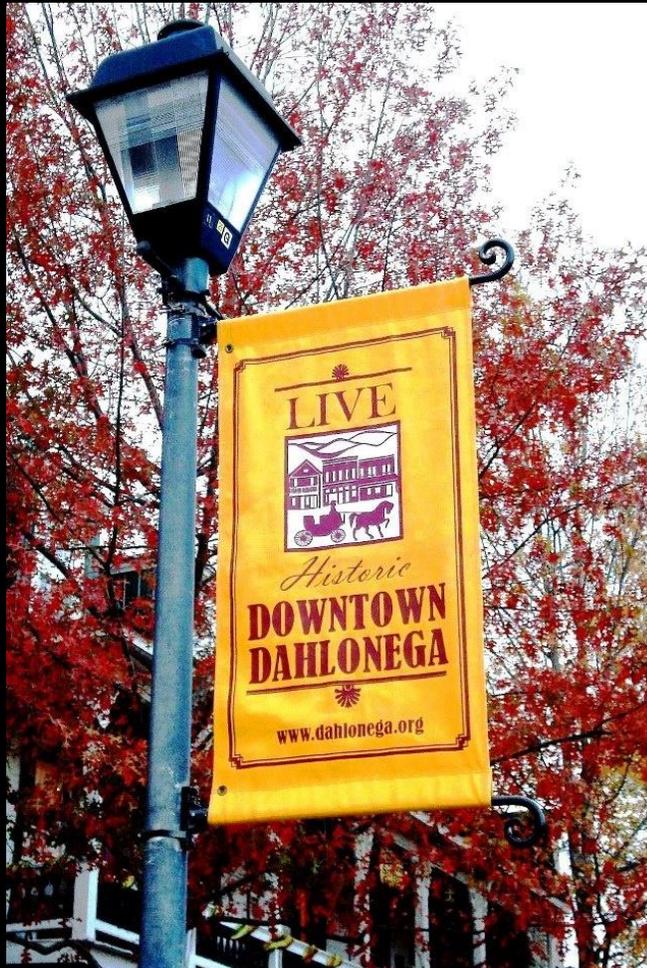
**Items in BOLD - reference the Historic Resources Survey Form Addendum for answer options; refer to the Georgia Historic Resources Survey Manual for further guidance
Version June 2015

Questions?



Local Districts & Overlay Districts:

Designating areas that you want to protect.



A **historic overlay district** is a layer of local planning regulation in the United States which incorporates the restrictions of the underlying zoning for a given geographic area, with the main goal of preserving the historic character of the neighborhood.

Definitions

Local Historic District

A local historic district (LHD) is a concentrated area of contiguous buildings, which represent a specific period of development, are related by their history, and/or are architecturally significant. An LHD is created by a community to preserve and protect historic resources that define and reflect a community's heritage. Protection results from the design review of proposed work to the exterior of buildings and significant features. An LHD is one of the few legal ways to protect historic buildings, streetscapes, and neighborhoods from inappropriate alterations, incompatible new construction, and indiscriminant demolition. The creation of local historic districts is enabled under Public Act 169 of 1970, as amended, Michigan's Local Historic Districts Act. An LHD is declared to be a public purpose to strengthen the economy, stabilize and improve property values and foster civic beauty. It is recognized as having value to the entire community and worthy of protection.



Zoning Areas

Zoning is a land use planning tool used by local governments to manage the development of land within their jurisdiction. The word is derived from the practice of designating permitted uses of land based on mapped zones which separate one set of land uses from another. Zoning may be use-based (regulating the uses to which land may be put), or it may regulate building height, lot coverage, and similar characteristics, or some combination of these. The four basic land use categories are residential, commercial, industrial and agricultural. Typically, there are two categories of uses 1) permitted uses or uses by right or 2) uses allowed by special approval (variance). Zoning is typically undertaken in connection with a master plan to help a community meet its vision, minimize land use conflicts, and promote public health, safety and welfare. An overlay district is a special zoning classification that adds development and/or design constraints for a specific area or district. In cities, zoning is enabled under Public Act 110 of 2006, Michigan's Zoning Enabling Act.

Comparisons

Establishment

Local Historic District - A study committee is appointed by the local unit of government and is charged with researching the history of a proposed district, conducting a photographic inventory, and writing a study report of the proposed LHD. The report identifies and documents all historic resources in the proposed LHD and determines the historic significance of each resource and the district as a whole. Following a public hearing, the local unit of government may adopt a historic district ordinance to create the district and appoint a historic district commission. In order for the LHD to be officially recognized in Michigan, the historic district ordinance must be in compliance with the enabling state legislation, Public Act 169 of 1970, as amended.

Land Use Zone - The local planning commission drafts a proposed zoning ordinance and holds a public hearing. Following the hearing, the planning commission submits the final draft of the ordinance to the local unit of government (city council) for final approval. The zoning ordinance outlines the roles and responsibilities of the bodies of government in the zoning process. For example, site plans are approved by the planning commission while a variance would go to the zoning board of appeals.

Reviews

Local Historic District - When the local unit of government adopts a LHD ordinance, it also appoints a historic district commission (HDC) comprised of local city residents with knowledge of historic preservation. The HDC only reviews projects proposed by the property owner. These include exterior alterations that change a resource's appearance, new construction, and demolition. The HDC does not review ordinary maintenance. The HDC bases their reviews on the *Secretary of the Interior Standards for Rehabilitation*, a set of broad guidelines that recommend retention of as much of the original historic material, features, and design as possible, while still making the building comfortable and useful for modern living. The HDC can also adopt a set of design guidelines, which are based on the *Standards*, but provide more detail.

Zoning - In most communities, the local planning commission or building department will review zoning applications and make recommendations or approvals based on the local zoning ordinances. Zoning ordinances typically contain broad standards applicable to all development such as off street parking, signs, sidewalks, screening, drainage, lighting, etc. The purpose of zoning regulations is to avoid overcrowding; provide adequate light and air; facilitate transportation, safe water supply, and sewage disposal; and reduce hazards to life and property. Because zoning ordinances are primarily use-oriented, they do not address harmful alterations or demolition of historic buildings.

Enforcement

The LHD ordinance and zoning ordinances may be similarly enforced. Both can be enforced by the local building department or city staff, and can involve citations, fines and ultimately circuit court. It is important in both cases to spell out the enforcement procedures in the ordinance.

Appeal process

Local Historic District – An applicant for proposed work in an LHD can appeal a local HDC ruling to the State Historic Preservation Review Board. The appeal is heard by the State Office of Administrative Hearings that issues a Proposal for Decision to the Review Board. The Review Board may reject, accept or modify the proposal. If the property owner wants to appeal the Review Board’s decision, they may appeal to circuit court. A non-applicant may appeal directly to circuit court.

Zoning – A property owner can appeal a zoning ordinance ruling to the local Zoning Board of Appeals, and ultimately to circuit court. There is no state review process.



Summary

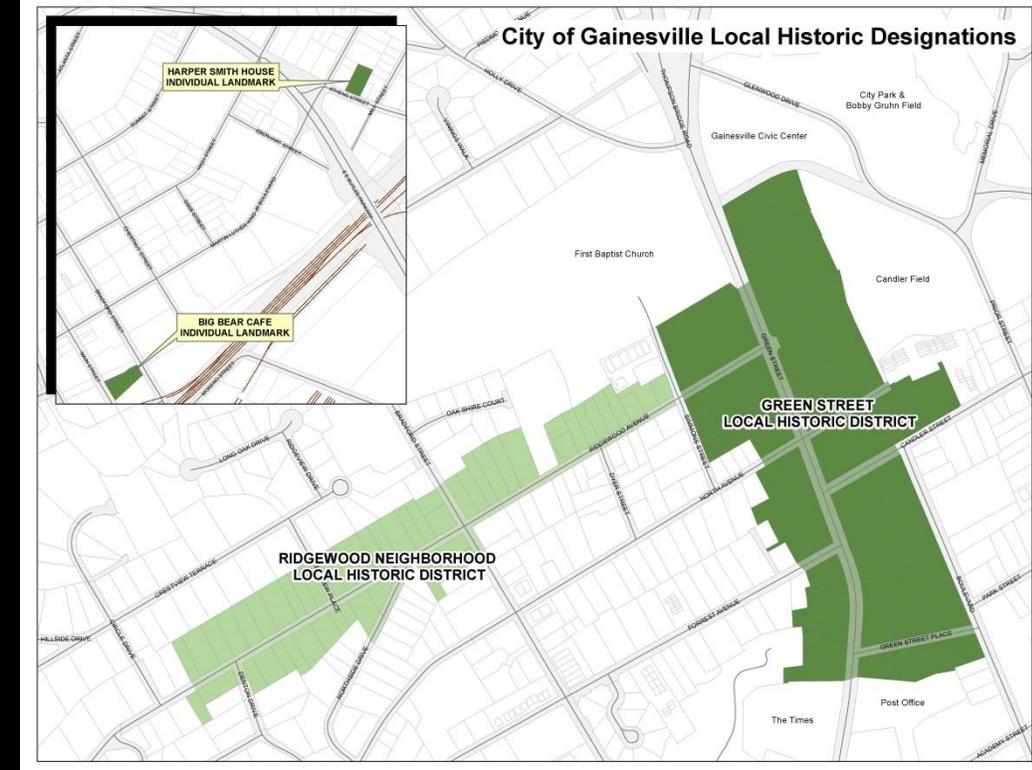
Planning and zoning boards review land use and typically do not have knowledge of historic preservation practices to adequately conduct design review of historic buildings. In comparison, a historic district commission has some knowledge of preservation and can dedicate itself to obtaining additional education to make informed decisions about architectural styles, historic material, and workmanship. The HDC’s primary responsibility is to learn how to apply the *Secretary of Interior Standards for Rehabilitation*, which ensures that any changes to a historic building will still retain its historic character. Decisions by a planning/zoning board that may not have the time to dedicate to learning about historic preservation practices could cause irreparable harm to historic buildings, and ultimately lead to the loss of character of an LHD.

The local historic district appeal process was adopted to ensure an objective review of an appeal outside the community, where local politics can sometimes be an influencing factor.

It is unclear whether Michigan’s zoning enabling act gives planning/zoning boards the authority to undertake design review that is not related to land use or to the promotion of public health, safety, and welfare. Design guidelines adopted under a zoning ordinance could be open to a challenge in court. The Michigan local historic district enabling act gives local communities legal authority to protect their historic resources by adopting design guidelines and reviewing work in LHDs.

Historic Resources Local Historic District vs. Zoning

Local Historic District (LHD)	Zoning
LHD is based on design review.	Zoning is based on land use.
Historic District Commission (HDC) reviews proposed work. HDC members gain expertise in architectural styles, historic materials and use of appropriate modern materials.	Review by planning commission members who do not have specialized expertise in best historic preservation practices. Places added burden on planning/zoning board members.
Design review focuses on retention of significant details and features that make up the character of a building.	Review focuses on broad brush issues such as height, bulk, area, density, use and setback.
Review is based on the <i>Secretary of the Interior's Standards for Rehabilitation</i> , a national set of standards in use for over 45 years.	Planning commission/zoning board must develop standards and guidelines.
HDC review is based on the same standards developed for federal historic preservation tax credits, which can be used by commercial property owners to rehabilitate historic resources.	Interpretation of standards and guidelines by those unfamiliar with basic preservation principles may result in work that does not meet federal historic preservation tax credit requirements.
Public Act 169 of 1970, Local Historic District Enabling Act, gives local governments the legal authority to regulate work in designated historic districts to increase property values, foster civic beauty, strengthen the local economy, and promote and safeguard heritage.	Public Act 110 of 2006, Zoning Enabling Act, gives local government the legal authority to regulate development and land use in order to promote public health, safety and general welfare. Uncertain if guidelines for design review adopted under a zoning ordinance meet that requirement and could be challenged in court.



For more info:

- <https://www.mhpn.org/wp-content/uploads/2012/08/LHDOrdinancevZoningOrdinance.pdf>
- https://en.wikipedia.org/wiki/Historic_overlay_district
- [The City of Gainesville and Braselton also have an overlay often used for reference.](#)



Note: This map is compiled from Banks County and Jackson County digital tax parcel data and information provided by the City of Maysville. It is to be used for zoning purposes only. Georgia Mountains, PC assumes no responsibility for the accuracy or the explanation contained herein.



Map Produced By: BJC, January, 2019



Maysville Overlay District

Legend

-  Parcel Boundaries in Overlay Corridor
-  Overlay Corridor (Overlay applies to shaded buffer 400' on either side of the road centerline.)
-  City Limit Boundary





The intent of the overlay went beyond just land use and also included design guidelines and the proposed Maysville Overlay District Ordinance was meant to create a guideline for appropriate development and design guidelines to protect the historic appearance and character of Maysville. The purpose of such an ordinance and focus is on land use and overall design criteria for new construction at key gateways and to protect the historic commercial and residential corridor so that the ordinance may:

- Enhance the quality and compatibility of development in the Overlay District.
- To encourage appropriate economic development through infill development, redevelopment, of underutilized property and adaptive reuse of existing buildings in the district boundaries.
- Create a sense of place that is aesthetically appealing, walkable and environmentally responsible.



MAYSVILLE OVERLAY DISTRICT ORDINANCE

12.0 Intent and Purpose

12.1 Overlay District Boundaries

12.2 Tier I – New Commercial and Residential Construction

12.3 Tier II (TBD as demand necessitates)

12.4 Overlay District Design Guidelines

12.5 Effect of Overlay Zoning District

12.6 Amendments to Overlay Zoning District

12.7 Procedures for Rezoning

12.8 Procedures for Review and Approval of Development Applications

- Encourage a balance of uses for living, working, shopping and playing that are accessible within a convenient walking distance.
- Promote safe and efficient movement within the Overlay District for persons using all modes of travel – motorized vehicles, public transportation, bicycles and walking.
- Establish consistent and harmonious design standards for public improvements and private property development within the Overlay District so as to unify the distinctive and protect the visual quality of Maysville.



This Overlay District is supplemental to the underlying zoning district classifications established in the City of Maysville Development Code governing all properties and approvals within this Overlay District. These Overlay District regulations shall be overlaid upon and shall be imposed in addition to said underlying zoning regulations and other City ordinances.

Questions?



Design Guidelines:

What materials and elements should be allowed and what shouldn't in historic areas.

Toccoa Downtown Historic District
Design Guidelines

2017



Dahlonega
Historic District
Design Guidelines



DAHLONEGA.

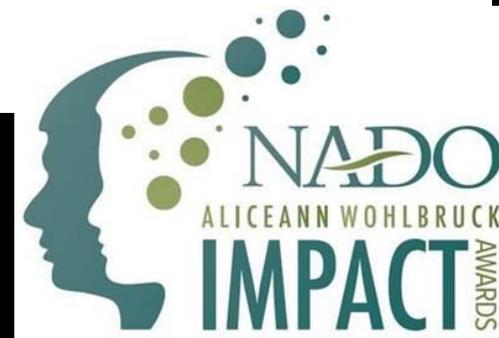


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Revision History

The Toccoa Historic District Design Guidelines were originally prepared by Terracon Consulting in 2010.

This version of the Toccoa Historic Design Guidelines was updated in 2017 by the Toccoa Historic Preservation Commission with assistance from Joe Rothwell, Preservation Planner from the Georgia Mountains Regional Commission (GMRC).

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 what currently 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 colorful history and architectural significance of the area make Dahlonega's Downtown Historic District a worthy recipient of its 1983 National Register nomination. 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. 1836), 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.

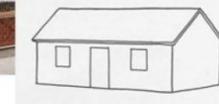
The John A. Parker Storehouse (c. 1858), now The Crimson Moon, is notable as the oldest surviving commercial building on the square. The building's rough visual character and construction symbolizes the atmosphere of a small, isolated mining community. Many other buildings located within the commercial portion of the Historic District echo the design



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
- 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
- usually side-gable roof with projecting eaves
- varying patterns of porches, chimneys, and rearward extensions
- windows and door 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)

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.

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 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



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



Folk Victorian (1870-1910)



Littlefield Cottage



Distinguishing features:

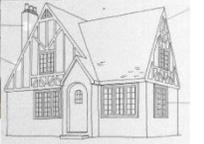
- five principal subtypes that are closely related to the National Folk subtype include: front-gabled roof, gable front and wing, one-story side-gabled roof, two-story side-gabled roof, and pyramidal
- simple folk house forms with decorative Victorian detailing
- porch and cornice usually feature the 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 roof, 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)

Map of Downtown Historic area

City of Dahlonega
 ---- Historic Area
 (B3 & CBD Zones)

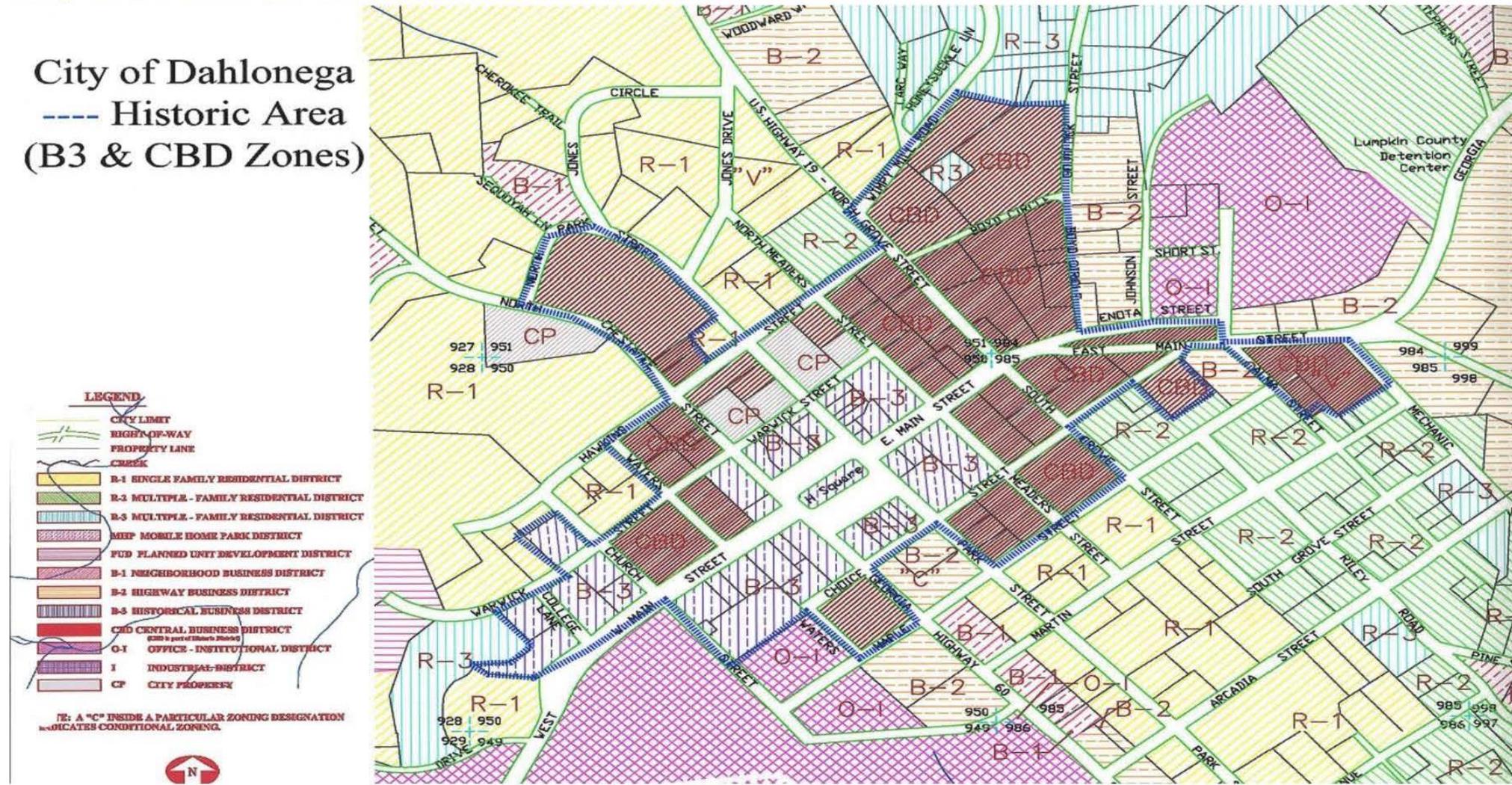


Figure 8. The City of Dahlonega Historic Area includes the 1983 National Register listed Commercial District and 1995 National Register listed Hawkins Street District. The Historic District consists of both the B3 and Central Business District (CBD) zones.

2. COA Application Checklist

The Toccoa Historic Preservation Commission has provided this checklist to assist you with the completion of the Certificate of Appropriateness 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 building or an addition to an existing building or addition of a new porch, deck, outbuilding, patio etc.

- Site plan with footprint of building including contour lines, 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.
- Include photos or drawings of each, e.g. doors, windows, trim, cornice, 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.

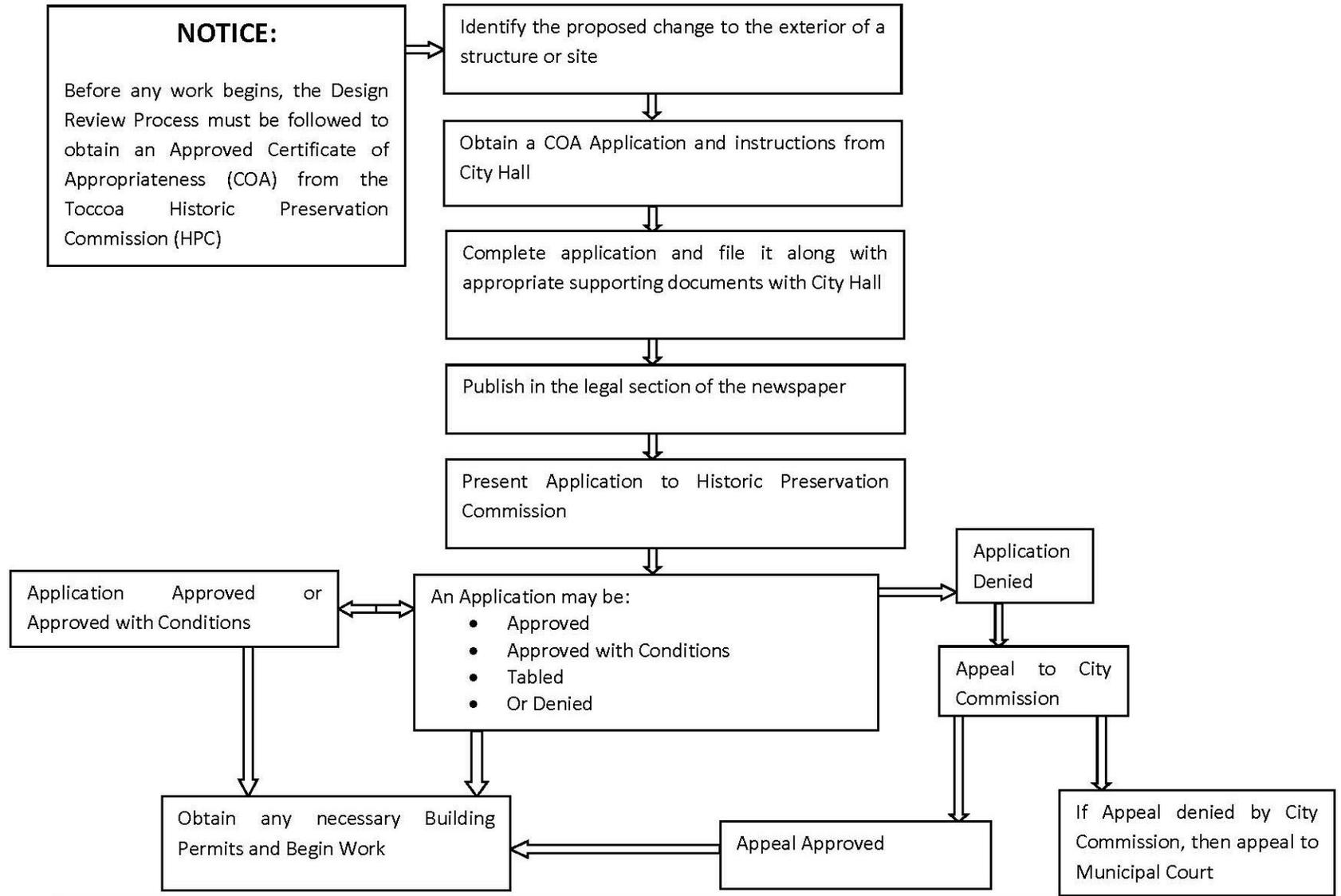
- Photo of existing building
- Photo of earlier historic appearance
- Sketches or drawings and description of proposed changes
- Description or picture of the type of material proposed for use in the alteration
- Photos or drawing of the building element to be altered, e.g. doors, windows, trim, cornice, 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
- Site plan or sketch of site indicating location of changes
- Description of materials to be used

HPC meets on the first Thursday of each month, and it is a requirement that the applicant attend. Meetings are held at 4 P.M. If there are any further questions regarding the COA application process, please call 706-282-3232.

3. COA Design Review Process Flowchart



A. STOREFRONT CHARACTERISTICS

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.

Toccoa'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 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

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 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.
- Keep and maintain historic signage.

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.

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; 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.

- 1.) Original elements of a historic storefront should be retained during restoration.
- 2.) Applied false facades should be removed. Buildings that have been structurally altered should use historic photography.

See Also:

IV. B. Foundations

IV. C. Entrances

IV. D. Windows and Doors

IV. E. Awnings and Canopies

IV. F. Exterior Walls and Trim

IV. G. Brick and Masonry

IV. H. Wood

Preservation Brief 11:
“Rehabilitating Historic Storefronts”

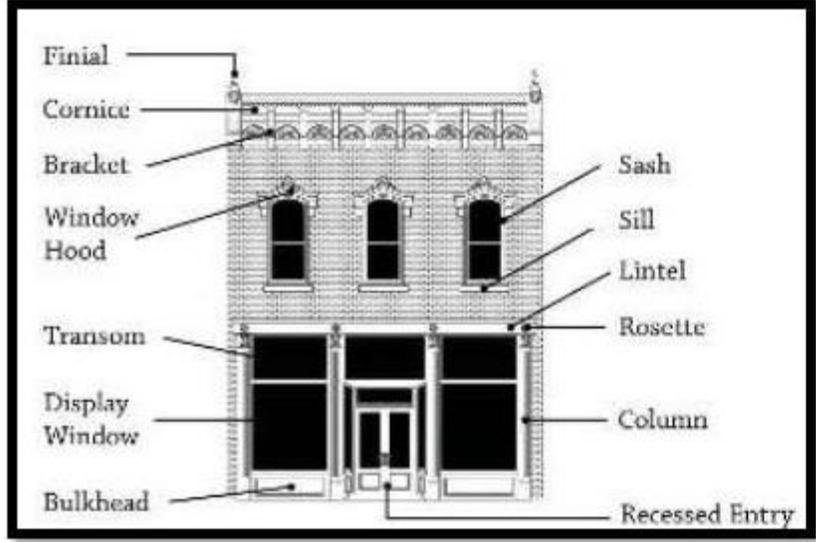
Guidelines

- 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.
- 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.

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.



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.

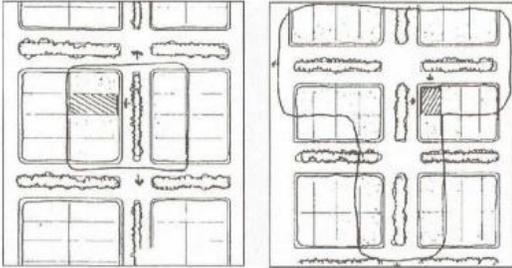
The removal of historic material such as wooden, cast iron, terra cotta, glass or brick features from a storefront.



5.1 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

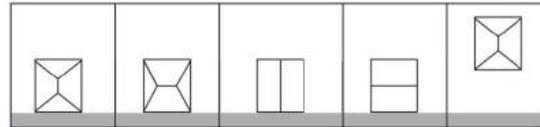
See Also

- 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

consists of the basic design concepts already in use in the district. These design concepts include:

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.

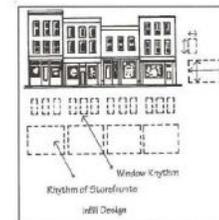
Shape

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 Dahlonge'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 Dahlonge'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.

**8. TOCCOA MAIN STREET DISTRICT RESTORATION
SUCCESS STORIES 2007 -2017**



1. Doyle Street before after removal of canopies, building facade restorations and streetscape improvements.



3. The Toccoa Record before and after removal of canopies, building facade restoration and streetscape improvements.



2. 104 Doyle Street before and after removal of canopies, building facade restoration and streetscape improvements.



4. Doyle Street streetscape improvements.

Design Guidelines can serve as a great educational tool on why historic preservation and downtown development is important and also highlight past projects and achievement.



Circa 2002

July 2008

Following the removal of the concrete canopies a vision of early 20th century America emerged.

Membership No. 715045518

Photos courtesy of the Toccoa HPC

5. Doyle Street before and after removal of canopies, Belk building façade restoration and streetscape improvements.



2007

2008

Following the removal of the concrete canopies a vision of early 20th century America emerged.

Photos courtesy of the Toccoa HPC

6. Doyle Street before and after building façade restoration, which included rebuilding the historic arcade arch.



2007



2008

7. Doyle Street before and after building façade restoration.



2007



2008

Mid twentieth century metal veneer was carefully removed to reveal hidden potential.
Toccoa, Georgia

8. Doyle Street before and after building façade restoration.



APPENDICES

APPENDIX A: Legal References

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

http://www.cityoftoccoa.com/document_center.cfm

The above link provide's access to Toccoa's Planning Department resource folder which includes the documents below:

- **Zoning Ordinance and Map**
- **Tree Ordinance**
- **Sign Ordinance**
- **Setback Requirements**
- **Historic Preservation Ordinance, Historic District Map and COA Application**

- **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/>

Appendices

A: Legal References

B: Glossary of Terms

C: Tax Incentives for Historic Preservation

1. Federal Tax Incentives
2. Georgia State Tax Incentives

D: Historic Preservation Resources

1. State Organizations
2. National Organizations
3. Miscellaneous Organizations
4. Legislation
5. Technical Publications
6. Journals
7. Books

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 as 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.

Questions?



Frequent sub topic often raised with HPC COA applicant decisions...

Contributing vs. Non-Contributing

- In the law regulating historic districts in the United States, a **contributing property** or **contributing resource** is any building, object, or structure which adds to the historical integrity or architectural qualities that make the historic district, listed locally or federally, significant.
- Government agencies, at the state, national, and local level in the United States, have differing definitions of what constitutes a contributing property but there are common characteristics. Local laws often regulate the changes that can be made to contributing structures within designated historic districts. The first local ordinances dealing with the alteration of buildings within historic districts was in Charleston, South Carolina in 1931.

- According to the National Park Service, the first instance of law dealing with contributing properties in local historic districts occurred in 1931 when the city of Charleston, South Carolina, enacted an ordinance that designated the "Old and Historic District." The ordinance declared that buildings in the district could not have changes made to their architectural features visible from the street. Properties within a historic district fall into one of two types of property: contributing and non-contributing.

- A contributing property, such as a 19th-century mansion, helps make a historic district historic.
- A non-contributing property, such as a modern medical clinic, does not.



- The contributing properties are key to a historic district's historic associations, historic architectural qualities, or archaeological qualities.
- A property can change from contributing to non-contributing and vice versa if significant alterations take place.
- As a general rule, a contributing property helps make a historic district historic. A 19th-century Queen Anne mansion or early twentieth century commercial development is a contributing property, while a modern gas station or medical clinic within the boundaries of historic district is a non-contributing property.
- Historic buildings identified as contributing properties can become non-contributing properties within historic districts if major alterations have taken place. Sometimes, an act as simple as re-siding a historic home can damage its historic integrity and render it non-contributing. In some cases, damage to the historic integrity of a structure is reversible, while other times the historic nature of a building has been so "severely compromised" as to be irreversible.

For more info: https://en.wikipedia.org/wiki/Contributing_property

Conservation Design Guidelines



Conservation Subdivision Design Process

1. Identify the cultural and natural resources found on the parcel
2. Determine the number of lot splits allowed by traditional zoning and add density incentives if any
3. Determine the amount of openspace required per ordinance
4. Identify mandated (wetlands, steep slope, etc.) and desired conservation areas,
5. Designate protected open space to preserve conservation areas. Often between 40% to 80% of the site is permanently set aside for open space
6. Arrange houses outside of protected areas, and
7. Lay out streets, lots and infrastructure.

Process adapted from Conservation Design for Subdivisions by Randall Arendt



Planning Implementation Tools Conservation Design



Center for Land Use Education

www.uwsp.edu/cnr/landcenter/

April 2006

TOOL DESCRIPTION

A conservation design (cluster development) is a type of “Planned Unit Development” in which the underlying zoning and subdivision ordinances are modified to allow buildings (usually residences) to be grouped together on part of the site while permanently protecting the remainder of the site from development. This type of development provides great flexibility of design to fit site-specific resource protection needs. Conservation design creates the same number of residences under current community zoning and subdivision regulations or offers a density bonus to encourage this type of development. There is a savings in development costs due to less road surface, shorter utility runs, less grading and other site preparation costs. Municipalities also experience lower long-term maintenance costs for the same reasons. The preserved land may be owned and managed by a homeowners association, a land trust or the municipality.

COMMON USES

Openspace and Natural Resource Protection

A conservation design allows development to occur while permanently protecting the resources. Besides protecting unbuildable areas such as wetlands, waterbodies, floodplains and steep slopes, it can also be used to preserve woodland, farmland, upland buffers around water, meadows and critical habitat. Care must be taken to link protected areas to similar surrounding areas to be most effective.

Possible Uses

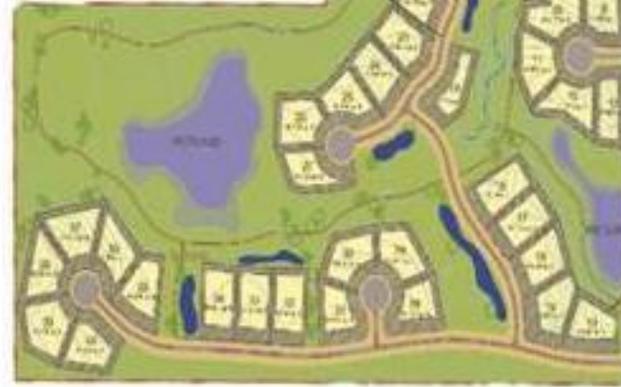
Protect:

- ◆ Agriculture
- ◆ Woodlands
- ◆ Meadows
- ◆ Steep slopes
- ◆ Water corridors, wetlands
- ◆ Floodplains
- ◆ Critical Habitat
- ◆ Scenic views,
- ◆ Archaeological sites
- ◆ Historic buildings and their settings,

Provide:

- ◆ Buffers between residential development and non-residential uses
- ◆ Areas for passive and/or active recreational use or trails
- ◆ Stormwater management
- ◆ Groundwater recharge

Conservation Subdivision



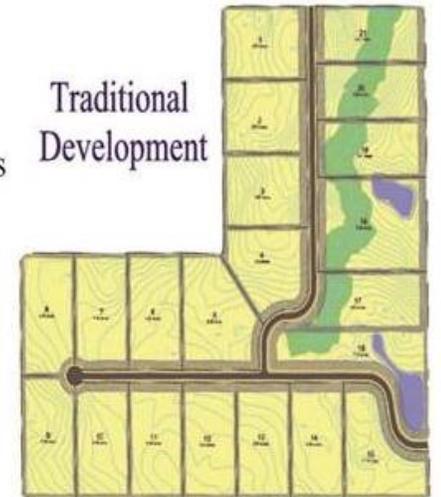
Total area – 120.98 (less R.R.O.W.s)
 Min. Lot size – 40,000 ft²,
 Average: 41,094
 Total units – 40
 Density – 0.34 units/acre
 Residential lot area – 37.7 acres
 Common openspace – 70.85 acres (60%)
 Stream corridor – common. All lots abut openspace, natural stormwater management, setback buffers between houses

For more info:

https://www.uwsp.edu/cnr-ap/clue/Documents/PlanImplementation/Conservation_Design.pdf

Traditional Development

Total area – 120.98
 Lot size – 5 acres
 Total unit – 21
 Density – 0.17 units/acre
 Common space – 0 acres
 Stream corridor – private



Questions?

10 minute break...



Demolition:

Identifying the appropriate response for demolition requests.

Questions to consider:

- Is the building in a district? On the National Register or in a local district?
- HPC purview/Design Guidelines/Preservation Ordinance or Overlay?
- Older than 1979? Historic Resource Surveys document all buildings forty years or older to anticipate future properties that could be eligible for the National Register once they reach fifty years old.
- Contributing or non-contributing to a district? (has it been altered so much though additions, changes in material that other than the physical age of the building, little other significance exists)

- How long has the applicant owned the building? Why do they want to demolish it? What's the condition and current use of the building? Abandoned? Has code enforcement been involved if an option to document past conditions?
- What does the owner want to do with the property once the building is demolished, have they presented plans (size, mass, height, appearance)?
- Can the building be moved? Has the Georgia Trust for HP been contacted to either advertise the building for sale, or, under the right circumstances (if demo can be prevented) market it through their Places in Peril program?
- Mold, broken windows, deteriorated trim, sagging floors, outdated kitchens, bathrooms, HVAC, electrical and plumbing should not be an adequate reason to demolish a property. Demolition costs often are equal to some of these renovation projects and since the GA Trust can market properties that have these issues to a large group or preservation experienced buyers who are fluent in doing the repair work.

- If demo can not be prevented, the building should be photographically documented for the exterior and interior and salvage operations should be allowed for those looking for historic items/material for their own properties and thus limit the amount of waste destined for the landfill.
- These specifications should also be added to the design guidelines if they are not already present to limit future demolitions as well and thus strengthen the design guidelines without infringing on property rights.
- Ultimately it's a case by case basis and if demolition is allowed after review and the stipulations are met, then the HPC, Planning Commission, City, DDA or whatever group entrusted to make this decision should make whatever decision they feel is best for the city regardless of whether that allows or doesn't allow demolition.

C. Demolition

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 and a site plan. 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.

Questions?



Section 106:

Case studies concerning HPD review at the state level. How to respond so that federally funded (ARC, CDBG, EDA, etc.) economic development can proceed quickly.

Hartwell

- Hartwell Depot Restoration & Improvements (2017)
- Wastewater Treatment Plant Facility Improvements (2019)

Toccoa

- Lake Toccoa Pedestrian Improvements (2017)

Dawsonville

- Private business/bakery/restaurant in a historic craftsman home (interior rehabilitation/improvements only) (2019)

Any federal agency whose project, funding or permit may affect a historic property, both those listed or eligible for inclusion in the National Register of Historic Places, must consider the effects on historic properties and "seek ways to avoid, minimize or mitigate" any adverse effects on historic properties. *This could be a Photographic Archival Record (PAR), public interpretive history panels, etc.*

The typical Section 106 Review involves four primary steps:

- 1 - Initiation of the Section 106 Review;
- 2 - Identification of Historic Properties;
- 3 - Assessment of Adverse Effects; and
- 4 - Resolution of Adverse Effects.

Further steps may be required if there is a disagreement among the consulting parties on adverse effects or the resolution of the effects

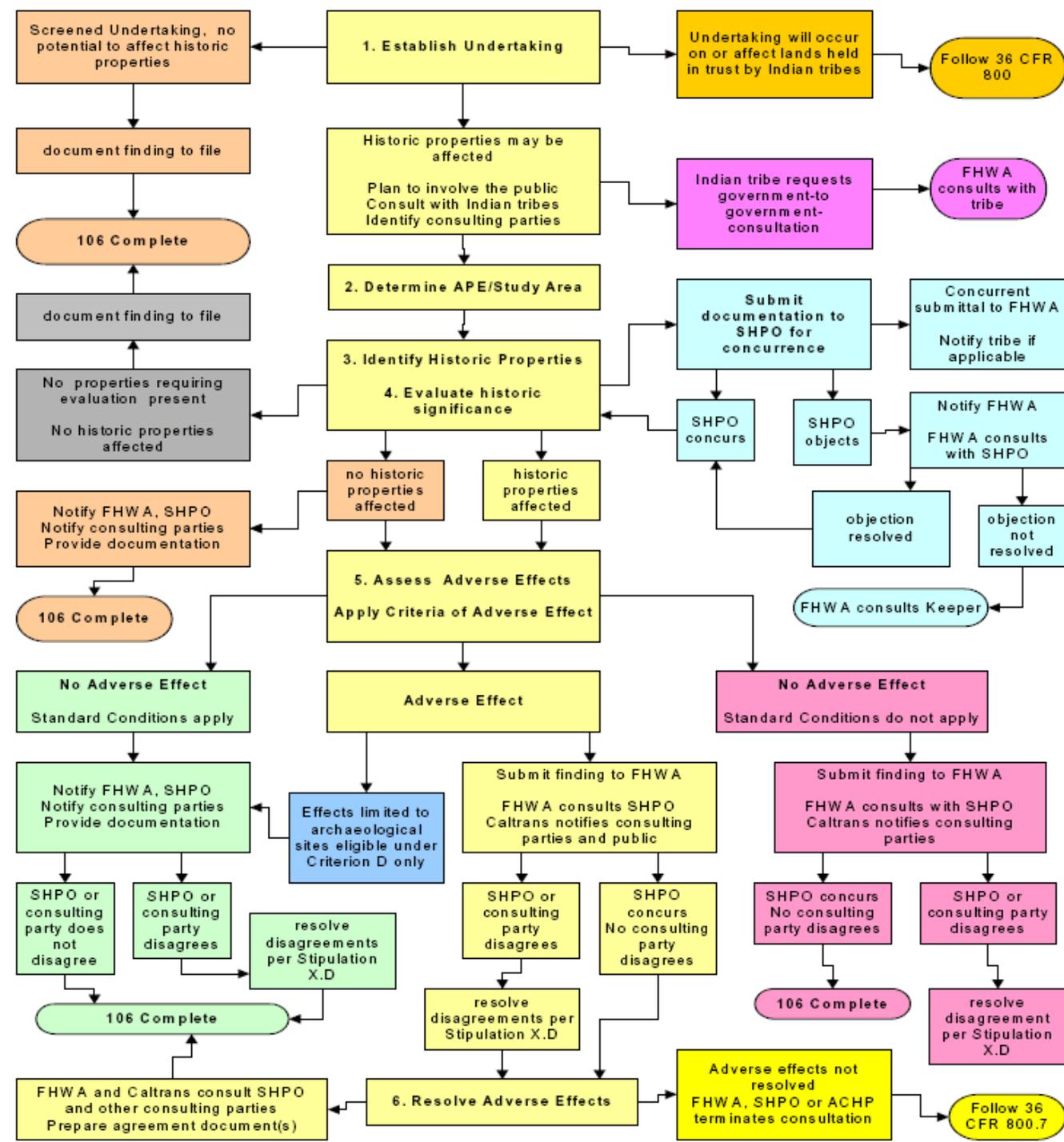
The federal agency overseeing the project inventories the project area (or contracts with a qualified consultant) to determine the presence or absence of historic properties. They then submit to the SHPO a Determination of Effect/Finding of Effect (DOE/FOE) outlining to the SHPO the project, the efforts taken identify historic properties, and what effects, if any, the project may have on historic properties.

If the project is believed to have no adverse effect on eligible historic resources and the SHPO and other consulting parties agree, then the Section 106 process is effectively closed and the project may proceed.

Alternatively, if an adverse effect is expected, the agency is required to work with the local State Historic Preservation Office to ensure that all interested parties are given an opportunity to review the proposed work and provide comments.

This step seeks ways for the project to avoid having an adverse effect on historic properties. Ideally, a Memorandum of Agreement is reached between all consulting parties outlining agreed to mitigation or avoidance of historic properties, but this is not always the case.

Without this process historical properties would lose a significant protection. This process helps decide different approaches and solutions to the project, but does not prevent any site from demolition or alteration.



HPD review of Section 106 is not this complicated, however if a federally funded project reviewed by HPD is found to have an AE: adverse effect, this can add 3 – 6 months, before a resolution is achieved with HPD.

Furthermore it can complicate matters regarding multiple loans and communicating between federal/state agencies.

HPD’s oversight stipulates that they have 30 days for a review. So each change in documentation countering the AE finding will add another 30 days of review. So each response to them must be thorough.

HPD rarely makes site visits but will conduct phone conferences if determining mitigation measures are not resolved in a reasonable timeframe.

Questions?



Q & A

Discussion of what works/doesn't at the local level

- Education Resources: NPS Preservation Briefs
- Best Practices re: CLG, Main Street, Planning Dept., etc.
- Building Rehabilitation/Restoration/Stabilization (mothballing)
- Make sure to include projects/priorities in comp plans and other planning documents for potential funding such as through ARC and assistance from GMRC.
- FYI: Training offered through HPD and GMRC...today does count as HP training for any annual reporting to HPD and attendees will receive a Dropbox link to this presentation on Friday 9/27.

How can GMRC help!

