

PRESERVING ATHENS



A Citizen's Manual for Athens Historic Preservation Districts

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Introduction

Athens Historic Districts

Robert Beaty Historic District

The Robert Beaty Historic District was named for Robert Beaty, who co-founded Athens with John Carroll. Homes from both before and after the Civil War are located in this district. The Beaty Home, dated 1859, is one of the oldest. However, many houses from the early 1900s stand on these streets – representing the change from large estates to smaller houses owned by many professionals in Athens.



Historic residences in the Beaty Historic District

Robert Beaty was not the only important resident of the Beaty District. John Richardson and Glorvinia Beaty Mason lived in the Beaty-Mason Home. Planter Haywood Jones and U.S. Congressman William Richardson lived in the district as well.

In June of 1987 the Robert Beaty District was placed on the National Register of Historic Places and a Historic Preservation Ordinance was passed by the Athens City Council to help maintain a stable neighborhood and to protect property values. The ordinance placed restrictions on the type of external changes that houses in the district could undergo.

George Houston Historic District

The George Houston Historic District was developed in two distinct stages, first antebellum homes and then post-1908 period homes, when the Pryor family property was sold and divided into lots comprising the Fairview subdivisions. Although some of the lots were large, a number of them were smaller, thus providing housing for the growing middle class. Many of the new builders chose vernacular or Craftsman styles, contrasting with the Federal and Greek Revival styles from the antebellum period. Other residents mixed styles such as Queen Anne, Victorian and Classic Revival, resulting in “Free Classic” architecture. A fairground and racetrack for the wealthy was once located within the Houston District but was divided into lots in 1898.



Governor George S. Houston Home, Houston Historic District

Prominent residents of the George Houston District included Governors Joshua Martin and George Houston, Senator Luke Pryor, physicians Dr. A.D. Powers, Dr. John Sims Crutcher, Dr. J.O. Belue, and merchants Ben Jaffe and Jacob Markowitz. The Athens City Council recognized the George Houston District's status on the National Register of Historic Places in November 1987.

Athens State University Historic District

The Athens State University Historic District is Athens' smallest district, with only a small number of buildings. The district comprises the original campus essentially as it existed in 1924. The campus buildings included are Founders Hall (1842), Brown Hall (1912), McCandless Hall (1914), Sanders Hall (1924), and several residences within and adjacent to the campus.

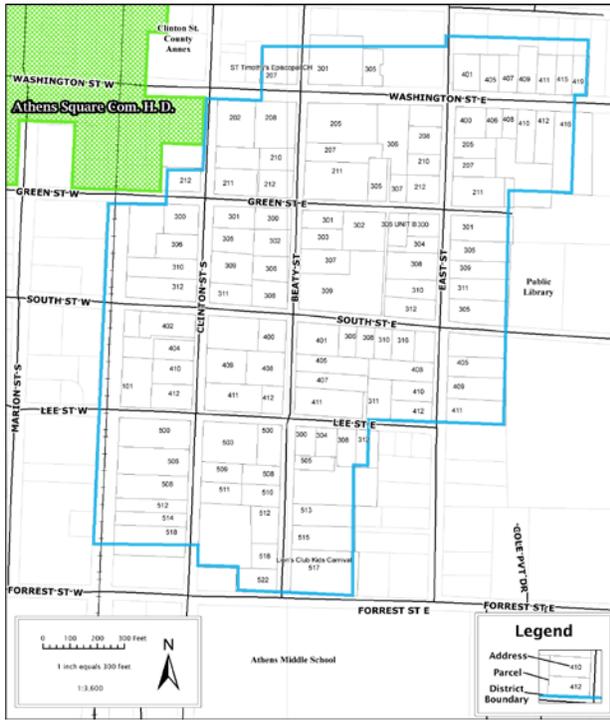


Founders Hall, Athens State University Historic District

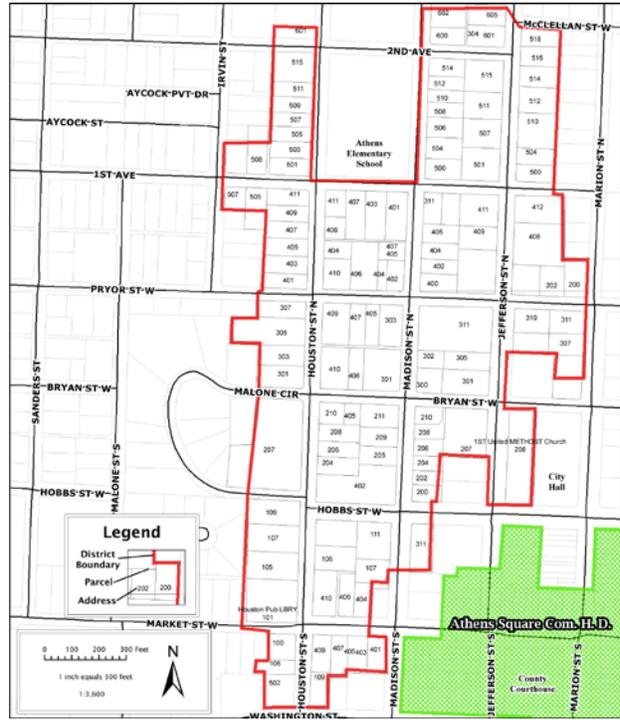
The central and largest historic building is also the oldest and most beautiful – Founders Hall and its various additions, fronts onto a large lawn, which has always been and is still the “outdoor living room” of the campus. Several huge oak and pine trees still survive on the lawn. In addition, one of the largest yellow poplars in Alabama stands in front on Founders Hall.

This campus site, having been used for education since 1822, is most significant. It is generally accepted to be one of the oldest chartered women’s college in the *world*, second only to Wesleyan College in Macon, Georgia.

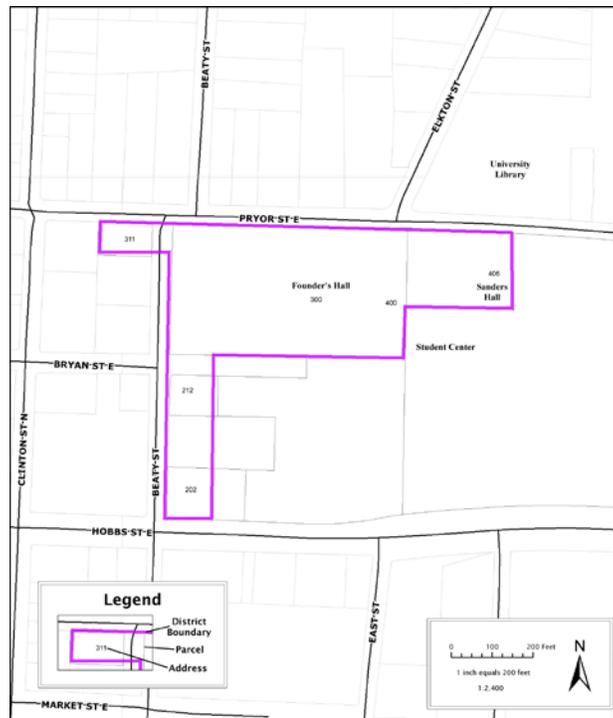
The Hightower Apartments are reputed to be the first apartments built in Athens. The oldest residence in the district is the Sloss-Pettus-Cook home, a Greek Revival design built in 1845 by James Sloss, a trustee of the College as well as president of the Nashville and Decatur Railroad. Sloss was also responsible for starting Sloss Foundry in Birmingham, Alabama, which is now a National Historic Landmark.



Robert Beaty Historic District



George Houston Historic District



Athens State University Historic District

Commonly Asked Questions

What is the legal status of Athens' historic districts?

Athens' historic districts are on the National Register of Historic Places, a honorific designation recognizing their architectural and cultural significance to Athens and thus to the history of America. The Athens City Council has locally designated these districts and established a Historic Preservation Commission to ensure the protection and preservation of these historic places.

Local designation establishes a required review procedure for projects that would result in a change to the exterior appearance of any property within a local historic district, including demolition, relocation, and alteration; additions and new construction.

Do I have any say as to whether my property is included in a Local Historic District?

Before a Local Historic District is designated, all residents and property owners in the proposed local district have the opportunity to express their views at public hearings with the Preservation Commission and the elected officials. The Commission and elected officials will evaluate a property's designation based on objective criteria. Elected officials are legally obligated to pass laws that treat similarly situated persons alike, and therefore treat similar historic properties uniformly.

What might happen to the value of my property if it is included in a Local Historic District?

Designation does not directly affect property values. Because Local Historic District properties are protected from insensitive development, owners may be more inclined to make improvements, and this may increase the value of all property in a district.

National and statewide economic studies show that historic district designation first stabilizes property values, and then slowly values begin to rise. In most cases properties in local historic districts appreciate at rates greater than: (a) the

local market as a whole, and (b) similar neighborhoods that are not designated.

Is design review constitutional?

The courts have recognized the importance of preserving the character of a community. In 1978, the U.S. Supreme Court ruled in favor of the legality of preservation as a planning tool. It stated, "The objective of preserving areas within a specific historic or cultural significance is an entirely permissible government goal. States and towns may enact land use restrictions or controls to enhance the quality of life by preserving the character and desirable aesthetic features of a town."

Moreover, the State of Alabama enables the establishment of Historic Preservation Commissions and design review procedures under Section 11-68 of the State Code.

What are Design Guidelines?

The Design Guidelines provide general guidance for individuals wishing to make changes or build anew in a historic district. Where applicable, they also act as criteria upon which the Historic Commission reviews an application. These criteria are prepared to ensure that the decisions of the Athens Historic Preservation Commission are not capricious or arbitrary, but are in accord with the Secretary of the Interior's Standards for the treatment of Historic Properties – standards developed by the National Park Service and used by preservation organizations throughout the country.

To learn more about guidelines for historic preservation provided by the Secretary of the Interior or the Alabama Historic Commission, feel free to visit their respective websites.

Department of the Interior: www.doi.gov

Alabama Historic Commission:
www.preserveala.org

The Technical Design Guidelines provide more *local*, detailed guidance and criteria, appropriate to Athens' unique historic and architectural heritage, than the national Secretary of the Interior's Standards.

The guidelines are intended to inform residents and the Commission on how to prevent changes to historic structures or new construction that would lessen the integrity and deteriorate the value of properties in the district.

What sorts of changes require a Certificate of Appropriateness? Will I need to get approval for paint colors?

Routine maintenance and repairs do not require a Certificate of Appropriateness (COA). A COA is generally required for work that physically alters the appearance of the property, such as replacing windows and doors, installing new siding, enclosing a porch or demolishing all or part of a structure. Interior changes that do not affect the outside appearance are not reviewed.

Painting of originally unpainted surfaces does require review and approval by the Commission. However, touch-up painting and repainting a home is considered routine maintenance. For more information on what types of work require Commission approval, see the list provided in the Appendix.

What happens if I make changes without applying to the Commission?

Community cooperation and knowledge are important if the Commission is to serve its purpose. If the City becomes aware of change within the districts made without approval, it will notify the owner and request an explanation. Depending on the circumstances of the project, such as the magnitude of the external changes, the City may take remedial action. Such action may take the form of a fine or an order to restore the building to its condition prior to the alterations. If the project is still in progress, a stop work order may be issued until the owner's plans have been reviewed and approved as required by the Commission.

What work is grandfathered in?

Any changes to buildings within a historic district that occurred prior to the local designation of the district may remain in place indefinitely. However, if such changes are removed, they may not be rebuilt without approval as required by the Commission.

Purpose

The Athens Historic Preservation Commission is intended to meet several essential needs. For the community, it assures the city's historic resources are maintained in a manner appropriate to the city's heritage. For property owners, residents, designers and contractors, it provides guidance in the planning and design of projects that are sympathetic to the special character of the historic district—and that will, in turn, assure that property values are maintained and enhanced.

The primary guidance is in the form of Technical Design Guidelines the Commission uses to review proposed projects for their appropriateness to the historic district. Finally, there is included an appendix listing project types that require Commission review and approval.

Applicability and Procedures

The guidelines herein apply to properties within the following local historic districts, as defined in City of Athens, Alabama Ordinance #2011-1791:

- Athens State University Historic District
- George Houston Historic District
- Robert Beaty Historic District

Guidelines for projects not requiring Certificate of Appropriateness approval according to the aforementioned ordinance are to be interpreted as informative in nature. Such criteria should not be used by the Commission when considering Certificate of Appropriateness applications.

Working in Historic Districts. For all properties located in a designated Historic District, exterior work to primary and accessory structures is subject to review by the Athens Historic Preservation Commission to ensure that the investments of all the property owners in the historic district are protected and enhanced. The review by the Commission and its staff is intended to be of assistance to the property owner to find reasonable, appropriate ways to ensure the character of the district is respected

by new construction. This is done by means of issuance of Certificates of Appropriateness (COA) for work before it begins.

Routine Maintenance does not require issuance of a COA. Routine maintenance includes repair or replacement where there is no change in the design, materials, or general appearance of the structure or grounds. COAs must be issued for all other projects, including alterations and demolition.

Process of Approval. Before applying for building permits or site plan approval, if required by the City, a COA application must be completed and submitted to Commission staff. Applications requiring a review by the Commission must be received at least ten (10) working days prior to the next Commission meeting. Larger projects may be subject to a public hearing. Only factual evidence in favor of or opposed to the request may be presented at such a hearing, and the Commissioners must make their decision based solely on the evidence provided at the hearing. Property owners may present evidence or have a representative speak for them.

Authority of the Commission

Athens Ordinance #2011-1791 and Section 11-68-1 through 11-68-15 of the Code of Alabama established the Athens Historic Preservation Commission and provided that, for private and public properties alike:

1. The Commission may recommend buildings, structures, sites and districts to the Athens City Council for designation as historic properties or districts.
2. No structure in a historic district may be erected, demolished or moved, and no material change in the exterior appearance of such historic property may be permitted without first having received a Certificate of Appropriateness from the Commission.
3. No new construction within a historic district shall commence without first having received a Certificate of Appropriateness (COA) from the Commission.

The Commission issues a COA if it determines the proposed changes would not have an adverse effect on the historic or architectural significance and value of the property or historic district. In making this determination, the Commission considers, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design arrangement, texture and materials of the architectural features involved and their relationship to the exterior architectural style and pertinent features of the other structures in the immediate neighborhood or district.

The Commission shall not grant a COA for demolition or relocation without reviewing, at the same time, specific post-demolition and/or post-relocation plans for the site.

Application and Review Procedures

Applications for COAs are reviewed by the Commission and may be afforded a public hearing, with notice given as provided in the Commission's rules and procedures. The Commission approves or rejects applications at the hearing or a subsequent hearing and notifies the applicant by mail, the Building Inspector and all other persons having requested notice in writing. Such notification includes any conditions agreed to by the applicant or, in the case of denial, reasons for same. The application and all supporting information provided to the Commission is maintained in the files of the Commission as a public record.

The following are the steps in the COA application and review process:

1. Determine if the Project Requires Commission Approval. Other permitting agencies require a COA from the Commission before they will act on any permit application in local historic districts. Applicants should contact the Commission as early as possible in the planning of the project.

2. Meet with Commission staff before Application. Commission staff may arrange a pre-application meeting, which may include staff representatives from other affected boards, agencies, departments and commissions. This should be done early in the design stage to assist the applicant in determining what coordination with other agencies may be needed. The meeting also will help determine the appropriate level of detail for the attachments to the application and information and material needed from other permitting agencies.

3. Filing of Application. If a COA is required, the Commission staff will advise regarding completion of the application. Because the circumstances of each application and each property are different, the necessary documentation may vary. All projects require a completed application form. Most proposals will require some form of drawings, the detail determined by the project's scope. A checklist is attached to the application, which the applicant and Commission use to determine what will be

required to adequately document and support the application. For new construction or demolition, the application should include at least the following drawings:

1. Dimensioned site plans—one with existing site conditions, one with proposed site conditions—at a scale not less than 1"=10' showing the location of all buildings, additions, drives, sidewalks, fences, exterior lighting, large trees, landscaping, and other site work in context with the same information (except lighting) on adjoining properties within fifty feet.
2. Dimensioned elevation drawings of all facades. For additions and other significant alterations, elevations should be provided of all sides of the building from which new work (including altered roof lines) may be visible from public rights-of-way. Drawings for additions and alterations should include "before and after" elevations, each labeled appropriately. All elevations should be at a scale not less than 1/4"=1'-0", and all should be of sufficient detail, both graphic and written, to describe all exterior design features and materials to the satisfaction of the Commission. Note that the Commission may require exterior elevations to include elevations of adjacent buildings if, for example, there is concern the scale or massing of a proposed new building or alteration might adversely affect other nearby properties, the block or the district.

The Commission may require other information, on a case-by-case basis, when the Commission considers the additional information necessary to make informed decisions. For example, three-dimensional drawings (perspectives or isometrics), though not generally required, are recommended for additional clarity.

4. Review by Commission. Upon receipt, the Commission reviews applications to ensure there is adequate information available to evaluate the proposals. Complete applications are placed on the agenda of the next available Commission meeting. A report is prepared for each project, an outline of which is provided to the Commission and applicant prior to the meeting.

The staff is charged with documentation of the applications to be reviewed, reviewing the subject site and surroundings, obtaining opinions of Commission members, notifying property owners likely to be affected and consulting with relevant public officials.

5. Meet with the Commission. The order of business for consideration of applications for Certificates of Appropriateness will be as follows:

1. The Chair, or such person as the Chair shall direct, shall give a preliminary statement concerning the application;
2. The staff shall present comments on the application;
3. The applicant shall present the evidence in favor of the application;
4. Other persons may present evidence in favor of the application;
5. Persons opposed to the application shall present the evidence against the application;
6. The applicant may rebut any evidence presented against the application. Only new information shall be presented in rebuttal. The applicant shall not repeat the initial arguments in support of the application;
7. Following the presentation of evidence, the floor shall be opened for questions regarding the application;
8. The applicant, and any person as the Chair shall direct, shall then be given the opportunity to answer questions;
9. The Chair, or such person as the Chair shall direct, shall summarize the evidence which has been presented, giving all parties an opportunity to make objections or corrections;
10. The Chair shall close the public hearing. The public hearing may be reopened at the direction of the Chair.
11. The Commission shall thereafter proceed to discuss the proposal with respect to its congruity in light of the adopted Athens Design Guidelines;

12. Based upon the facts of the case, the Commission may discuss the appropriateness of imposing conditions;
13. The Commission shall then vote to approve, approve subject to conditions, defer for further information, or deny the application for a Certificate of Appropriateness.

These procedures may be modified by the concurrence of all parties and the Commission itself.

Decisions of the Commission

Approval or Approval with Conditions. Upon approval, a Certificate of Appropriateness (COA) is issued by the Commission, and a building permit, if needed, may then be obtained. Approval with conditions may require submittal and Commission review of a revised set of plans prior to issuance of a COA. Any changes to plans approved by the Commission must be resubmitted. Should the Commission determine that any change constitutes a substantive difference from the approved plans, the project must go back before the Commission as a new application.

Modification of Applications. An approved or pending application for a Certificate of Appropriateness may be modified by a written request from the applicant to the Commission. Such a request shall include a description of the proposed change and shall be accompanied by elevations, plans, or sketches, where necessary. If the Commission finds that the modification constitutes a substantial change, which might affect surrounding property owners, it shall request the applicant to notify affected property owners following the procedures set out in the historic preservation ordinance before taking action on the modification. The Commission shall thereupon treat the request in the same manner as any other application as outlined in the historic preservation ordinance. If the Commission or staff finds that substantial modifications are needed, they may request that the applicant withdraw the application, modify their request, and submit a new application to be considered at a later meeting, so not to run afoul of the 30 day limit on considering a Certificate of Appropriateness.

Denial. Should the Commission find there is no way to accommodate a project proposal within the guidelines contained in state and local law or within the Design Standards, there may be no choice but to deny the application, in which case the proposed project cannot be undertaken as presented.

Reconsideration of Applications. Applications that have been previously denied may be reconsidered as follows:

1. Commission staff determines there has been a substantial change in the facts or conditions relating to the application.
2. The Commission determines there has been a substantial change in the facts or conditions that would warrant reconsideration. If the Commission finds there has been a substantial change, it treats the request as a new application. Otherwise, no application for the property will be accepted for six months from the date of such decision.

Expedited Review Procedures

Routine Maintenance. Commission staff may receive applications for expedited approval of a Certificate of Appropriateness for routine maintenance and is authorized to grant such certificate upon ascertaining that the proposed work includes only ordinary maintenance or repair to exterior, architectural or environmental features to correct deterioration, decay or damage and does not involve a material change. This does not require a COA application, public hearing or notice to adjoining owners.

Matters Affecting Immediate Safety or Welfare. In instances where there is demonstrated a clear, present and imminent danger to the public, as certified by the Building Inspector, the Commission Chairperson and the City staffperson appointed to the Commission may grant an expedited COA only to the extent necessary to remove the imminent danger. This does not require an application for a COA, a public hearing or notice to adjoining owners.

Appeals of Decisions of the Commission

Any person having a request for a Certificate of Appropriateness denied by the Commission may appeal such denial to the Circuit Court of Limestone County, Alabama.

Definitions

For the purposes of these guidelines and standards, certain terms are defined herein. The meaning of terms not defined herein shall be as defined in the City of Athens Historic Preservation Ordinance #2011-1791 or the City of Athens Zoning Ordinance. All remaining words shall have their customary definition as provided in a dictionary of common usage. Words used in the present tense shall also include the future; the singular number shall include the plural.

Acceptable. A design, material or practice for which a Certificate of Appropriateness may be issued if alternatives are cost-prohibitive, impractical, or otherwise infeasible.

Addition. The construction of a new structure to be attached to an existing structure.

Alteration. Any repair or replacement where there is a change in the design, materials, or general appearance.

Baluster. A short post or rail in a series that supports a rail and thus forms a balustrade.

Base, Middle, and Cap. The three divisions of a typical non-residential building façade demarcated by a change in materials or plane and/or an architectural feature.



Base, Middle and Cap

Base. The lowest of three divisions of a façade, which extends upward from grade level a minimum of two (2) ft.

Middle. The division of a façade between the base and cap. The middle division is often the largest.

Cap. The uppermost division of a façade. For one-story buildings, a cornice is

sufficient as a cap. The height of the cap increases proportionately with the height of the building.

Bay Window. A window formed in the projection of a wall beyond its general line. Bay windows are usually three-sided.

Brackets. Supports, often located along a gable or roofline, that are used to carry a projecting weight.

Building. The principal structure(s) on the site, as distinguished from other structures on-site that are accessory to the principal use and building. Buildings are typically able to be occupied and contain the primary activities occurring on site.

Building, Contributing. Any building that adds to the historical integrity or architectural qualities that make the historic district significant.

Building, Non-contributing. Structures that do not add to the historic or architectural value for which the district is significant.

Contributing. A historic building, structure or property designated in the district's historic survey to be contributing to the historic character of its district by virtue of its historic architecture and/or historic significance.

Cornice. An architectural feature, such as molding, that projects outward from a building wall at the top of a building.



Cornice

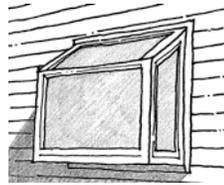
Discouraged. A design, material or practice for which a Certificate of Appropriateness will only be issued under unique circumstances.

Dormer. An opening in a sloping roof, the framing of which projects out to form a vertical wall suitable for windows.

Elevation. An exterior face of a building or structure.

Façade. A building elevation facing and visible from a public right-of-way.

Greenhouse Window. A window that projects from the exterior wall and usually has glass on all sides except the bottom, which serves as a shelf.



Greenhouse window

Guideline. A general design principle which informs the intent of the standards herein and which is intended to provide early guidance to owners and/or their designers in any rehabilitation, alteration, addition, or new construction.

Hood Mold. A projecting molding above a door, window or archway.

Lintel. A horizontal beam used to support the load above a window or door opening.

Muntin. A short vertical or horizontal bar separating panes of glass in a window or door. See also “Window, Parts of”.

New Construction. The construction of a new building or structure that is not an addition to an existing building.

Non-contributing. A historic building, structure or property not designated in the district’s historic survey as contributing to the historic character of its district by virtue of its modernity, significant alteration of historic features, and/or lack of historic significance.

Parapet. That portion of an exterior wall that extends above a flat roof.

Picture Window. A large, fixed window, often horizontal in proportion, without divisions such as muntins.

Pilaster. A rectangular column embedded in or projecting from a wall.

Prohibited. A design, material, color or practice for which a Certificate of Appropriateness may not be issued under any circumstance.

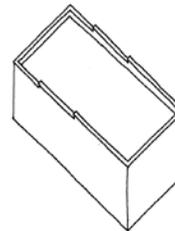
Quoins. Decorative features at the corners of buildings which are laid so that their faces are alternately large and small, usually dressed stones or bricks.

Recommended. A design, material or practice for which a Certificate of Appropriateness may be issued.

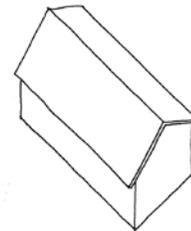
Rehabilitation. Any repair or replacement where there is no substantive change in the design, materials, or general appearance.

Repointing. The process of renewing mortar joints in masonry construction.

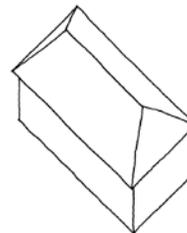
Roof Types.



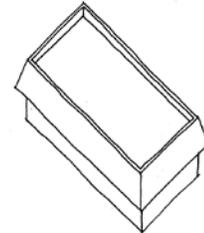
flat roof



gable roof



hip roof



mansard roof

Roof types

Screen Plantings. Plant materials provided to obscure views of a parking area, building foundation, mechanical equipment, etc.

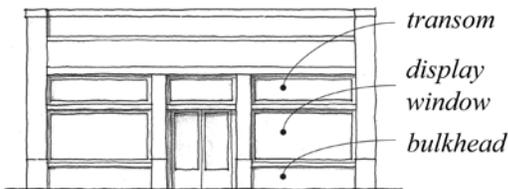
Standard. A design principle that serves as a criteria in determining the appropriateness of a proposal.

Storefront Elements.

Bulkhead. The opaque part of a storefront that forms a base for one or more display windows.

Display window. The large glazed (glass) portion of a storefront, and the associated framing, between the *bulkhead* and *transom*. The display window is typically used for the display of goods and to provide daylight and visibility into the commercial space.

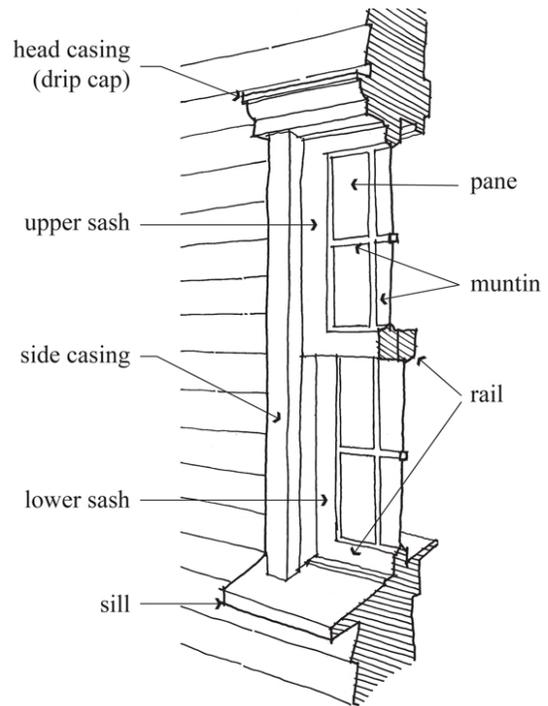
Transom or Transom Window. A horizontal window or series of windows above the ground level doors and windows of traditional storefronts. *Transom windows* allow daylight into deep interior spaces, and, when operable, can also be used for ventilation.



Storefront Elements

Structure. Any man-made structure on-site, including but not limited to, buildings, signs, driveways and parking areas, gazebos, decks, and swimming pools.

Window, Parts of.



Parts of a window

General Design Guidelines

Every building, whether historic or modern, residential or commercial, is a product of design. Design decisions determine whether a building “works” on multiple levels – in the context of its district or neighborhood, its block, and its own site. For a building renovation or a new building to be compatible with, and ideally to enhance, a historic district, the design process must take into account context, specifically the prevailing patterns within the surrounding district, neighborhood, or block. These patterns include: building orientation and setback, shape, proportion, scale/height, directional emphasis, massing, rhythm, architectural and site elements.

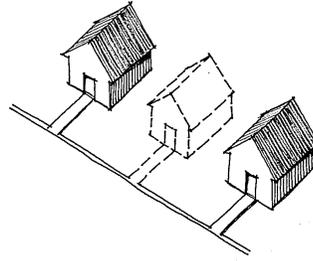
The following guidelines identify and define important design concepts and offer guidelines to the designer for understanding and incorporating predominant design characteristics in proposed new buildings or additions. The *illustrations* are intended only to point out the types of relationships between new buildings and existing buildings of importance and are not meant to serve as specific design solutions.

Design Element 1: BUILDING ORIENTATION AND SETBACK

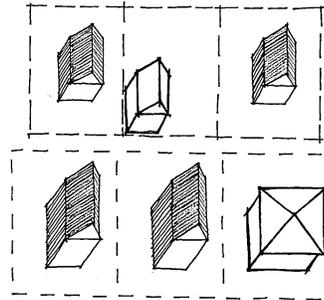
Building orientation refers to the directional placement of the building on the site, for example if it is perpendicular or parallel with the depth of the lot. Setback refers to how far back the building is from the street and side lot lines.

Guideline 1.1

The orientation of a new building and its site placement shall be consistent with dominant patterns within the area of influence, if such patterns are apparent.



Building Orientation/Setback—Appropriate: The proposed (center) building respects prevailing orientation and setback patterns.



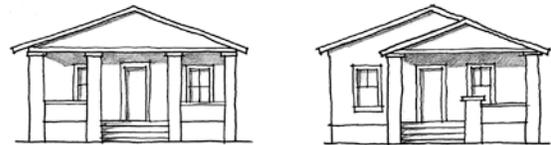
Building Orientation/Setback—Inappropriate: The middle building at the top violates the established setbacks from the street and property lines. The building on the right at the bottom, with its square plan, is inconsistent with the established front-to-back orientation pattern of the adjacent houses.

Design Element 2: DIRECTIONAL EMPHASIS

Buildings are generally either vertical or horizontal in proportion. This establishes their directional emphasis, which is determined by the size and placement of elements and openings on the building's façade as well as by the building's overall shape. Surface materials and architectural detailing may also influence directional emphasis.

Guideline 2.1

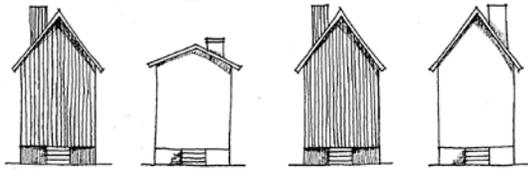
A building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.



Directional Emphasis—Appropriate: The houses above both exhibit horizontal directional emphasis.



Directional Emphasis—Inappropriate: Shown above are two houses, typical for the neighborhood and each with a vertical directional emphasis, and a new house with an obvious horizontal emphasis and therefore inconsistent with the established pattern along the street.



Roof Pitch: These two comparisons depict relationships between historic and new buildings in terms of roof pitch. The example on the left is that of a historic house (shaded) with a steep roof pitch next to a new building with an inappropriate shallow roof pitch. The new building on the right shows a more compatible roof pitch.



Building Elements: The example above left is that of a historic house (shaded) with flat-arched windows and door openings next to a new building with inappropriate round-arched window and door openings. The example above right shows more compatible window and door openings on the new building.

Design Element 3: SHAPE

A building's surfaces and edges define its overall shape. This overall shape, in concert with the shapes of individual elements (such as roof pitch, porch form, and window and door openings), is important in establishing rhythms in a streetscape. Shape can also be an important element of style.

Guideline 3.1

Roof Pitch: The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are apparent.

Guideline 3.2

Porch Form: The shape and size of a new porch should be consistent with those of existing buildings within the area of influence, if dominant patterns are apparent.

Guideline 3.3

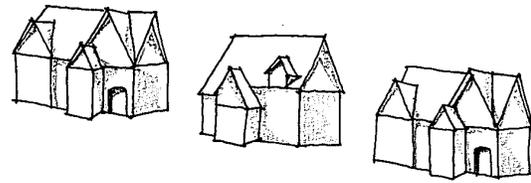
Building Elements: The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are apparent.

Design Element 4: MASSING

Massing involves the way in which a building's volumes (i.e., main body, roof, bays, overhangs, and porches) are placed in relation to one another.

Guideline 4.1

The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are apparent.



Massing—Appropriate New Development: The new building in the middle reflects massing that is compatible with the patterns established by the historic buildings to either side.



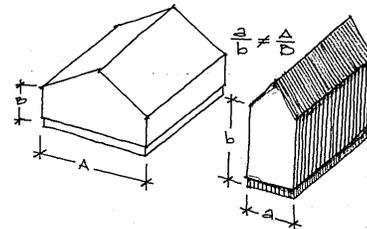
Massing—Inappropriate New Development: The new building in the middle reflects massing that is not compatible with the patterns established by the historic buildings to either side.

Design Element 5: PROPORTION

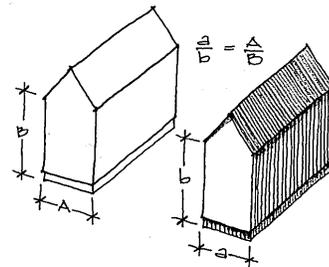
Proportion is the relationship of one dimension to another; for example, the relationship of the height to the width of a building, or the height and width of windows and doors. Individual elements of a building should be proportional to each other and to the building.

Guideline 5.1

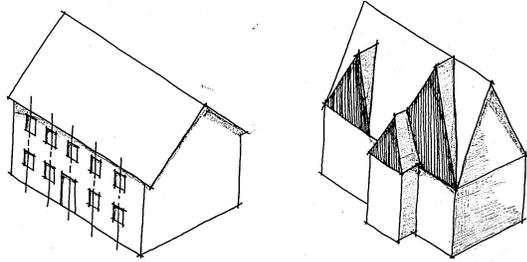
The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are apparent.



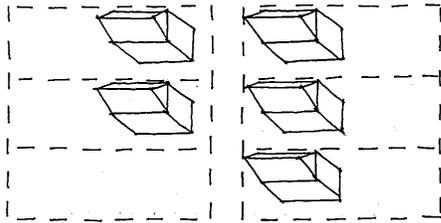
Proportion—Inappropriate: The example above is that of a historic house (shaded) with vertical proportions next to a new building with inconsistent, horizontal proportions.



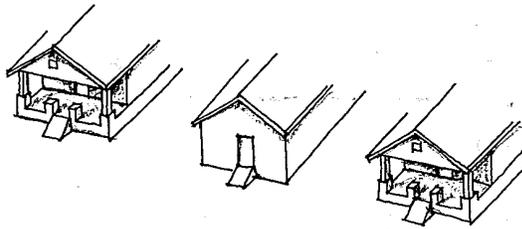
Proportion—Appropriate: The example above is that of a historic house (shaded) with vertical proportions next to a new building with compatible proportions.



Rhythm—Symmetrical/Asymmetrical: These two houses illustrate different types of rhythms created by individual building elements. On the left is a building with a regular placement of elements creating a symmetrical façade. The building on the right has an irregular placement of elements creating an asymmetrical façade.



Rhythm—Established Setback Rhythm: These five houses have expressed a well-defined setback and placement rhythm along this street. A new building on the vacant parcel will either continue to or disrupt this pattern.



Rhythm—Inappropriate New Construction: Patterns of solid and voids help create rhythm along a street. The existing buildings in this illustration display a characteristic open porch space. The new building in the middle has a solid front wall inconsistent with the existing rhythm.

Design Element 6: RHYTHM

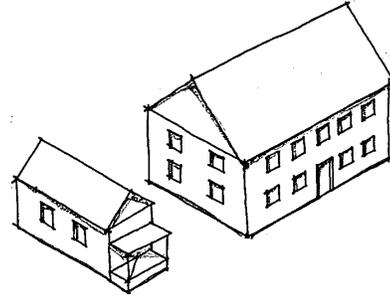
Rhythm is the recurring patterns of lines, shapes, forms, or colors (materials) on a building or along a block. For example, the rhythm of openings on a house refers to the number and placement of windows and doors on a façade. Rhythm also occurs on the larger scale of the block as created by patterns of orientation and setback, directional emphasis, scale, height, massing, etc.

Guideline 6.1

Building additions and new construction should respect and not disrupt existing rhythmic patterns set in the area of influence, if such patterns are apparent.

Design Element 7: SCALE AND HEIGHT

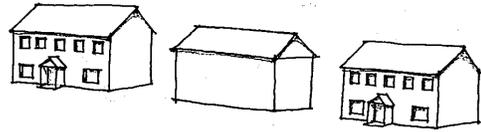
Scale refers to the relationship between two entities, such as the relationship of a building's height to human height, the relationship between different buildings' heights and sizes, or the relationship between the size of an addition and the building to which it is attached. In the Historic Districts the two most important issues are: 1) the relationship of new construction to structures in the area of influence, and 2) the relationship of additions to the building to which they are being added.



Scale/Height: The buildings to the left express different scales.

Guideline 7.1

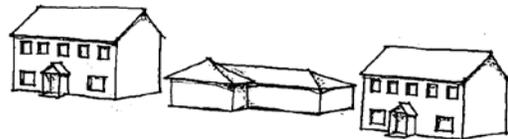
A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence.



Scale/Height—Appropriate New Construction: The scale of the proposed building in the middle is compatible with that of the historic buildings to either side.

Guideline 7.2

New construction should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions should not appear to overwhelm the existing building.



Scale/Height—Inappropriate New Construction: The scale of the proposed building in the middle is incompatible with that of the historic buildings to either side.



Scale/Height—Inappropriate Addition: This addition (dashed) is too large and overwhelms the original structure. It also juts forward, thus making the addition more prominent than the original structure.

Design Element 8: ADDITIONS TO EXISTING BUILDINGS

New additions to existing buildings are common, but there are certain guidelines that should be followed in order to respect the architectural integrity of the building and its district. Property owners considering making an addition to an existing building, should ask themselves three questions:

- Can the addition be placed to avoid impacts to the architectural integrity of the façade, such as by locating the addition on a side or to the rear of the structure, away from street views?
- If not, does the proposed addition preserve significant existing materials and features? the character of the building and the surrounding context?
- Does the proposed addition protect the significance of the building by making a visual distinction between old and new?

Guideline 8.1

In most cases, additions to existing buildings should not be placed on the main façade(s) of a building. Locate the proposed addition away from the principal public view, ideally to the rear or side of the building. Additions that are flush with the façade are highly discouraged. Respect the scale and proportions of the building to which it is being added so the addition does not overwhelm the original portions of the building.

Guideline 8.2

While additions should respect the character and architectural integrity of original buildings, the design of an addition should be differentiated so that the addition is not mistaken for part of the original building. It is acceptable and appropriate for the addition to be distinguishable as an addition rather than appearing to be an original part of the building. Differentiation can be achieved through material, color, and/or detailing and setting additions back from the existing building's wall plane.

Guideline 8.3

In most cases, a new detached structure should be located to the rear of the existing building, where it will have little or no impact on the street view. If the new building will be visible from the street, respect the established setbacks and orientations of the buildings in the area. Landscaping is also an important component. For example, a concrete or brick plaza adjacent to the sidewalk is incompatible with an area dominated by grassy lawns.

Guideline 8.4

Any new addition should be designed so that a minimum of existing materials and character-defining elements are obscured, damaged, or destroyed.

Design Element 9: NEW CONSTRUCTION

Each new construction project is unique and needs to be taken on a case-by-case basis to meet the needs of the owner while at the same time protecting the character of the property and area. There are some general concepts, however, that can assist with the design of the new development.

Guideline 9.1

New construction should reference and not conflict with predominant site and architectural elements of existing properties in the district, neighborhood, or block.

Guideline 9.2

New construction should reference predominant design characteristics that make an area distinctive in order to achieve creative and compatible design solutions that are more than just mere imitations of existing buildings. However, new construction is not limited to historical styles, and new buildings should not be imitations of earlier styles.

Technical Design Guidelines

This section is meant to provide guidance to residents and the Commission on a more technical scale. The Commission and staff will take these guidelines into consideration when reviewing Certificate of Appropriateness applications. The technical guidelines are necessarily general so they may be used by the Commission as a guide to decisions in a variety of circumstances. In this way, each application for a Certificate of Appropriateness may be considered on its own merits, fully aware of the individual nature of each property and its context within the historic district. However, not all guidance provided in this section is applicable to the review of COA applications. The Commission is bound by the restraints provided in Athens Ordinance #2011-1791 and will make judgments on COA applications accordingly.

The technical guidelines are organized into several sections, beginning with those pertaining to site design. Sections following deal with rehabilitation and alterations, additions, new construction, and elements of public streets and common open spaces.

Section 1: SITE IMPROVEMENTS

Site improvements are critical to the character of the district, regardless of the contributing or non-contributing nature of the structures in any particular part of the district. The character of a historic district is as attributable to the design of its open spaces – streetscapes, sidewalks, lawns, and landscaping – as the design of its historic structures. Accessory structures, walks, driveways, and parking areas also play an important part in defining not only the setting for individual structures, but also the district as a whole.

Technical Guide 1.1 Overall Continuity

- Maintain the overall continuity of the district and its character, especially as viewed from public rights-of-way.

Technical Guide 1.2 Building Orientation and Setbacks

- Maintain the pattern and orientation of building entrances in the district.
- Maintain the pattern and alignment of buildings established by setbacks of nearby contributing buildings.

Technical Guide 1.3 Accessory Buildings, Structures and Appurtenances

- Locate garages and other accessory structures to the rear of the main building. For corner lots, set back accessory structures at least as far from the side street as others along the same street.
- Place site and building appurtenances to the side and rear of the main building, and screen service, mechanical, and electrical equipment and trash containers from public view with walls, fences, and/or plant materials.
- In the Athens State University District, place mechanical equipment such as transformers, compressors, HVAC systems, and communications equipment, on top or rear of buildings.

- Locate exterior stairs, if any, to the rear or side of a building to minimize their visibility.
- Locate handicapped ramps to the side or rear of the main building, insofar as practicable and in conformance with the Americans with Disabilities Act. Confine the ramp to as small an area as practical.
- Avoid damaging or covering up a significant architectural feature with a new handicapped access addition.
- Keep the design of the accessibility feature as simple and unobtrusive as possible. Simple, black-painted metal railings are more transparent than brick or wood railing with pickets.
- Choose and locate mailboxes so as to maintain the pattern of the district.

Technical Guide 1.4 Landscape and Plant Materials

- Design and install landscape plantings to maintain the overall continuity of the district.
- Maintain and/or enhance the historic plant materials, mindful of the differences in scale and types of landscaping relative to the size, age and use of the buildings.
 - Preserve historic plantings in their original location where possible, otherwise relocate or replace them in kind.
 - Removal of trees that are within public view should be reviewed with Commission staff.
- Preserve historic topographic features whenever possible. For instance, leveling or terracing a lot that was traditionally characterized by a natural hillside is not appropriate.
- Choose appropriate tree species and locate them to avoid conflict with or damage to buildings, sidewalks, driveways and utilities.

Technical Guide 1.5 Signage

- Design and install signs of a size and type that conform to the historic context of the district.
 - In residential historic districts, small monument (freestanding) signs and small flat wall signs are appropriate.
 - In the Athens State University Historic District, monument and wall signs are appropriate.
- Avoid using colors that clash with the character of the building.
- Do not use internally illuminated signs, with the exception of neon signs. Otherwise, signs should be externally illuminated. Light sources should not be of a size or location that obscures architectural features.
- Whenever a sign is considered for a COA, the Commission is encouraged to grant said COA if the sign is in conformance with the sign regulations in the Zoning Ordinance as they relate to the property's zoning district.

Technical Guide 1.6 Exterior Lighting

- Design, install, and maintain exterior lighting to focus only on intended areas within the property, and to avoid glare on surrounding properties.

In the Athens State University District, the following shall also apply:

- Lighting on building elevations facing a street, alley or parking area may be used to enhance architectural detailing, for security, and to aid pedestrian movement.
- Lighting fixtures and placement should be compatible with the architectural style of the building.
- Uplighting is discouraged and should not be used in any locations where it may cause disruptive glare for pedestrians or motorists.

- Building-mounted lights should be directed onto the building or to the ground immediately adjacent to it and/or include shielding to prevent glare. Unshielded "wall pack" lights, non-white color lighting, and lighting systems that emit glare are prohibited.



The wall-mounted lights on the left are appropriate, directing light downward. The unshielded wall pack lights on the right side of the building are inappropriate, causing glare to motorists on the adjacent side street.

Technical Guide 1.7 Hardscape

- Use only materials that have historic precedent in the district, taking care to preserve historic paving materials by saw cutting when inserting new materials or repairing damaged areas.
- Situate, design and install paving materials of a color and texture and in a manner compatible with the historic character of the property and its neighbors.

Technical Guide 1.8 Parking

- Minimize the presence and appearance of all parking areas visible from a public street through site planning and design.
- Screen new parking areas for multi-family and non-residential uses with low walls, iron fences and/or landscape plantings, mindful of the need to maintain the overall continuity of the district as viewed from public rights-of-way.
- Locate driveways to the side or rear of the main building.
- Extend all driveways at least to the rear of the main building. Driveways shall not be

permitted which cause parked vehicles to encroach into the sidewalk.

- Install residential driveways to be compatible with historical precedents, and generally not wider than ten feet.
- Set parking back from the front lot line a distance that will maintain the pattern and alignment of primary building setbacks in the neighborhood.
- Circular driveways in front of residences are not characteristic of Athens' historic residential districts and should be avoided. Where greater parking area is needed for a residence, other alternatives should first be considered.

Technical Guide 1.9 Fences and Walls

- Design fences and walls to maintain the overall continuity of the district as viewed from public rights-of-way.
- Complement the buildings and do not detract from their character and relation to their neighbors with the design, scale, placement, and materials of fences and walls.
- Locate fences and walls no closer to the street than the side yard setback of any structure adjacent to a side street.
- Do not exceed six (6) feet or the average height of fences and walls of comparable type and location found on adjacent properties, if greater.
- The finished side of all fences should face the street or adjacent property.
- Relate scale, height, materials and level of ornamentation in the design of new fences and walls to that of the existing structure and/or its neighbors.
- Fences, especially those located between the building and sidewalk or street, shall be of a style and material consistent with the prevailing architectural patterns of the district or neighborhood.

In the Athens State University District, the following shall also apply to walls and fences visible from a public street:

- Walls or fencing should be transparent, such as wrought iron ornamental fencing with masonry pylons terminating the fencing at each end or corner or a combination of masonry wall topped with wrought iron fencing. Landscape elements shall be of a density that prevents cut-through by pedestrians.
- Masonry and other opaque walls should not be taller than four (4) feet.

<p>Fence and Wall Materials and Styles</p> <p><i>Recommended.</i> The following fence materials and styles are recommended, if consistent with the character of the district, neighborhood, and or block:</p> <ul style="list-style-type: none"> • Wood picket • Wood slat or lattice (excluding chain link) • Iron • Masonry (brick or stone) • Stucco over masonry • Aluminum that appears as iron <p><i>Acceptable.</i> The following fence materials and styles may be acceptable to enclose rear yards:</p> <ul style="list-style-type: none"> • Wooden post and rail (but not along shared lot lines) • Black, vinyl-coated chain link <p><i>Discouraged:</i></p> <ul style="list-style-type: none"> • Uncoated chain link • Stockade • Unstuccoed concrete block • Masonite • PVC
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Section 2: Rehabilitation and Alteration

To provide overall guidance to property owners, the Commission has adopted the *Secretary of the Interior's Standards for Rehabilitation* as general guidelines for planning, design, and

execution of all rehabilitation projects, taking into reasonable consideration economic and - technical feasibility:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- Standard 1** A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- Standard 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.
- Standard 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.
- Standard 4** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Standard 5** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Standard 6** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new one 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.
- Standard 7** Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Standard 8** Significant archaeological resources affected by a project shall be protected and preserved. If such resources *must be disturbed, mitigation measures shall be undertaken.*
- Standard 9** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- Standard 10** New additions and adjacent or 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.

The primary objectives of rehabilitation in the district should be to preserve all important, character-defining architectural materials and features of the structure, designed and executed to provide for a safe and efficient contemporary use compatible with the particular location within the district. To assure these objectives are met, an overall strategy for rehabilitation should be prepared that includes:

- Protection and maintenance of historic features that survive in generally good condition.
- Repair of historic materials and features that may be deteriorated.
- Replacement of historic materials and features with new materials where deterioration is so extensive that repair is not possible.

Technical Guide 2.1 Design Character

- Respect the original design character of the structure.
- Be true to the character of the structure—do not attempt to make it appear older or younger than it is.
- Do not obscure or confuse the essential form and character of the original structure.
- Do not allow alterations to hinder the ability to interpret the design character of the historic period of the district.

Technical Guide 2.2 Repairing and Cleaning Original Features

- Avoid removing or altering any historic material or significant architectural features.
- Preserve original materials and details that contribute to the historic significance of the structure.
- Do not harm the historic character of the property or district.

- Protect, maintain and minimize interference with existing significant stylistic elements.
- Repair, rather than replace, deteriorated architectural features.
- Disassemble historic elements only as necessary for rehabilitation, using methods that minimize damage to original materials, and use only methods of reassembly that assure a return to the original configuration.
- Use no abrasive cleaning methods on exterior surfaces, such as those involving grit, sand, high-pressure water blasting, or mechanical sanding.
- Use only those cleaning techniques that have proved effective while having little or no adverse impact on the underlying materials (these include low-pressure water cleaning and gentle chemical washes, scrubbing with a brush and detergent, and hand sanding and scraping to remove paint).

Technical Guide 2.3 Replacing Original Features

Materials have been developed in recent years that are marketed as substitutes for historic building materials. Substitute materials should only be used when an original feature is missing or in a severe state of deterioration.

- Base replacement of missing architectural elements on accurate duplications of original features, substantiated by physical or pictorial evidence.
- Use materials similar to those employed historically, taking care to match design, color, texture, and other visual qualities.
- Employ new design that is consistent in style, scale and material wherever reconstruction is not possible due to lack of historical evidence.
- While wood remains the best and most appropriate material for windows, doors, siding, and trim for historic buildings,

there are products on the market that are a close match for wood and therefore may be acceptable.

- o For painted wood, smooth-finished fiberglass and composite (or cellular) materials may be acceptable, if presenting a smooth, paintable finish.
- o Fiberglass can be used for doors or to recreate missing columns for a porch.
- o Composite material siding (such as hardieplank) is a close match for wood siding.

Technical Guide 2.4 Existing Alterations

- Preserve older alterations that have achieved historic significance in themselves in the same manner as if they were a part of the original structure.

Technical Guide 2.5 Materials

- Maintain original materials and finishes. If the building is already covered with artificial siding, consider removing it to restore its original appearance. Vinyl and aluminum siding can trap moisture causing damage to original wood finishes.
- Retain and repair original siding, generally avoiding the use of synthetic siding. When replacement is required, use like materials that conform to the original in profile and dimension, unless such materials are not available (see also **Standard 2.3**). Repair and selective replacement will last longer and improve the value of the property.

Technical Guide 2.6 Color

- Choose colors that blend with and complement the overall color schemes of the district, keeping the number of colors appropriate to the style of the architecture.

Technical Guide 2.7 Trim and Ornament

- Maintain historic trim and ornament in place to the extent possible.

- Where necessary, replace missing or damaged original trim and ornament with like materials whose designs, proportions and finishes match those of the original. Consider replacing only those pieces that are damaged beyond repair.

Technical Guide 2.8 Roofs

- Preserve the original roof form, pitch and overhang, and use roof materials appropriate to the form and pitch of the roof, especially where visible from public rights-of-way.
- Preserve the character of original roof materials, colors and details. If the historic material is cost-prohibitive, use a substitute that matches the visual qualities

Roofing Materials
<p><i>Recommended:</i></p> <ul style="list-style-type: none"> • Slate • Tile • Metal • Wood shingle • Cement fiber shingle • Asphalt or fiberglass shingle • Built-up or membrane on slopes greater than 3-and-12 where hidden by parapets <p><i>Discouraged:</i></p> <ul style="list-style-type: none"> • Corrugated fiberglass • Asphalt roll roofing • Build-up or membrane on slopes greater than 3-and-12

of the original.

- Retain elements such as chimneys, skylights, and light wells that contribute to the style and character of the structure.
- If adding dormers, skylights, antennae, satellite dishes, or similar features, locate them toward the rear rather than on a visible front roof area.

Technical Guide 2.9 Masonry

- Avoid painting brick, stone, tile, stucco or molded concrete block if not historically painted. If masonry is already painted, it may be best to leave it painted as paint removal may expose imperfections.
- Avoid cleaning historic brick and stone surfaces as this may damage the surface, especially sandblasting or use of harsh chemicals. Unpainted masonry acquires a “patina” over many years that contributes to their historic character.
- If cleaning or paint removal is deemed necessary, a test patch (preferably on a surface out of public view) should be tested first to determine if the masonry is damaged by the process.
- When repointing, match the color and texture of new mortar to the existing mortar.
- Match the width and profile of existing mortar joints and use the same tooling pattern as the original joints. Don’t allow mortar to “feather edge” onto the face of adjacent bricks.
- When replacing damaged brick or stone, use brick or stone that matches existing color, texture and size.

Technical Guide 2.10 Windows

- Maintain the original number, location, size, and glass pattern of windows on primary building elevations.
- Maintain window hardware and casing to the greatest extent possible.
- If original windows are missing, conduct research to determine the type or style used historically. If no evidence exists, choose a replacement that is appropriate for the age and style of the building.
- New windows are available that are constructed to give the appearance of multiple panes of glass created by a grid laid over the window. If such windows are necessary, the grid’s muntins should

have thickness and not be flat or placed between the layers of glass.

Window Replacement

Recommended:

- Wood sash windows in double-hung, single-hung and casement styles
- Steel, if original to structure

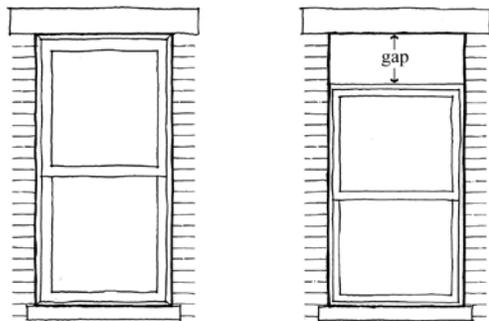
Acceptable:

- Three dimensional “faux” muntins
- Aluminum, if it can be demonstrated that the finish will reasonably match that of historic windows

Discouraged:

- Vinyl
- Reflective or tinted glass
- Two dimensional “faux” muntins

- Maintain historic window openings and proportions. If replacing windows, avoid using windows that are too small for the opening and then filling the gap with other materials.

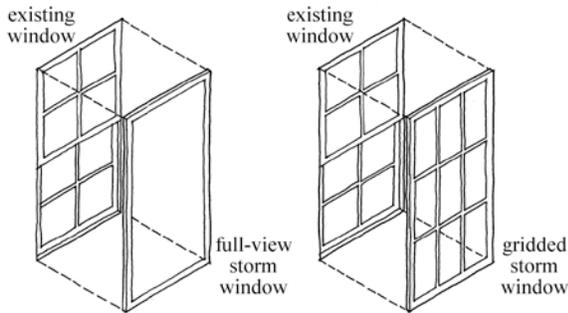


Left: Appropriate replacement window fits opening. Right: Inappropriate replacement window too small for opening.

- Avoid adding picture windows, bay windows, or greenhouse windows on a façade.
- Most heat loss occurs through gaps in older windows resulting from a lack of maintenance. Rather than replacing single-pane windows with double-pane windows or adding storm windows, the most cost effective measures for historic

windows are replacement of glazing compound, repair of wood members and installation of weather stripping.

- Storm windows that fit the opening exactly and offer a full view of the original window behind is acceptable; otherwise, use storm windows with divisions that line up with those of the original window to be covered.



Left: Full-view storm window is appropriate.
Right: Gridded storm window divisions do not match original window.

- For residential buildings, use shutters and window awnings appropriate to the style, proportion and character of the structure, and sized to cover the window.

Storm Window Framing

Recommended:

- Wood
- Metal with baked enamel or anodized finish to match sash color

Discouraged:

- Mill finish aluminum
- Vinyl

Window Shutters and Awnings

Recommended:

- Wood: louvered or solid panel
- Fabric awnings

Discouraged:

- Plastic shutters, awnings
- Metal awnings (unless original)

Technical Guide 2.11 Entrances and Doorways

- Maintain the historic character of the building entrance.
- Retain historic doors and openings, together with any moldings, transoms or sidelights, but do not add them to entrances that never had them.
- For energy conservation, storm doors that fit the opening exactly and offer a full view of the original door behind is acceptable. Full-view storm doors are preferred.

Doors

Recommended:

- Wood panel (with glass lights)
- Leaded glass with lead cams

Discouraged:

- Metal

Storm Doors

Recommended:

- Wood
- Metal with baked enamel or anodized finish to match frame color

Discouraged:

- Mill finish aluminum
- Vinyl

Technical Guide 2.12 Porches

- Maintain and repair historic porches to reflect their historic period and the relationship to the structure, even if the building has changed use or the porch door is no longer the main entrance.
- Use materials that blend with the style of the structure. Stair railing should match the design and materials of the porch.
- Keep porches in their open form; don't enclose a front porch.

- o Limit enclosures to side or rear porches as much as necessary.
- o Porch enclosures should preserve the original configuration of columns, handrails and other important architectural elements.
- o Although discouraged, glass enclosure of a front porch may be acceptable. Walling in a front porch is prohibited.
- If a building never had a front porch, it may be best not to add one; however, there may be cases where a porch can be added using design and materials sympathetic to the building. Keep the design simple.



In the Athens State University Historic District, classical porticos are a distinctive entry feature of campus buildings.

Technical Guide 2.13 Foundations

- Keep cellar and crawl space vents open so that air may flow freely, being sure to retain any vents that are original to the building.
- Ensure that land is graded so that water flows away from the foundation and, if necessary, install drains around the foundation.

Foundations
<i>Recommended:</i>
<ul style="list-style-type: none">• Stucco piers or infill• Brick piers or infill• Stuccoed concrete block
<i>Acceptable</i>
<ul style="list-style-type: none">• Wood lattice• Vertical picket infill
<i>Discouraged:</i>
<ul style="list-style-type: none">• Metal infill• Plywood panels• Mineral board panels• Plastic or vinyl sheeting• Unfinished concrete block• Imitation brick or stone• Vinyl lattice

Section 3: ADDITIONS TO CONTRIBUTING BUILDINGS

An exterior addition to a historic building can significantly alter its appearance and thereby affect both adjacent properties and the entire district. Additions to existing structures in the district have a responsibility to complement and reflect the design, scale and architectural type of the original structure. Before an addition is planned, every effort should be made to accommodate the new use within the existing structure. When an addition is necessary, it should be designed and constructed so that it will complement the original and not detract from the character-defining features of the building.

Technical Guide 3.1 Original Design Character

- Maintain the size, scale, color, materials, and character of additions, including their foundations, in a manner compatible with the main building and its context.
- Design and construct additions in such a manner that, if the change were to be removed in the future, the essential form and integrity of the original structure would not be impaired.
- Limit the size of additions to those that do not visually overpower the existing structure.
- Do not allow additions to hinder the ability to interpret the historic character of the structure or district.

Technical Guide 3.2 Location

- Maintain the pattern created by the repetition of building fronts, bays and sections in the particular area of the district.
- Locate additions so they will not obscure or damage significant architectural features, ornament or detail.

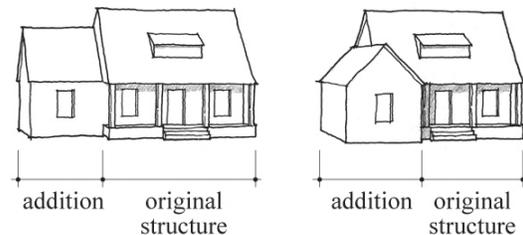
- Place additions to the side or rear, or set them back slightly from the building front.

Technical Guide 3.3 Materials

- Use materials that are inspired by and compatible with those of the general character of the original structure.
- Do not obscure window proportions with inappropriate storm windows.

Technical Guide 3.4 Color

- Choose colors that blend with and complement the overall color schemes of the district, keeping the number of colors appropriate to the style of the architecture.



Left: Appropriate addition is set back from the front of the original structure and is compatible with the bungalow's characteristic roof form. Where and how the addition is constructed minimizes disruption of the original façade and structure.

Right: Inappropriate addition extends forward of the original structure and conflicts with the bungalow's characteristic roof form. The addition obscures the original façade design and involves significant structural changes.

Section 4: NON-CONTRIBUTING BUILDINGS

Typically, non-contributing structures are less than 50 years old. Alterations to non-contributing structures do have some design guidelines to follow, but they are to ensure that changes are compatible with the character of the district and are different from the design standards for contributing structures.

The following outlines treatments that should be considered for buildings that are listed as “non-contributing buildings” in the historic district. These may be of recent construction or they may have alterations that have diminished their original architectural character. These standards are less focused on preservation and more focused on enhancement. They should be treated with more flexibility in terms of design and rehabilitation. The goal is to enable them to contribute in a positive way to the character of the district.

Technical Guide 4.1 *General Design Character*

- Consider the impact of changes to these buildings on the district as a whole. Carefully consider the placement of new additions, modifications to rooflines, changes in materials and building enhancements in the context of the district or neighborhood.

Technical Guide 4.2 *Façade Enhancements*

- Remove late coverings and alterations to an older building. If an older building has had coverings applied or alterations made to its façade, consider removing these coverings or reversing alterations to return the building to a more appropriate appearance. One of the easiest changes is removal of artificial siding. More difficult to remove are inappropriate additions or modern fronts, but their modification can enhance the appearance of the building in a significant way.



Above: Removal of artificial siding from the façade of this non-contributing building would greatly enhance its appearance.

- Use simple treatments such as paint, awnings and signage to enhance a commercial façade.
- Keep the façade design clean and contemporary, rather than attempting to create a historic “style” such as faux historic appearance. Avoid adding bric-a-brac or fussy ornamentation to a simple building.

Technical Guide 4.3 *Materials*

- The use of quality traditional materials is encouraged. For wall surfaces, these include smooth painted wood clapboards and shingles, brick and stone or stucco. Materials such as faux masonry (e.g. permastone), rough-sawn siding or shingles, T-111 siding, and plywood should be avoided.
- For asphalt shingle roofs, use colors that are compatible with the building and the district as a whole, including dark browns and grays. Standing seam metal roofs, painted in black, green or red, may also be appropriate in limited applications.
- For building features such as porches, entry columns or roofline parapets, use traditional materials that blend with the building, including wood, brick or stone.

- All wood or composite elements should have a smooth painted finish. Natural finish wood is rarely appropriate for a building exterior, and rough-sawn unpainted wood should be avoided altogether.

Technical Guide 4.4 Additions

Additions to non-contributing buildings should promote the goal of enhancing the character of the building and the district as a whole. Some of the same principles used for additions to historic buildings should guide additions to these buildings:

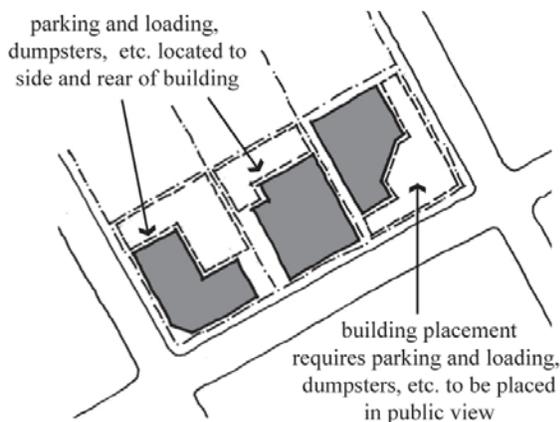
- Design: Use a contemporary, simple design. If the design of the main building is inconsistent with the character of the district, then the addition should not seek to copy the inconsistent features.
- Materials: Use materials compatible with the original structure, being careful not to copy materials that are inappropriate for the district (such as rough-sawn siding, T-111 siding, diagonal siding or faux masonry).
 - A frame addition can be added to either a masonry or frame building, while brick or stucco additions should only be used with masonry buildings.
 - Frame additions can use either wood siding or a composite material such as hardieplank siding.
 - Brick should match the existing as closely as possible.
- Size: Allow the original structure to remain as the primary feature on the property and the addition to be subsidiary to it by keeping the addition's height and roofline lower than the original structure.
- Placement: Locate building additions at the rear or on a side of the structure with low visibility from the street to the extent possible. Place the addition so that it does not cover up or destroy important architectural features of the building.

Section 5: NEW CONSTRUCTION

New construction has an obligation to harmonize with the historic character and scale of the district. Infill and other new construction must be designed with context in mind. The setback, scale, mass, and size of a structure are as important as the style or decorative details. However, style, decoration, building materials and landscape treatment and planting shall be used in the design to be compatible with the district, while creating a distinctive character for the new structure.

Technical Guide 5.1 *Massing and Orientation*

- Respect the site planning, massing and building orientation precedents set by nearby similar-size contributing buildings of the district.
- Align the facade of the new building with the predominant setbacks of nearby buildings within the district.
- Orient the main entrance of the building in a manner similar to established patterns in the particular part of the district.
- Taller buildings or building elements are generally desirable at corner locations.
- In the Athens State University District, appropriate accommodations should be made for dumpsters, mechanical equipment, off-street parking and loading and similar elements.



The building on the right is placed so that parking, loading, dumpsters and other site elements must be

located where they are visible to the general public. The two buildings on the left, however, are placed so that these elements may be located out of public view.

Technical Guide 5.2 *Form and Scale*

- Design new buildings to be compatible with contributing buildings in that part of the district, yet retain enough individuality to avoid confusing the viewer as to the age of the new structure.
- Proportion new buildings to the size of the lot in a manner similar to typical examples of contributing structures within the particular part of the district.
- Include elements such as porches, porticos, and decorative features, as appropriate, that reinforce the scale and character of the surrounding area.
- Use roof forms and pitches that harmonize with those used historically in the particular part of the district.
- Design all new garage(s) and accessory structure(s) to be compatible with the style of the major buildings on the property and scaled to be subordinate to the main building and the lot.

Technical Guide 5.3 *Materials*

- Use materials and finishes for all major building surfaces, including roofs, that are similar to those employed historically in the particular part of the district and appropriate to their form and location.

Technical Guide 5.4 *Color*

- Choose colors that blend with and complement the overall color schemes of the district, keeping the number of colors appropriate to the style of the architecture.

Technical Guide 5.5 *Doors and Windows*

- Design new construction so that the rhythm, patterns, and ratio of solid to void (walls to windows and doors) on facades

are compatible with those of adjacent contributing buildings.

- Window and door openings of primary facades should be of a size and proportion (ratio of width to height) similar to and compatible with those on facades of adjacent contributing buildings.
- Use doors and windows whose size, proportions and degree of setback from the exterior wall are similar to those of historic designs used in the district.

In the Athens State University District, the following additional standards shall apply:

- The primary building entrance shall be located on the front façade accessible from the sidewalk.
- Entrances should be recessed, slightly projected or emphasized through color, material, architectural detailing, special lighting, and/or special paving (away from the sidewalk).

Technical Guide 5.6 Roofs

- Roof forms should be similar to those found on existing structures. Avoid introducing unusual roof forms that do not already exist in the district.

In the Athens State University District, the following additional standards shall apply:

- Decorative parapets and cornices should be incorporated on facades of flat-roof buildings.
- Mansard or false roofs are prohibited.

Technical Guide 5.7 Foundations

- Use foundations consistent with those in the surrounding part of the district.

Section 6: Public and Common Areas and Facilities

The public rights-of-way and other parts of the public realm are critical in defining the unique character of a historic district. The following standards are intended to retain important character-defining features, expand their use as the opportunity arises, and make additional improvements to open space and streetscape trees and landscape planting that will complement the historic character of the district.

Technical Guide 6.1 General

- Maintain the overall continuity of the district and its character.

Technical Guide 6.2 Landscaping

- Maintain and enhance over time the canopy effect of mature deciduous shade trees, and replace damaged or missing trees with appropriate species, especially indigenous, hardy species that require less maintenance.



Stately trees are a critical component of the historic character of streets in Athens' residential historic districts.

- Retain and enhance historic plant materials, mindful of the differences in scale and types of landscaping relative to various parts of the district and to the size, age and use of the buildings.

- Choose appropriate tree species and locate them to avoid conflict with or damage to sidewalks, building entrances and driveways.



Well-chosen and properly installed street trees add shade during the summer, provide a buffer between pedestrians and cars, and add character to this historic streetscape without root damage to the sidewalk.

Technical Guide 6.3 Hardscape

- Use only materials that have historic precedent in the district, taking care to preserve historic paving materials by saw cutting when inserting new materials or repairing damaged areas.
- Situate and design paving in a manner and of material, color and texture to be compatible with the historic character of the property and its neighbors.
- Screen new parking areas through use of low walls, iron fences or landscape plantings, mindful of the need to maintain the overall continuity of the district, and especially as it may be viewed from public rights-of-way and properties owned or maintained by the City of Athens.

Technical Guide 6.4 Lighting

- Design, install, and maintain exterior lighting to maintain the character of the

district and to direct light only on intended areas.



This ornamental street light is compatible with the historic architecture of its district and is of an appropriate height to light the sidewalk and street at night.

Appendix

The following are examples of work requiring Athens Historic Preservation Commission approval and the granting of a Certificate of Appropriateness. Projects not visible from the public right-of-way and/or attached to the rear of the home are exempt.

- New construction or Additions to primary building
- Demolition of a structure or any part of a structure
- Relocation of buildings
- Alteration/Removal of Archeologically Significant Features
- Alteration/Removal of Contributing Historical Features
- Alteration of existing Accessory Structures or Buildings
- Additions to existing Accessory Structures or Buildings
- New Construction of Accessory Structures or Buildings
- Removal of existing Accessory Structures or Buildings
- Alteration of existing Porches
- Alteration/Addition/Removal of Carports
- Construction of New Carports
- Alteration/Addition/Removal of Architectural Details
- Construction/Alteration/Removal of Masonry
- Alteration/Addition/Removal of Awnings, Canopies, or Shutters
- Construction/Alteration/Removal of Chimneys
- Alteration/Addition/Removal of Doors
- Alteration/Removal of existing Windows
- Installation of new Windows
- Alteration of exposed Foundations
- Alteration of Roof coverings
- Alteration of Roof form
- Alteration/Addition/Removal of exterior Steps and Stairs
- Installation/Alteration/Removal of Signs
- Painting of previously unpainted exterior Surfaces
- Alteration/Addition/Removal of exterior Surfaces
- Changes to previous Certificates of Appropriateness
- Renewal of expired Certificate of Appropriateness

Emergency installation of Temporary Features to protect a historic resource (that do not permanently alter the resource) may be granted by the Building Department for a six month duration. Installation of such features for longer than 6 months will require a COA by the Commission.