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## Klondike-Arabia Mountain Local Historic District

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# **Proposed Klondike-Arabia Mountain Local Historic District Design Guidelines**

PRESENTED TO THE  
DEKALB COUNTY PLANNING  
AND SUSTAINABILITY COMMISSION  
AND THE ARABIA MOUNTAIN  
HERITAGE AREA ALLIANCE

*By: The Spring 2016 Preservation Planning Class  
Heritage Preservation Graduate Program,  
Georgia State University*

## Acknowledgements

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HIST 8640 Preservation Planning Class  
Georgia State University  
Spring 2016

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## Introduction

Less than 20 miles from the top of Arabia Mountain, a granite monadnock located in south DeKalb County, is downtown Atlanta, the ninth largest metropolitan area in the United States. From the top of the mountain, one can look out over the natural beauty of the rolling landscape and imagine those who came before; how they lived and how their lives shaped the world today.

The proposed Klondike-Arabia Mountain Local Historic District encompasses not just the mountain, but many unique natural and historic resources that are virtually non-existent anywhere else in DeKalb County. From dairy cows to granite quarrying, this area has been home to a variety of industries, as well as the people who worked in them.

The area has been called DeKalb County's "last frontier." It is a rural destination, where one can enjoy bike paths, see a nearly 200-year-old farm house, learn about the history of the famous "tidal grey" granite that was mined in the area, or simply relax.

Because a group of concerned citizens realized the importance of preserving the natural features and rural character of this region, the area has not yet become subject to the endless subdivisions and urban sprawl that many other traditionally rural areas near major cities have experienced.

In 2001, after DeKalb County's Greenspace Referendum allocated \$135 million to preserving the county's greenspaces, the county purchased a nearly 1000-acre parcel of land between Panola Mountain and Arabia Mountain. This purchase was integral to the development of the extensive system of bike paths and hiking trails that were subsequently developed through a partnership with the PATH Foundation.

In 2006, Arabia Mountain was designated by Congress as a National Heritage Area, one of only 49 in the country, because of its unique contribution to the nation's history. Since that time, the Arabia Mountain Heritage Area Alliance has worked tirelessly to promote and preserve the natural, scenic, cultural, and historic resources within the National Heritage Area. One of the tools used to do so was the listing of the Klondike Historic District on the National Register of Historic Places in 2007.

The following proposed design guidelines, created by students in the Georgia State University Heritage Preservation Program, are meant to assist current and future property owners in making decisions regarding the rehabilitation of properties and landscapes should the area be designated by DeKalb County as a local historic district. They are based on the Secretary of the Interior's Standards for Rehabilitation and seek to serve as a reference and source of inspiration for future rehabilitation projects and new construction. In addition, these proposed guidelines may be used by the DeKalb County Preservation Commission to determine whether applications for future projects should receive a Certificate of Appropriateness.

While further development of this rural area will inevitably occur, these Guidelines can be used to ensure that future projects can be completed in appropriate and strategic ways that will preserve the natural resources and historic character of the area.

It has been shown throughout the nation and in Georgia, in particular, that historic preservation is good for local economies and has had a positive impact not just on the quality of life of those who live there, but also on the bottom line of those doing business in the area. In 2010, the Georgia Department of Natural Resources released a report prepared by PlaceEconomics that stated that between 2000 and 2010, in Georgia:

- Over 10,000 jobs were created through the rehabilitation of historic structures, producing \$420 million in household income for Georgia citizens.
- 5,100 net new businesses opened their doors in Georgia Main Street and Better Hometown downtowns (revitalization programs coordinated by the state of Georgia to assist local authorities and business people in rehabilitating historic commercial districts), adding 23,000 net new jobs.
- The heritage tourism industry sustained 117,000 jobs, generating nearly \$204,000,000 in wages, and \$210,000,000 in local tax revenues.

With that in mind, as well as the educational and recreational resources this area offers, it only makes sense that additional steps should be taken to preserve the proposed Klondike-Arabia Mountain Local Historic District for the enjoyment and use of current and future generations.

## Goals and How to Use these Guidelines

The Klondike-Arabia Mountain area of DeKalb County is a unique place within the larger metropolitan Atlanta region. Despite development pressures in other parts of the county, this area has maintained its rural character, including views of open fields and forested areas, in addition to the natural features found in and around Arabia Mountain itself. This is largely due to forward-thinking community members and county leaders who have seen the value in past preservation efforts. These guidelines recommend the boundaries of the proposed Klondike-Arabia Mountain Local Historic District and serve as the basis for continuing these efforts and creating a connected, well-preserved local historic district that will maintain a high quality of life for residents and promote a popular destination for visitors.

These design guidelines serve as a resource for the Klondike-Arabian Mountain community and articulate a thoughtful framework with specific recommendations to connect and enhance the area's rich natural and historic offerings. These guidelines can also be used to maintain the existing character of this rural, historically agrarian community and the historic structures and natural features in a responsible way. Adherence to these guidelines will help ensure that the area develops in way that respects, preserves, and enhances the historic nature of the Klondike-Arabia Mountain community.

These guidelines are to be used not just for the information regarding the preservation and rehabilitation of historic structures and natural features, but also as a guide for new commercial and residential development. It is important that new development in the proposed Klondike-Arabia Mountain Local Historic District and the surrounding areas be compatible with and contribute to the historic, rural character of this part of DeKalb County.

These guidelines will provide criteria and recommendations for property owners, developers, and architects who plan to make alterations to the exterior of existing buildings, and ensure that these alternations comply with the Secretary of the Interior's Standards for Rehabilitation. These standards, provided in full on page 11, regulate proper rehabilitation for existing historic structures, as well as how to build new structures in historic areas and provide the fundamental framework for historic preservation.

These design guidelines are to be used as a "how to" guide for those interested in preserving historic structures, those currently occupying historic buildings and those considering new construction in the area. Additionally, this document will assist the DeKalb County Historic Preservation Commission as it makes decisions related to rehabilitation and new construction within the historic district. The goal of these guidelines is to preserve the historic and rural character and the natural features of the Klondike-Arabia Mountain community, while simultaneously acknowledging that the area is poised to benefit from thoughtful, sustainable and sensitive development. Some of the guidelines are suggestions and recommendations, while others are to be taken as requirements, based on the building and zoning ordinances of DeKalb County.

## ***Overview of Preservation Policies and Procedures***

A significant step to assist in the preservation of DeKalb County's historic resources in the Klondike-Arabia Mountain area has already been taken. The Klondike National Historic District, centered on Klondike and South Goddard Roads, was added to the National Register of Historic Places in 2007. A historic district, as described by the National Park Service, "is a geographically definable urban or rural area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects [that are] united historically or aesthetically by plan or [by] physical development."

The proposed Klondike-Arabia Mountain Local Historic District strengthens both DeKalb County's and the Klondike-Arabia Mountain community's ability to protect this historically significant region. The designation of a local historic district in the Klondike-Arabia Mountain community brings the added benefit of potentially increasing tourism and encouraging sensitive economic development in the local historic district. Preserving the existing greenspace and nature trails, while promoting sustainable development within the area, will also improve the quality of life for residents.

### **Design guidelines CAN:**

- Help reinforce the character of the proposed Klondike-Arabia Mountain Local Historic District and protect its visual aspects.
- Protect the value of public and private investment in the Klondike-Arabia Mountain community, which might otherwise be threatened by the undesirable consequences of poorly managed growth.
- Indicate which approaches to design the Klondike-Arabia Mountain community encourages and discourages.
- Serve as a tool for designers and their clients to use in making preliminary design decisions.
- Increase public awareness of design issues and options.

### **Design guidelines CANNOT:**

- Serve the same legal purpose as the design review provisions of DeKalb County zoning ordinances. An ordinance is a law, but these proposed local design guidelines are not laws.
- Limit growth, or regulate where growth takes place. These guidelines address only the visual impact of individual work projects on the character of the proposed Klondike-Arabia Mountain Local Historic District. Growth itself is a separate issue that is addressed separately through DeKalb County zoning ordinances and the DeKalb County Preservation Plan.
- Control how space within a building is used. These guidelines deal only with the exterior of buildings.
- Attempt to allow that all new construction will be compatible with a historic area or the guarantee of creativity that is essential to the best sorts of sensitive design.
- Guarantee "high quality" construction.

## Legal Basis for Historic Preservation

### **Federal Government:**

The National Historic Preservation Act (NHPA), was signed into law on October 15, 1966 and established the framework for federally administered historic preservation efforts nationwide. The NHPA created, among other programs, the National Register of Historic Places, which is a list of this country's historic resources worthy of preservation. The National Register includes individual buildings, structures, historic districts, and archeological sites. The National Register provides only an honorary designation for historically significant properties, but this recognition enables owners of historic structures on the list to qualify for various federal grants, loans and tax incentives. Designation of a property or district on the National Register does not impact the right of property owners to use and control the appearance of private property, except when federal incentives or funding is attached to the property. The State Historic Preservation Office (SHPO) in each state plays a critical role in carrying out many responsibilities related to historic preservation efforts in that state. Surveying, evaluating and nominating significant historic buildings, sites, structures, districts and objects to the National Register is one such key activity of SHPOs.

The following structures/areas, located within the proposed Klondike-Arabia Mountain Local Historic District, are listed on the National Register of Historic Places, and are considered significant cultural assets:

- Vaughters' Farm- the last remaining dairy farm landscape in a county that once had over 50 dairy farms
- Klondike Historic District - an example of a rural Georgia crossroads community

### **State of Georgia:**

The Georgia Historic Preservation Act (1980) establishes uniform guidelines for local government in creating historic preservation commissions and designating historic properties. This Act provides the framework under which local governments, such as DeKalb County, have enacted their own preservation ordinances. The Act also creates provisions that allow for an approval process known as a Certificate of Appropriateness (COA). This will benefit the proposed Klondike-Arabia Mountain Local Historic District by empowering local leaders to support preservation efforts aimed at protecting the area.

### **DeKalb County:**

The Georgia Planning Act of 1989 takes into the consideration the history, culture, and traditions of Georgia and affirms the importance of planning for Georgia's economic future and quality of life. In DeKalb County, the traditional character of the community may be maintained through preserving and revitalizing its historic areas, encouraging new development that is compatible with its traditional features, and protecting other scenic or natural elements, that are important to defining the community's character. The Georgia Planning Act puts a framework in place which provides for a "bottom up" planning process that begins at the local level.



In the case of the proposed Klondike-Arabia Mountain Local Historic District, there are preservation overlay districts already in place within the DeKalb County zoning code that are designed for the preservation of natural and environmentally sensitive areas, including:

- Environmentally Sensitive Land
- Arabia Mountain Natural Resource Protection

**DeKalb County Historic Preservation Commission:**

The DeKalb County Board of Commissioners established the DeKalb County Historic Preservation Commission to protect historic places within unincorporated DeKalb County. The Preservation commission is made up of seven residents of the county, appointed by the Board of Commissioners and the county's Chief Executive Officer. The Preservation commission consists of volunteers who receive no compensation. A Historic Preservation Planner, a staff member of DeKalb County's Department of Planning and Sustainability, is assigned to assist the commission with Historic Preservation issues, which are concerned with identifying and protecting areas, buildings, and sites of significance to DeKalb County. Additional information regarding the DeKalb County Historic Preservation Commission may be obtained on their website at [www.dekalbcountyga.gov](http://www.dekalbcountyga.gov) or via the following link: [http://planningdekalb.net/?page\\_id=1409](http://planningdekalb.net/?page_id=1409).

## **Secretary of the Interior's Standards for Rehabilitation**

The U.S. Department of the Interior developed standards, which address the rehabilitation of historic buildings. The standards represent appropriate preservation treatments. This includes promoting ongoing maintenance and protection of historic properties to minimize the need for more substantial repairs, rather than replacing historic features. The Secretary of the Interior's Standards are used in reviewing rehabilitation projects for federal and state Preservation Tax Incentive and other programs. These standards are the foundations for the proposed guidelines. See below for a list of the Secretary of Interior's Standards for Rehabilitation.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New 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.

## Economic Incentives for Historic Preservation

The following is a list of federal government and state tax incentives designed to encourage private sector investment in the substantial rehabilitation and re-use of historic buildings. All properties must be listed in, or eligible for, the National Register of Historic Places, either individually or as part of a National Register Historic District in order to qualify for the economic incentives (*with the exception of the Federal 10% tax credit available for non-historic buildings placed in service before 1936*). Each project must also meet the Secretary of the Interior's/Department of Natural Resources Standards of Rehabilitation, and the specific requirements of each economic incentive are detailed below:

### Federal Tax Incentives

Two federal tax incentive programs currently apply to preservation activities: the Rehabilitation Investment Tax Credit (RITC) program, and the Charitable Contribution deduction. Historic commercial properties are eligible to participate in both programs. The property must be a "certified structure," which means it must be listed in the National Register of Historic Places. The Historic Preservation Division must certify the rehabilitation.

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It creates jobs and is one of the nation's most successful and cost-effective community revitalization programs. It has leveraged over \$73 billion in private investment to preserve 40,380 historic properties since 1976. In Georgia, the National Park Service and the Internal Revenue Service administer the program in partnership with the Historic Preservation Division of the Georgia Department of Natural Resources.

### Federal 20% Tax Credit

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." The State Historic Preservation Office and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary's Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

### Federal 10% Tax Credit

The 10% tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use. In order to qualify for the tax credit, the rehabilitation must meet three criteria: at least 50% of the existing external walls must remain in place as external walls, at least 75% of the existing external walls must remain in place as either external or internal walls, and at least 75% of the internal structural framework must remain in place. There is no formal review process for rehabilitations of non-historic buildings.

### **Federal Grant Programs**

The federal Historic Preservation Fund grant provides pass-through grant funding to Certified Local Governments, such as DeKalb County. Eligible survey and planning activities include surveys, National Register nominations, design guidelines, brochures, web site development, heritage education materials and workshops/conferences. Eligible pre-development projects include activities such as historic structure reports, preservation plans, or architectural drawings and specifications.

### **State of Georgia Tax Incentives**

Two state tax incentive programs currently apply to preservation activities: The Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property allows eligible participants to apply for an 8-year property tax assessment freeze. The Georgia State Income Tax Credit Program for Rehabilitated Historic Property allows eligible participants to apply for a state income tax credit equaling 25% of qualifying rehabilitation expenses capped at \$100,000 for personal, residential properties, and \$300,000 for income-producing properties.

### **Tax Benefits for Historic Preservation Easements**

A historic preservation easement is a voluntary legal agreement, typically in the form of a deed that permanently protects an historic property. Through the easement, a property owner places restrictions on the development of or changes to the historic property, then transfers these restrictions to a preservation or conservation organization like the Georgia Trust for Historic Preservation. A historic property owner who donates an easement may be eligible for tax benefits, such as a Federal income tax deduction.

Easement rules are complex, so property owners interested in the potential tax benefits of an easement donation should consult with their accountant or tax attorney.

# ***Certificate of Appropriateness***

## **Design Review Process in DeKalb County**

The DeKalb County Historic Preservation Ordinance was passed in 1994 by the authority of the 1980 Georgia Historic Preservation Act. A copy of the ordinance can be obtained from the DeKalb County Planning Department. These Design Guidelines do not serve as a substitute for the ordinance, and any property owner interested in the content of the ordinance should obtain a copy as a supplement to this publication.

The primary purpose of the ordinance is:

- to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscapes, features and works of art having a special historical, cultural or aesthetic interest or value.

The DeKalb County Historic Preservation Commission, a seven-member commission consisting of licensed professionals and others with a demonstrated interest in relevant fields, has been established as the administrative authority for the ordinance. The ordinance lists twelve areas of responsibility for the commission.

Of particular interest to these guidelines are their responsibilities to:

- Prepare and maintain an inventory of all properties which have the potential for designation as a historic property.
- Recommend to the County Board of Commissioners specific properties and/or districts to be designated by the ordinance; and
- Review applications for certificates of appropriateness and grant or deny the same in accordance with provisions of the ordinance.
- Once a district has been designated, all material changes in appearance of any property within a district are prohibited prior to the issuance of a Certificate of Appropriateness by the Historic Preservation Commission.

Certificate of Appropriateness (COA) is defined in the ordinance as a document evidencing approval by the Historic Preservation Commission of an application to make material change in the appearance of a designated historic property or of a property located within a designated historic district.

## **Obtaining a Certificate of Appropriateness**

Design Review is the process by which the DeKalb County Historic Preservation Commission approves major changes that are planned for locally designated properties and districts and issues Certificates of Appropriateness which allow the proposed changes to take place.

**There is a four-step process for obtaining a Certificate of Appropriateness.**

**STEP 1:** Determine whether a certificate of appropriateness is needed.

**STEP 2:** Submit an application for a certificate of appropriateness to the DeKalb County Historic Preservation Commission.

**STEP 3:** Commission review of the application/consultation with property owner/public hearing upon request.

**STEP 4:** Application approved: Certificate of Appropriateness Issued OR Application Denied: owner makes design changes and resubmits application.

Homeowners must obtain a Certificate of Appropriateness for exterior changes to properties located in the proposed Klondike-Arabia Mountain Local Historic District. Examples include additions and enclosures, window and door replacements, porches, decks, new construction, and demolition. Changes to the landscape including fences and walls, driveways and parking pads, and major plantings also require a COA.

**How to Apply in DeKalb County**

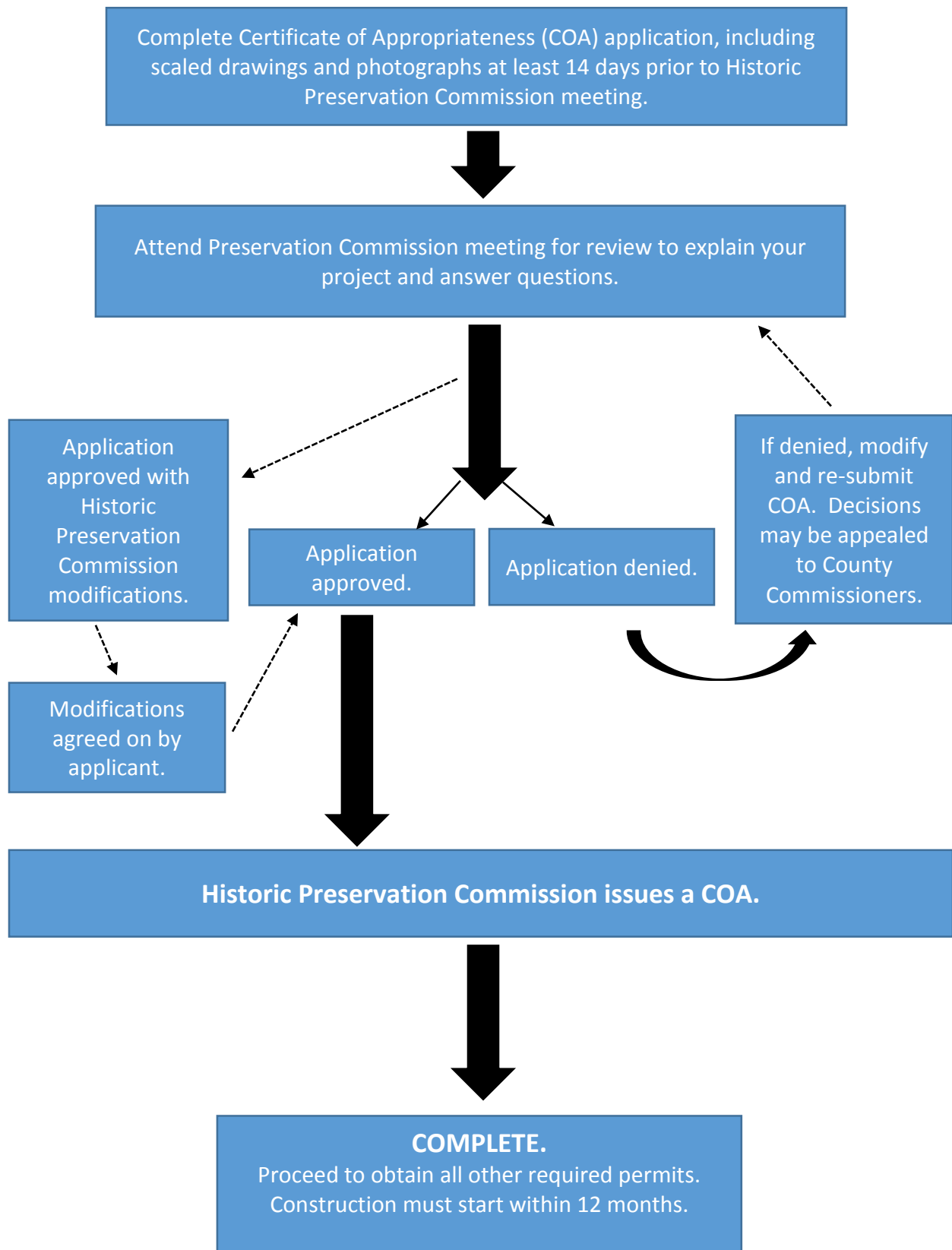
Contact the DeKalb Preservation Planner. The DeKalb Planning Department is located at 330 West Ponce de Leon Avenue, Suite 500, Decatur 30030. The COA application and the DeKalb Historic District Guidelines are available on the DeKalb County government website planning page: <http://planningdekalb.net/>.

Email inquiries may also be sent to: [plandev@dekalbcountyga.gov](mailto:plandev@dekalbcountyga.gov)

The Commission shall approve or deny an application within 45 days after a complete application has been filed. Failure of the Commission to act within this time period shall constitute approval and no other evidence is needed. A COA will be issued if the Commission finds that the proposed material change(s) would not have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the property or district.

The Commission may approve the application as proposed or with modifications. A COA becomes void unless construction is begun within twelve months of the date of issuance.

## Certificate of Appropriateness Process Flow Chart



## ***Developmental History***

The Klondike-Arabia Mountain area is east of Atlanta, Georgia and spans over 40,000 acres, but it is unknown how the area came to be known as “Arabia.” A unique geological feature of the proposed Klondike-Arabia Mountain Local Historic District is the presence of monadnocks, or granite outcroppings. These monadnocks are composed of a granitoid rock and are interspersed with islands of plant life. In 2006, Klondike-Arabia Mountain was designated a National Heritage Area because of its unique contribution to the nation’s history.

There is little written evidence of the region’s early history, although the areas around Stone Mountain and Arabia Mountain were inhabited by Woodland Indians from approximately 1,000 B.C.E. until American settlers arrived in the late 18th and early 19th centuries. In the early 1800’s, the area was also sparsely inhabited by Creek and Cherokee tribes. It is believed the land served as a ‘buffer’ between the two nations and was used for trade and transportation of goods.

The land that now comprises the proposed Klondike-Arabia Mountain Local Historic District was ceded to the State of Georgia by the Creek and Cherokee tribes in 1821 and land lots were distributed by lottery to American settlers, many of whom were Revolutionary War veterans, throughout the 1820s. The settlers would build farms in the area known for its “rolling hills and ridges but by numerous streams,” taking advantage of an environment conducive to agriculture. Later homes would be built to accommodate the boom of the quarry industry in the area.

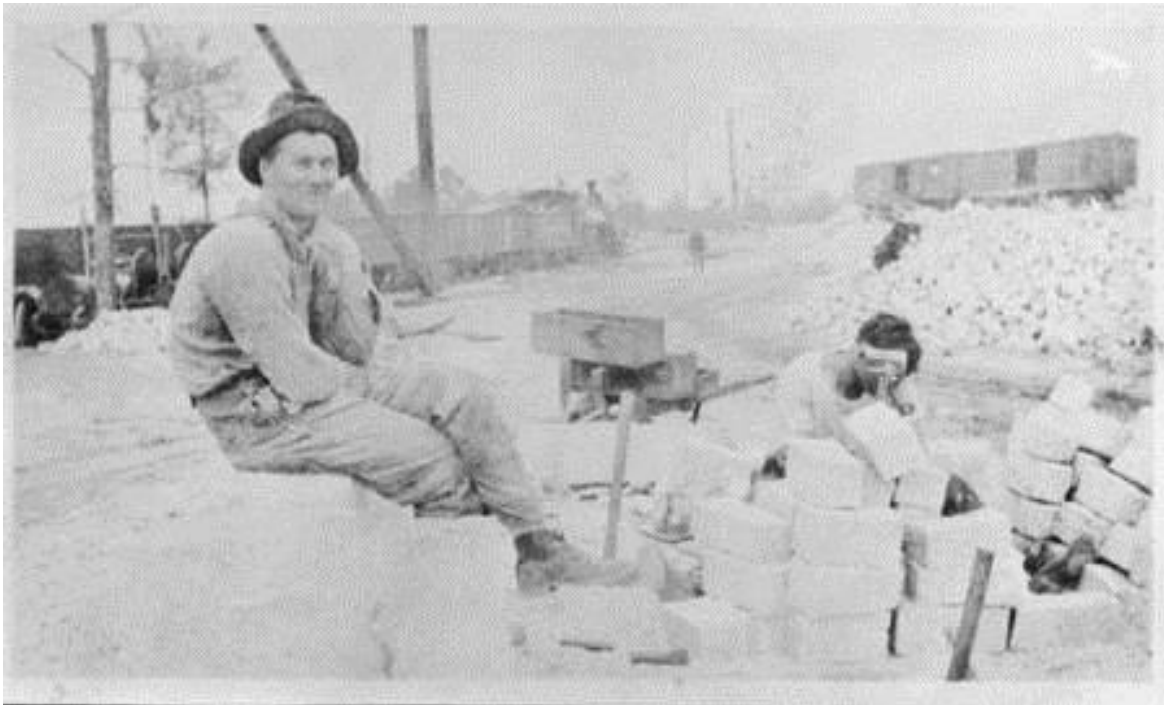
With the creation of the Atlanta/Augusta Railroad in 1845, the quarry industry in and around Arabia Mountain and Stone Mountain boomed. The city of Lithonia was established in 1856 and most of the earliest settlements, made up of small farms and quarry operations, formed around the South River, which comprises a portion of the southern boundary of the proposed Klondike-Arabia Mountain Local Historic District, and near the crossroads at three intersections on Klondike Road (Rockland, South Goddard and Browns Mill Roads). A crossroads is a small, rural historic community characterized by the intersection of country roads, low-density development and a combination of rural, commercial and institutional buildings or sites. The small rural community surrounds the T-shaped section and contains a granite store, one of the three remaining historic commercial buildings of the area. The crossroads community is home to some of the oldest buildings in DeKalb County.

As the railroad was established between Augusta and Atlanta, settlements moved from the river to take advantage of new transportation and commerce in the city of Lithonia. The area remained sparsely populated well into the 20<sup>th</sup> century. By the late 19<sup>th</sup> century, farmers split their time between working their fields and working in the quarries. Some were even able to develop their own “backyard quarries” on land not suitable for planting.

The quarries in and around Lithonia, including those at Arabia Mountain, operated from the mid-1800s until the 1970s. Large scale quarry operations began in the area in earnest in 1879 when quarry workers used improved technology, including drills, dynamite and air compressors, to



“raise a ledge” or sever a large block of stone from the mass. This technological advance allowed more control over the size of the stone and large stones could be used for dimensional or building construction. The granite quarried in Arabia Mountain is called Lithonia or Tidal Grey granite. It has a distinctive swirl pattern and a high structural density that made it a popular building material. In addition to its use as a building material, it was discovered in the late 19<sup>th</sup> century that adding granite dust to chicken feed improved the bird’s digestion and the popularity of Tidal Grey granite again increased.



**Grady Kelley, worker at Arabia Mountain Stone Crushing Company, cutting blocks (ca. 1920)**

In 1949, the Lithonia district produced nearly 1.5 million tons of granite valued, at the time, at \$3 million (2016 = \$30,002,520.01). It is believed that Tidal Grey granite is present in dozens of prominent structures around the United States including buildings at the West Point and Annapolis military academies, the Brooklyn Bridge, Congressional offices in Washington, DC various state capitols and street curbing in Atlanta and other cities.

In the 1960s and 70s, new residential subdivisions began to appear north of the Klondike National Historic District near Interstate 20 and by the 1980s, several subdivisions had been built at the edges of the Klondike National Historic District on the west side of Klondike Road and on the north and south sides of South Goddard Road. In the 1970s the Davidson family, prominent quarry owners in DeKalb County, donated 500 acres, including Arabia Mountain, to the county. Today, the Davidson-Arabia Mountain Nature Preserve provides visitors with walking and hiking trails and access to the paved Arabia Mountain PATH trail that extends access south to Panola Mountain and the Monastery of the Holy Spirit in Rockdale and Henry Counties.

Efforts began in the late 1990s, with the support of Georgia Senator Max Cleland, a native of Lithonia, to designate Arabia Mountain as a national heritage area. In 2006 Congress voted to designate Arabia Mountain as one of 49 national heritage areas in the United States. The Arabia Mountain Heritage Area Alliance, a group of volunteers and staff who work to promote and preserve the natural, scenic, cultural and historic resources within the heritage area, was designated by Congress to coordinate and oversee activities of the Arabia Mountain National Heritage Area. In 2007, the area along Klondike Road encompassing the three historic crossroads was added to the National Register of Historic Places as a designated national historic district.

## ***Character-Defining Areas***

Located in southeastern DeKalb County in the piedmont geographical region of Georgia, the proposed Klondike-Arabia Mountain Local Historic District is the last remaining vestige of a rural, agrarian lifestyle in DeKalb County. This area is located approximately three miles south of the city of Lithonia and the defining natural feature of the area is the monadnock, an isolated hill of bedrock standing conspicuously above the general level of the surrounding area, known as Arabia Mountain. Klondike-Arabia Mountain is a crossroads community which features open fields and wooded lots located among the houses and community buildings, limited historic or modern commercial development, and significant natural areas.

For the purpose of these design guidelines, the proposed Klondike-Arabia Mountain Local Historic District has been divided into sections in order to address residential and commercial buildings and landscape features, as well as community buildings, public spaces and natural areas. Each is dealt with separately and each contributes to defining the unique characteristics of the proposed Klondike-Arabia Mountain Local Historic District.

Throughout this section, there will be references to both architectural types and styles. Type and style are two different means by which historic architecture may be described. Type indicates the overall form of a building: it is the outline or “envelope” of the main or original part of the structure, as well as the general layout of the interior rooms. The number of stories a structure has contributes to its type, as does the type of roof, the location of doors and chimneys and the kind of porch. The simplest definition of type is the formula: (Floor)Plan + Height = Type.

Style is the decoration or ornamentation that has been put on a structure in a systematic pattern or arrangement. Style is the design of the overall form of the structure: the proportion, scale, massing, symmetry (or asymmetry) and the relationship of its parts (voids, height, depth and width).

Not all old buildings are considered historic. To be considered “historic,” a property generally must be at least 50 years old and must retain a significant amount of its historic physical integrity.

The proposed local district contains more than 3,000 acres of greenspace, several historic farms, the Klondike Historic District, which is listed on the National Register of Historic Places, and three historic rural crossroads, including:

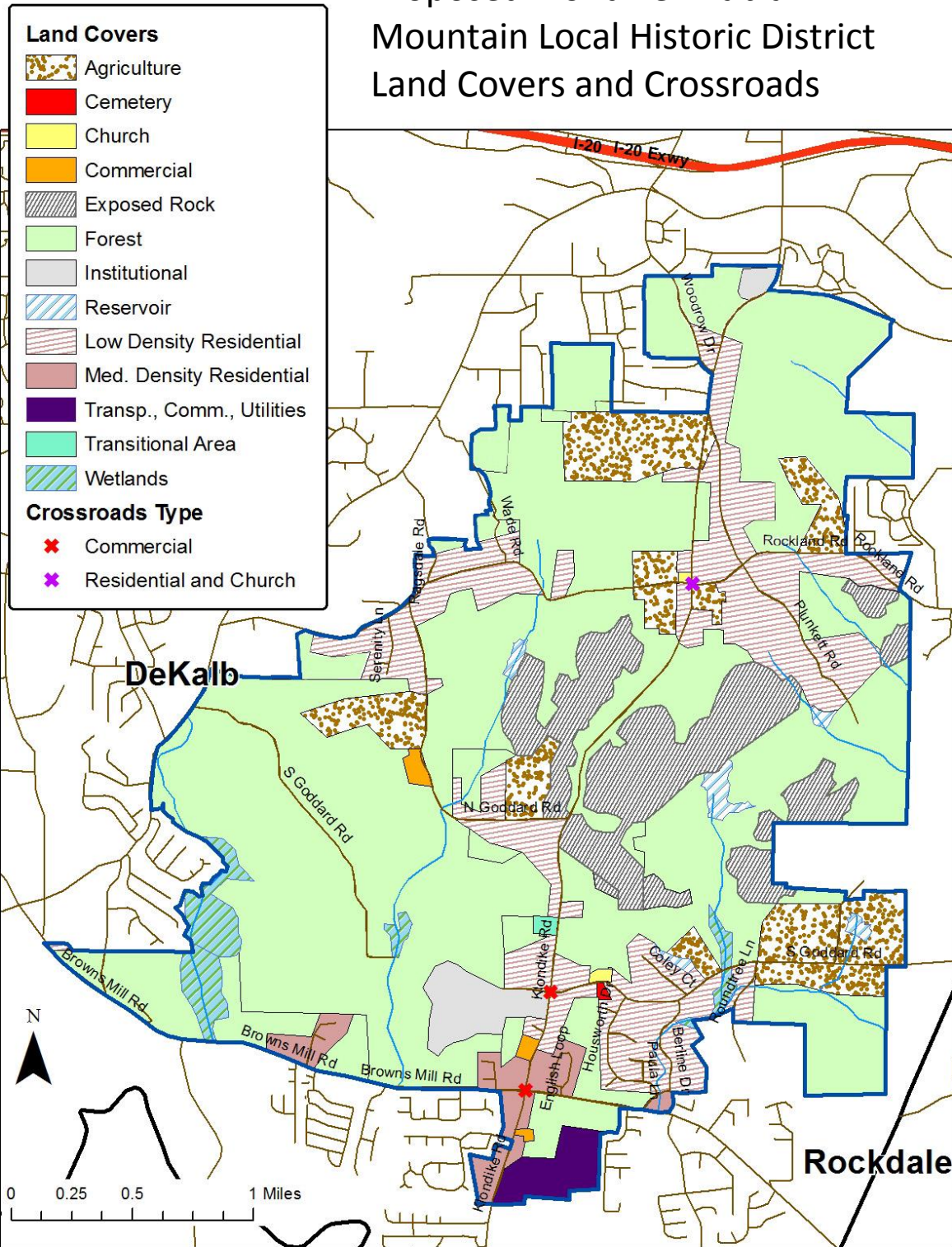
- 1) the crossroads at Klondike Road and South Goddard Road,
- 2) the crossroads at Klondike Road and Browns Mill Road, and
- 3) the crossroads, now a modern traffic circle, at Klondike Road and Rockland Road.

Residential, commercial and community structures are clustered around these crossroads. [see map on page 22.] The district is significant for its rural development patterns and intact crossroads in a highly suburbanized area, for its agricultural history, and for the granite quarry activities and predominance of granite architecture.

The boundaries of the proposed Klondike-Arabia Mountain Local Historic District are outlined on the map provided in this document on page 97/appendix G. These boundaries do not always follow road and/or waterways, and in some instances outline land parcels located away from roads and/or waterways. For the limited descriptive purposes of this section, the boundaries of the proposed Klondike-Arabia Mountain Local Historic District may be generally described as follows:

- The western boundary of the proposed local historic district generally follows Evans Mill Road.
- The southern boundary of the proposed local historic district generally follows Browns Mill Road and land parcels generally bordered by Crooked Creek east to Flat Shoals Road.
- The eastern boundary is generally outlined by land parcels not associated with road and/or waterways.
- The northern boundary of the proposed local historic district generally follows Hayden Quarry Road.
- The Chaparral neighborhood, bordered by Klondike Road, Woodrow Road and Evans Mill Road, is excluded from the proposed local historic district.
- The neighborhood bordered by Kensington Trail and Forest Lake Parkway is similarly excluded from the proposed local historic district.

# Proposed Klondike-Arabia Mountain Local Historic District Land Covers and Crossroads



## Residential Structures

The historic residential structures throughout the district are mainly single-family dwellings built in the late 19<sup>th</sup> and early to mid-20<sup>th</sup> centuries. The period of significance for the proposed local historic district is approximately 100 years in length: from 1850, when the oldest historic residence within the proposed district, the Housworth-Mosely house, was constructed, through approximately the 1950s, shortly before significant subdivision development began around the fringes of the proposed local historic district.

The types of houses found in the proposed local district built before World War II are typically one-story structures and include, but are not limited to, gabled-wing, Queen Anne, central-hall, and bungalows. Those built after World War II include, but are not limited to, American Small Houses, ranch and split-level houses.

The architectural styles represented in the proposed local historic district are vernacular in nature, meaning that the buildings were constructed to meet local needs, use local materials, and reflect local traditions and without the assistance of a formally trained architect. These architectural styles include, but are not limited to, folk Victorian and Craftsman.

Many older houses in the district were built as farmhouses and include agricultural outbuildings such as single, double, and transverse-crib barns. After World War II, many residents subdivided their property and built American small houses, in addition to ranch and split-level type houses.

Tidal Grey granite is a prominent building material used in residential structures within the proposed Klondike-Arabia Mountain Local Historic District. Granite can be found in foundations, siding, chimneys, steps, curbing and landscape features. Other materials used in the construction of residential structures in the local historic district include brick and concrete foundations, wood and brick siding, and asphalt shingle and metal-clad roofs. The typical set-back in the district is approximately 85 to 100 feet from the road and residential structures are separated from one another by a significant distance, due to large lots, consistent with the rural character of the area. The typical residential lot size varies.

Many residences have gravel driveways and some have outbuildings including detached garages and barns. Curbs and sidewalks for pedestrian traffic are non-existent along both the Klondike Road and South Goddard Road corridors, however the Arabia Mountain PATH paved walking/biking trail connects various parts of the district to adjacent areas in DeKalb, Rockdale and Henry Counties.

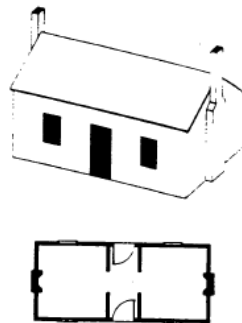


## Historic House Types and Architectural Styles

The following house types and architectural styles are found within the proposed Klondike-Arabia Mountain Local Historic District:

### Central-Hallway Plan

This one-story house type consists of a central hallway located between two rooms. Typically, this structure is only one room deep, which distinguishes it from other structures with a central hallway. Usually this house type has a gabled roof and exterior chimneys on both ends. It can be found in urban and rural settings across Georgia, but it is mainly found on average sized farmsteads. This type was popular in Georgia from 1830 through 1930, with the main building periods occurring between 1840-1860 and 1870-1890.

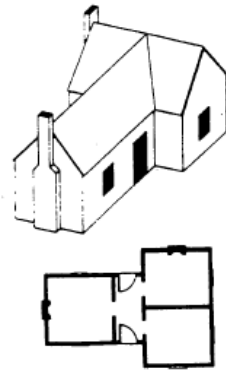


7011 South Goddard Road (ca. 1890) – Housworth Farm

This is an example of a central hallway plan with interior chimney placement. Style elements include symmetrical front gables, folk Victorian trim on porch, wide trim at the roofline and wood clapboard siding.

### **Gable-Wing Cottage**

The plan of this one-story house type is most typically either T or L-shaped and usually has a gabled roof. This house type may be alternately referred to as a gabled-front-and-wing or a gabled ell. This structure typically consists of a gable-front at one end of a recessed wing that is parallel to the façade. The front door is typically located in the recessed wing. This house type is found in both rural and urban settings across Georgia and was popular across economic classes mainly between 1875 and 1915.



**6882 South Goddard Road (ca. 1900)**

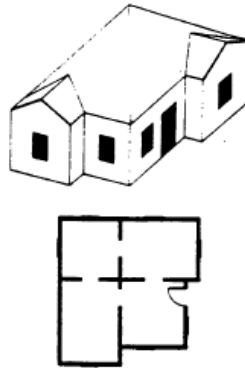
**This is an example of a gable-wing cottage.**

**Style elements include three-light sidelights flanking the front door, small-scale square columns supporting the porch roof, square pickets that make up the porch rails, cornice or eave returns on the front gable, and wood clapboard siding. Granite is used in a stacked stone retaining wall in the front yard.**



### **Queen-Anne Cottage**

This house type is characterized by a one-story, square main mass with projecting gables on the front and side of the structure. Rooms are arranged asymmetrically and there is typically no main hallway, distinguishing this house type from a New South cottage, which has a central hallway. The roof is typically hipped on the main mass of the structure and chimneys are usually found on the interior of the house. This house type can be found throughout Georgia, in both urban and rural areas, and was popular middle class housing in the late 1880s and 1890s.



**4357 Klondike Road (ca. 1900)**

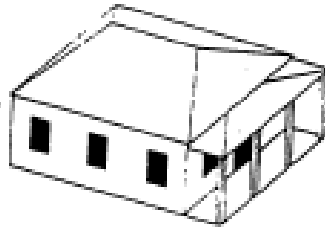
**This is an example of a Queen Anne cottage.**

**Style elements include folk Victorian trim on porch and eaves and wood clapboard siding.**

**Granite is used in the front porch foundation.**

## **Bungalow**

This one-story house type is typically rectangular in shape, with integral porches and low-pitched gabled or hipped roofs with wide overhangs. This house type may be found across Georgia, in both urban and rural areas, and was popular between 1900 and 1930. The bungalow type can be sub-divided as (1) front gabled bungalows (common), (2) side gabled bungalows (common), (3) hipped bungalows (less common), and (4) cross-gabled bungalows (rare).

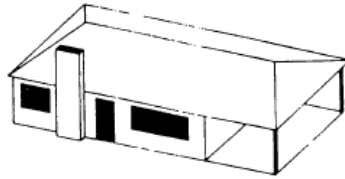


**4701 Klondike Road (ca. 1936)**

**This is an example of a gable-roof bungalow with a rear addition. Style elements include Craftsman-style (square) porch columns and wood clapboard siding on porch gable and rear addition. Granite is used as siding, porch columns, and foundation.**

## **Ranch House**

This house type is rectangular in shape and typically long and narrow, with or without projections. The roof on a ranch house is usually low-pitched and can be either hipped or gabled. Bedrooms are clustered at one end with a garage or carport at the other end and a front door near the center of the structure.



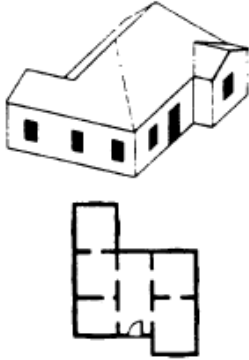
**7141 South Goddard Road (ca. 1955)**

**This is an example of a ranch house with a hipped roof.**

**Style elements include brick siding, brick lattice-work half wall on front of the carport and a covered front stoop that projects from the front façade and is supported by decorative metal columns.**

The following house types and architectural styles may be found within the proposed Klondike-Arabia Mountain Local Historic District:

### **New South Cottage**

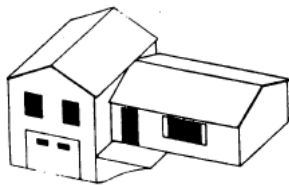


This one-story house type typically has a central square mass with a hipped roof and gabled projections, similar to the Queen Anne cottage. This type is distinguished from the Queen Anne by its symmetrical placement of interior rooms and its central hallway plan. A pair of gables in the façade, either over projecting rooms or flush with the wall of the main mass, provide additional symmetry to this house type. The New South cottage is named after the turn-of-the 20<sup>th</sup> century period in the South of economic growth and regional confidence. This plan can be found in Georgia mainly in the Piedmont and Upper Coastal Plain areas of the state. It was popular in both urban and rural areas between the 1890s and 1920s.

### **American Small House**

This one-story house type can be considered a bridge between early 20<sup>th</sup> century bungalows and mid-20<sup>th</sup> century ranch houses, but is a distinct house type unto itself. It has also been referred to as a minimal traditional house, a Depression-era cottage, a War-Years cottage, a Victory cottage, an economical small house and an FHA [Federal Housing Administration, created 1934] House. This house type was built in many areas of Georgia, both rural and urban, from the 1930s through the 1950s. It is typically square or rectangular in plan with a gabled roof and usually contains between three and five interior rooms.

### **Split Level House**



This house type can be found in suburban areas of Georgia as early as the 1950s. It consists of three levels: two are stacked on top of one another and the third is situated to the side above the lowest level and below the upper level. The main or front door is typically located in the center of the structure in the middle level, with the garage usually located on the lower level.



## Typical uses of Granite in Residential Structures



7241 South Goddard Road (ca. 1850) – Housworth-Moseley House – granite is used in chimney construction.



3231 Klondike Road (ca. 1930)—granite curbing, steps, and porch columns.



**7126 South Goddard Road (ca. 1939) – granite used on foundation, chimney and steps – Craftsman style exposed rafters, bracket on gable end and square columns supporting roof over the stoop.**



## Commercial Structures

The commercial areas within the proposed Klondike-Arabia Mountain Local Historic District are concentrated primarily at two intersections: Klondike Road and South Goddard Road; and Klondike Road and Browns Mill Road.

### Architectural Features of the Commercial Areas

The historic buildings located at the intersection of Klondike Road and Browns Mill Road have elements that suggest a Craftsman style. Features of these commercial buildings include:

- Buildings that are one to two stories in height.
- Buildings that are situated close to roadways and intersections.
- Granite foundations and facades.
- Wooden doors and window frames.
- Brightly painted trim and gutters.
- Asphalt shingles.
- Gabled roofs.
- Double arm exterior light poles in the parking areas.
- Poles for awnings over windows.

### Intersection of Klondike Road and South Goddard Roads

The only surviving historic commercial structure at this intersection is a large stone building located at 4434 Klondike Road, built circa 1900, which once operated as a granite store. A modern metal and plastic sign stating “Oak Grove Junction Convenience Store” now marks the building, which is not currently in use. There are no sidewalks. A flashing yellow traffic signal warns drivers to slow down through the intersection.



**4434 Klondike Road (ca. 1900)**

**The Oak Grove Junction Convenience Store building is currently owned by DeKalb County, but its historic use was as a commercial building. This view of the front façade is from Klondike Road. Granite is used as siding on all sides and as curbing.**



**4434 Klondike Road**

**Oak Grove Junction Convenience Store -This view of the rear façade is from South Goddard Road.**



**4434 Klondike Road**

**This view of the Oak Grove Junction Convenience Store main sign and light is from the corner of Klondike and South Goddard Road.**



### **Intersection of Klondike Road and Browns Mill Road**

Two historic commercial buildings, built in the 1950s, are located at this intersection. These buildings may have been stores and/or a gas station at one point. Both buildings feature smooth, polygonal-shaped granite facades and asphalt shingled-roofs. These buildings are presently unoccupied. The gable end roofs, deep eaves and porch overhangs are Craftsman architectural elements.

A non-historic convenience and package store stands on the corner of Klondike Road and Browns Mill Road, opposite the two historic commercial structures. This building is covered with advertisements and has parking on the front facing Browns Mill Road. Further north on 4570 Klondike Road is a non-historic building, a Dollar General Store, which features a large parking lot facing Klondike Road. There are sidewalks and traffic signals at all four points of this busy intersection.



**6744 Browns Mill Road (ca. 1950)**

**Historic commercial building located at the northwest corner of the intersection of Klondike and Browns Mill Roads. This view is of the front façade from Browns Mill Road.**



**4623 Klondike Road (ca. 1950)**

**Historic commercial building located at the southwest corner of the intersection of Klondike and Browns Mill Roads. This is a view of the front façade from Browns Mill Road.**

## Landscapes and Natural Features

### **Cultural Landscapes**

The cultural landscapes of a community help to define and reinforce its uniqueness. The proposed Klondike-Arabia Mountain Local Historic District consists of natural features that can be viewed from the road. These features have played a role in the development of the community. Historic orchards, cleared land for agriculture, natural granite outcroppings used for construction, harvested forest and second growth woodlands all contribute to the historic sense of the area. Many of these landscapes can and have shaped the settlement patterns of the Klondike-Arabia Mountain area and are significant in their contribution.

### **Open Views, Fields, and Grasslands**

The cleared landscapes that comprise open views, fields, and grasslands are present throughout the Klondike-Arabia Mountain area. Specifically they can be viewed from the road along North Goddard Road, north and south Klondike Road, and McDaniel Road. The majority of these landscapes are located on private land.

### **Forested Lands**

Abundant forest remains through the area, the majority being within the National Park Service Arabia Mountain National Heritage Area, Davidson-Arabia Mountain Nature Preserve Park. These stands consist of mostly second growth trees and can be viewed from the road along South Goddard and Browns Mill Roads.



**View of forested land and open fields along Klondike Road.**





The main entrance to the Davidson-Arabia Mountain Nature Preserve is located on Klondike Road.

### Woodlands

Lightly wooded areas exist along the side of roads in some areas and they are sometimes used to block or obscure development. Some of these areas can be viewed along Woodrow Drive, Klondike Road north of North Goddard Road, and along Klondike Road.



Lightly wooded area with stream located along North Goddard Road.



### **Streams**

Natural watersheds, including rivers and streams run throughout the Klondike-Arabia Mountain area and are visible from roads including Crooked Creek along South Goddard Road and a stream from Joel's Lake along Evans Mill adjacent to Goddard Drive.



**Stream located along South Goddard Road.**

### **Granite Outcroppings**

Natural granite outcroppings are part of the geological composition of the Klondike-Arabia Mountain area. The presence of this stone, influenced the architectural development of the area to include stone foundations and facades and is a contributing factor to the cultural and material history of the proposed Klondike-Arabia Mountain Local Historic District. These outcroppings can be viewed along South Goddard Road east of Klondike Road on residential lots.



**Natural Outcroppings in yard of residence along South Goddard Road.**



### **Bike Paths and Trails**

The Klondike-Arabia Mountain area has over 30 miles of bike paths and trails that connect cultural, scenic and historic sites. These trail systems traverse the Klondike-Arabia Mountain community and give access to areas unreachable by car. The opportunities for a unique experience along these trails make them significant. View the map of bike paths and trails on page 39 for specific information and locations.



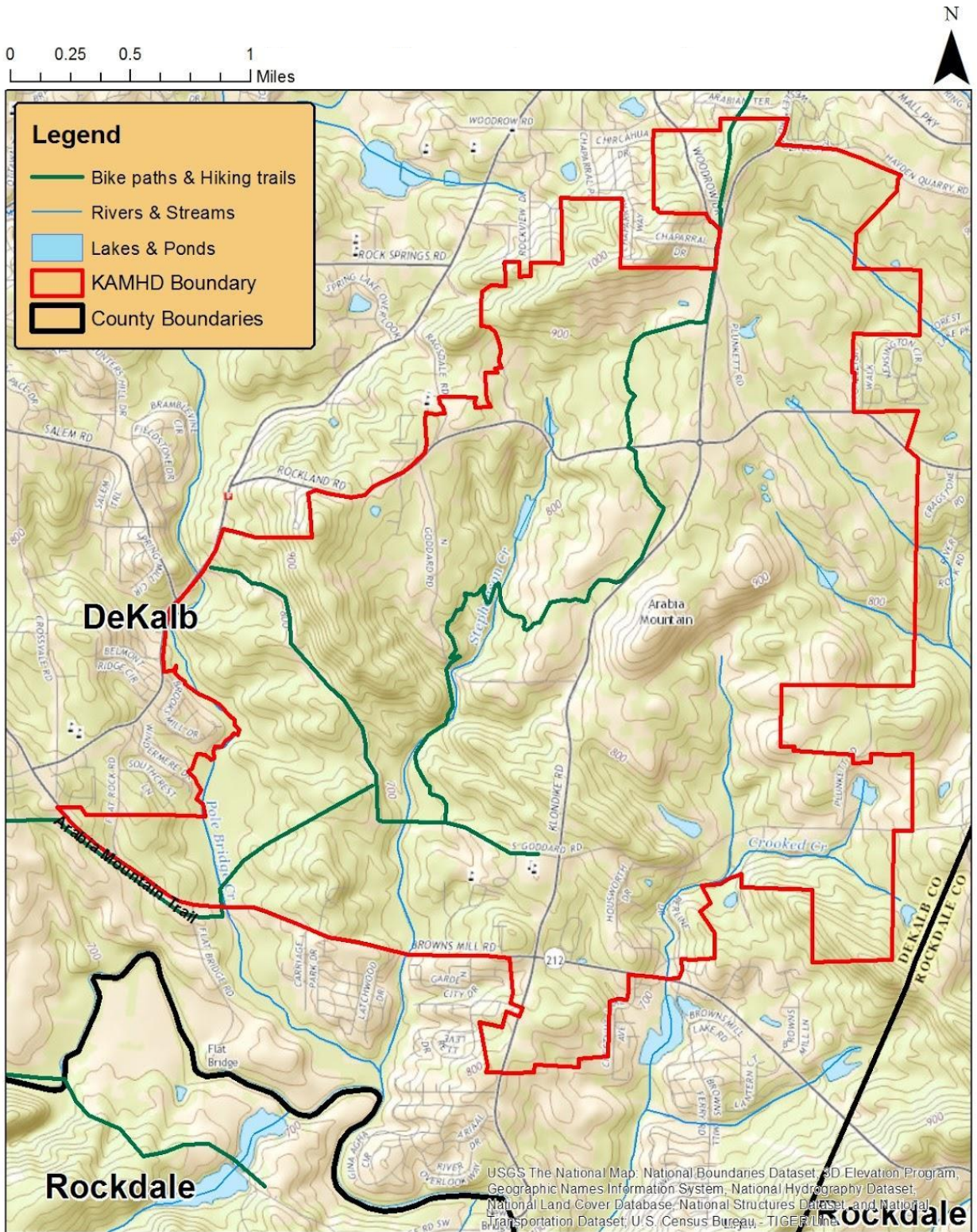
**Paved trails/bike paths at the Pole Bridge Creek Trailhead on Evans Mill Road.**



**Paved trails/bike paths at the Pole Bridge Creek Trailhead on Evans Mill Road.**



# Proposed Klondike-Arabia Mountain Local Historic District Hiking/Biking Trails, Streams, and Lakes



## Community Buildings and Public Spaces

### Community Buildings

The proposed Klondike-Arabia Mountain Local Historic District contains a number of public buildings some are historic and others have been built more recently, though remain important to the overall cultural landscape. The use of locally sourced granite reflects the local building style used to create the built environment surrounding the community.

### Philadelphia Baptist Church and Cemetery

The Philadelphia Church was built in 1955 and represents a mid-century design with limited ornamentation. The cemetery across from the church has been active since the early 20<sup>th</sup> century. The cemetery uses granite for headstones and to mark family plots.



6910 South Goddard Road  
Philadelphia Baptist Church (ca. 1955)  
Granite is used in the steps, foundation and retaining wall.





**South Goddard Road -  
Philadelphia Baptist Cemetery (also known as, Klondike Baptist Churchyard Cemetery.)**

### **Stonecrest Library**

Construction on the Stonecrest Library began in February 2009 and the branch was opened to the public in June 2011. The Stonecrest Library is a branch of the DeKalb County Public Library System.



**3123 Klondike Road  
Stonecrest Branch Library (ca. 2011.)**



### **Rockland United Methodist Church**

The Rockland United Methodist Church was organized in the summer of 1892 and continues to serve the surrounding community through regular service and religious programs. The church building was altered in 1960 with the addition of a narthex in the front and again in 1977 with a steeple. Other interior remodeling continued throughout the 1980s.



**6747 Rockland Road**

**Rockland United Methodist Church (ca. 1891)**

**Granite is used in the curbing, the foundation, steps, trestle tables in the side yard and siding on the rear additions.**

### **Nature Preserve**

The Davidson-Arabia Nature Preserve consists of 2,550 acres and includes large rock formations that make up Arabia Mountain, wetlands, forests, and streams. Evidence of rock quarries on Arabia Mountain are present and illustrate to visitors the historical significance of this economic activity to the Klondike-Arabia Mountain community. The diverse landscapes as well as the viewshed from the top of Arabia Mountain are truly unique within the metro Atlanta area. These natural features offer many enriching recreational opportunities for both residents and visitors.



**Davidson-Arabia Mountain Nature Preserve.**



**View from the top of Arabia Mountain.**



## **Firing Range**

The DeKalb County Police Department operates a firing range for training. This range has previously been open to the public and has offered gun safety training classes.



**3905 North Goddard Road  
DeKalb County Police Firing Range.**

## ***Residential Guidelines***

### **Residential Rehabilitation**

The integrity of a historic residential building is ensured by the identification, maintenance, and preservation of its character-defining features. The residential buildings in the proposed Klondike-Arabia Mountain Local Historic District have undergone changes over time to meet the needs of modern lifestyles and businesses occupying the structures.

Rehabilitation of a building's exterior should ensure its visual integrity and be compatible with the overall historic architectural character of the area. Repairs or alterations that retain historic features, materials, and finishes enhance a building's historic character and make it compatible with surrounding structures.

In a rural area, like that of the proposed Klondike-Arabia Mountain Local Historic District, there are two types of rehabilitation projects permitted: principal structures and accessory structures.

*Principal structure:* the main building on a property. Examples include but are not limited to:

- Single-family detached
- Nonresidential buildings (i.e. churches, community buildings, nature centers, etc.)

*Accessory structure:* usually smaller and simpler in design than the principal structure; these structures vary in appearance and are used for a variety of purposes. Examples include but are not limited to:

- Barns
- Corn cribs
- Stalls
- Garden sheds

NOTE: See the [DeKalb County Zoning Ordinance](#) for specific information about regulations concerning the permitted principal and accessory uses and structures allowed in the proposed Klondike-Arabia Mountain Local Historic District.

The following is recommended in regards to rehabilitation projects in the proposed Klondike-Arabia Mountain Local Historic District:

1. Existing structures that are important to the historic character of the neighborhood should be preserved, repaired, and maintained.
2. Residential Rehabilitation (including repairing if possible, replacing in kind, and/or designing for missing features and alterations) of the structure should refer to the guidelines established on pages 45 through 55.
3. Additions and/or new principal or accessory structures should refer to the guidelines established for "Residential Additions" beginning on page 56 or "Residential New Construction" beginning on page 58.

The following is NOT recommended in regards to rehabilitation projects in the proposed Klondike-Arabia Mountain Local Historic District:

1. The removal, demolition, or relocation of a structure that contributes to the historic character and identity of the residential areas and/or the proposed Klondike-Arabia Mountain Local Historic District.
2. Rehabilitation projects that would damage or destroy historic features, materials, and/or finishes that are important to the historic character of a structure.
3. Alterations, additions, or construction of structures that would drastically change, damage, or destroy the important architectural features, materials, proportions, and spatial characteristics of a principal or accessory structure and/or the relationship of the surrounding buildings.

### **Historic Building Materials**

Several elements contribute to the overall visual character of buildings. The first is the type of material used on exterior surfaces. The color, texture, size, age, and craftsmanship, as well as, the methods used to apply historic materials can all be significant.

In the proposed Klondike-Arabia Mountain Local Historic District, building materials on the exterior of residential buildings include local granite, wood siding, and brick. Some have been painted; while others have remained unpainted. Existing historic materials should be maintained and repaired rather than replaced. When replacement is necessary, all effort should be made to replace in kind, that is, with material similar in composition, size, shape, design, and texture.

*For more information, see the National Park Service Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors. A link to this brief is provided in Appendix H, page 98.*

### Guidelines:

1. Historic exterior surfaces should not be covered with new materials, such as wood siding, vinyl siding, or synthetic stucco.
2. Never sandblast to clean or remove paint from building. Harsh cleaning methods can physically damage surface materials.
3. Restoration of historic architectural details is encouraged.

A unique historic material found in the proposed Klondike-Arabia Mountain Local Historic District is Tidal Grey granite. This granite is used in foundations, siding, and on chimneys and columns.



**Tidal Grey granite.**

For Tidal Grey granite, the following is:

Recommended

NOT Recommended

Repairing or maintaining damaged or deteriorated granite.	Replacing or covering sound or repairable granite.
Replacing the materials in kind, when the repair of masonry surfaces and features is necessary.	Cleaning masonry by sandblasting. Harsh cleaning methods physically damage surface materials.
Matching the color, strength, texture, and chemical composition of the mortar as closely as possible to the original, when repointing of mortar is necessary.	Painting surfaces that have never been painted before or applying stucco to any surface, whether or not it has been previously painted.
Designing a replacement for a masonry feature which is completely missing, based on historical, pictorial, or physical evidence whenever possible or creating a new design which is compatible to the historic residence in style, scale, size, material, texture, and color.	Adding elements to a building to give it a false historic appearance.

## Foundations

The use of spread footing pier foundations or continual foundations is commonly found throughout the community. Granite and brick foundation materials are the most commonly found materials in the proposed Klondike-Arabia Mountain Local Historic District.

### Guidelines:

1. Foundation rehabilitation should closely match the character and nature of the original. Damaged or deteriorated masonry foundations should be repaired and maintained.
2. Shifting or uneven settling of foundations can affect the structural soundness of the residence and should be corrected or stabilized.
3. Crumbling mortar should be repaired and replaced using recommended repointing techniques. Mortar should be duplicated in strength, composition, color, and texture.
4. Mortar joints should be duplicated in width and joint profile.
5. If something has historically been painted, removing the paint and leaving the surface uncovered, is not recommended.
6. The void created by piers underneath a house was historically left open or filled with a simple covering in this area. If the space between the piers is to be filled, the fill should match the masonry of the existing piers in mortar, color, shape, brick size or granite size, and pattern.

### **Tips for Maintenance of Foundations**

- Check for adequate drainage.
- Ventilate crawl spaces to prevent moisture buildup.
- Do not apply waterproof coatings to brick and other masonry as they may discolor the surfaces.

*For more information, see National Park Service Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings. A link to this brief is provided in Appendix H, page 98.*



**Philadelphia Baptist Church at 6910 South Goddard Road.  
Example of a granite foundation.**

## Windows and Shutters

Windows create the visual rhythm on a house and play a role in the directional emphasis and scale of buildings. Decorative windows with distinctive shapes or glazing patterns are always character-defining features of buildings and contribute greatly to the architectural variety of the area.

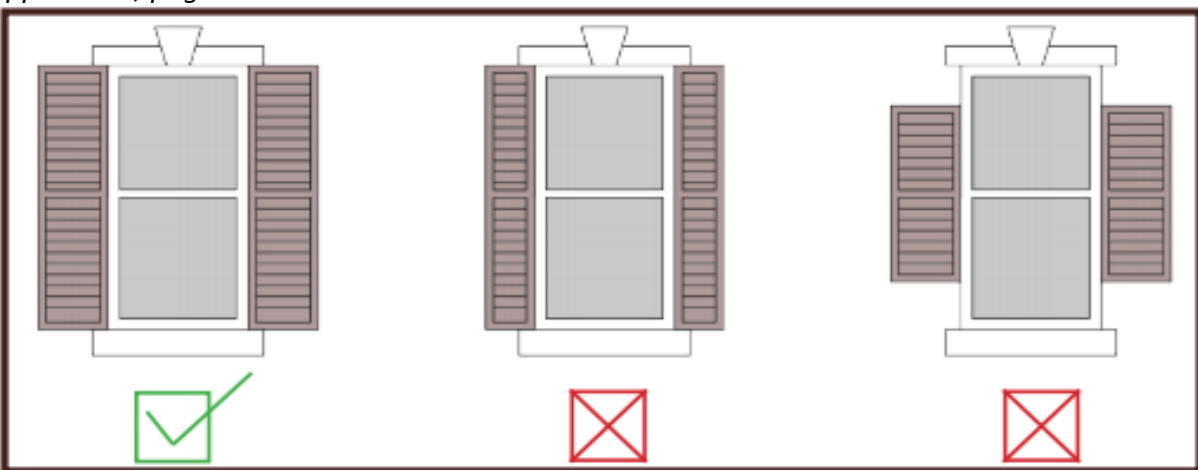
### Guidelines:

1. Historic wooden windows should be maintained and repaired. When rehabilitation is not possible, windows should be replaced with those that match the original in both style and size and maintain the historic nature of the building.
2. Windows should not be tinted or colored unless there is evidence of existing decorative windows.
3. The addition of storm windows should be accomplished without seriously compromising the original window appearance. Storm windows should not damage original window frames and should be able to be removed at a later date, thus guaranteeing sensitive placement.
4. Shutters should not be added to windows where there is no evidence that they previously existed.
5. Shutters should match the size of the window and be functional.

*For more information, see National Park Service Preservation Brief 9: The Repair of Historic Wooden Windows and Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows. Links to these briefs are provided in Appendix H, page 98.*

### **Tips for Maintenance of Windows and Shutters**

- In general, properly maintained historic wooden windows are more energy efficient than modern replacement windows.
- Conduct routine inspections.
- Maintain a sound paint film on wood and metal surfaces.
- Maintain proper glazing on windows.
- Ensure water does not enter around windows.
- Install weather stripping to increase energy efficiency.
- Storm windows add insulation while allowing historic windows to remain in place.



**Window shutters should fit the window opening. Front view.**

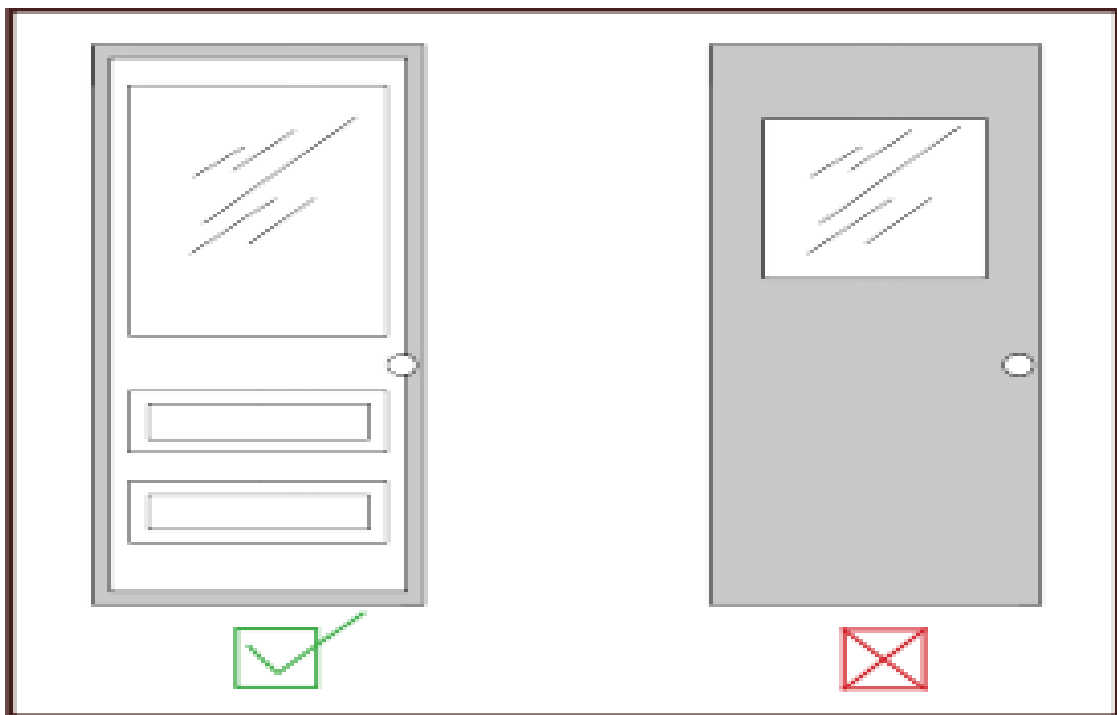


## Doors

Doors reflect the architectural style of a house, as well as, its historic context and area.

### Guidelines:

1. Existing historic entrances and their surrounds should be maintained and retained when possible.
2. If replacement is necessary, the replacement door should match the historic door in size, shape, materials, and panel pattern.
3. The historic orientation of the entrance should be maintained. The entrance should not be moved or relocated to a different side of the house.
4. Storm doors should not obscure or distract from the historic doors.
5. Historic screen doors should be maintained when possible.



Appropriate and inappropriate storm doors. Front view.

## Roof Material and Pitch

The original roof form— its shape, features such as dormers, cresting, and chimneys, slope, material, color, and patterning—is an essential and character-defining feature of a building. Roof forms frequently create street patterns through repetition of pitch, orientation, and/or shape. In addition, sound roofs are essential to a building’s preservation.

### Guidelines:

1. Shape and pitch should not be altered when repairing historic roofs. Repairs should be made with in-kind materials.
2. New dormers are recommended only on houses that historically had this feature or in the rear of the house away from public view. If added, they must match the style, type, scale, roof line, and proportion of the historic house.
3. Additions to roofs such as vents and fans, solar panels, satellite dishes, and communication equipment should be placed on portions of the roof not visible from the public right-of-way and must not obstruct the roof pitch.
4. Roof additions should not alter the historic character of the house. They should maintain the same pitch as the historic roof and be constructed of like materials.

### **Tips for Maintenance of Roofs**

- Consider the load-bearing capacity of the roof structure before replacing an old roof with a new, heavier material.
- Inspect the decking, battens, and rafters regularly.
- Use appropriate scaffolding for repairs. Do not stand on slate or tile roofs.
- Check local codes for the amount of asphalt layers allowed.
- Make sure that flashing is adequate.



3217 Klondike Road. Example of a Front Gabled Roof.

## Siding and Masonry

Historic siding should be maintained and preserved. It is highly visible, therefore to alter or change this may detract from the building's character.

### Guidelines:

1. Replacement siding should be of in-kind materials and complement the historic elements in size, shape, grain, and visual quality.
2. The covering of historic siding or masonry with aluminum, vinyl, synthetic stucco, or bricktex is not permitted.
3. If large scale repair is necessary, salvageable historic materials should be reused and replacement materials should be in kind.
4. Replacement siding should not conceal decorative elements such as soffits and cornices.
5. When repairing brick, similar color and strength materials should be used and the mortar and joint profile should be maintained.

*For more information, see National Park Service Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Building and Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings. Links to these briefs are provided in Appendix H, page 98.*



**4357 Klondike Road. Example of appropriate siding.**

### **Tips for Maintenance of Siding and Masonry**

- Consult a professional before removing paint or cleaning masonry with chemical agents other than low-pressure water.
- Cleaning with steam is not recommended for masonry.
- Match new mortar to old mortar when repointing to prevent damage to historic brick.
- Clean mortar and other masonry by hand with low-pressure water and a stiff brush.
- Remove mortar by hand with a chisel. Masonry saws and other mechanical removers can damage brick.
- Avoid painting unpainted brickwork because it can negatively impact the stability of the brick or stone.
- Paint structures that are already painted for safety and efficiency instead of removing paint.
- Take precautions in removing paint when lead is detected.
- Do not sandblast brick or other masonry materials. Sandblasting will cause irreparable damage.
- Do not apply waterproofing agents to bricks and other masonry. Waterproofing agents may cause discoloration.

Synthetic siding should not be used on historic structures because:

- It can mask deterioration underneath that sometimes causes serious structural damage.
- Improper installation allows for water to seep into the building, causing rot.
- Siding can act as a vapor barrier, trapping unwanted moisture.
- The process of applying synthetic siding either removes or covers up historic architectural features. This adversely affects the aesthetic integrity of a historic structure.

## **Chimneys**

Historic chimneys should be maintained and preserved. They are often highly visible, adding to the overall historic character of a house. In the proposed Klondike-Arabia Mountain Local Historic District, they are namely made of local granite or brick.

### Guidelines:

1. Chimneys should be maintained and repaired. Periodic repointing of brick or granite in similar color, strength, and joint profile is essential to maintain structural and visual integrity.
2. When repairing chimneys, the color and strength of the replacement materials should match the historic materials. Careful attention should be given to the type of mortar used for repair, as modern mortar can damage older bricks.
3. Chimneys should not be removed, obscured, moved, or clad in non-historic materials.

*For more information, see National Park Service Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings. A link to this brief is provided in Appendix H, page 98.*



**7126 South Goddard Road. Example of a granite chimney.**



## Architectural Details

Historic architectural details should be maintained and preserved. Architectural details help define the style of the house and the period of time in which the house was built. Stylistic elements include brackets, corner boards, moldings, cornice details, decorative window and door trim, and shingles.

### Guidelines:

1. Stylistic details should be maintained. The removal of such details or application of details that are inappropriate to the period or style of a house is strongly discouraged.
2. If the materials must be replaced, like materials, craftsmanship, and design should be used. Architectural details should not be added to emphasize a false architectural style.
3. Historic architectural details should not be obscured by additions to the building.



7011 South Goddard Road. Example of decorative porch brackets (left arrow) and decorative vent (right arrow.)

## Porches

Historically, porches were popular leisure areas and often help define the architectural style and era of the house.

### Guidelines:

1. Porches should be maintained and repaired with appropriate materials that maintain the historic character of the house. Historic porches and architectural elements such as railings, brackets, and columns should not be removed. Decorative details on porches should not be added unless there is documentation to indicate that the house historically had those details.
2. If rehabilitation of historic porches becomes necessary, replace only what is damaged. Keep and repair as much original material as can be reused.
3. If enclosure of a porch is permitted, the enclosure materials should be clear, transparent, and recessed to allow the visual historic integrity to remain intact.

### **Tips for Maintenance of Porches**

- Any place where water can enter or collect will become a site for decay. The following lists common problems associated with porches. Routine maintenance is strongly recommended.
- The porch roof: The roof should be tight and properly flashed to the side wall. This will prevent water from entering the porch structure and causing decay.
- Vulnerable joints: if floorboards are not installed correctly, water can seep through them and damage the underlying framing of the porch.
- The foundation: any wood that is in direct contact with the ground will eventually rot. It is important to make sure wood posts are properly encased. Rising damp in brick piers can be detrimental to masonry porch foundations.



6882 South Goddard Road. Example of a historic home with a porch.

## Residential Additions

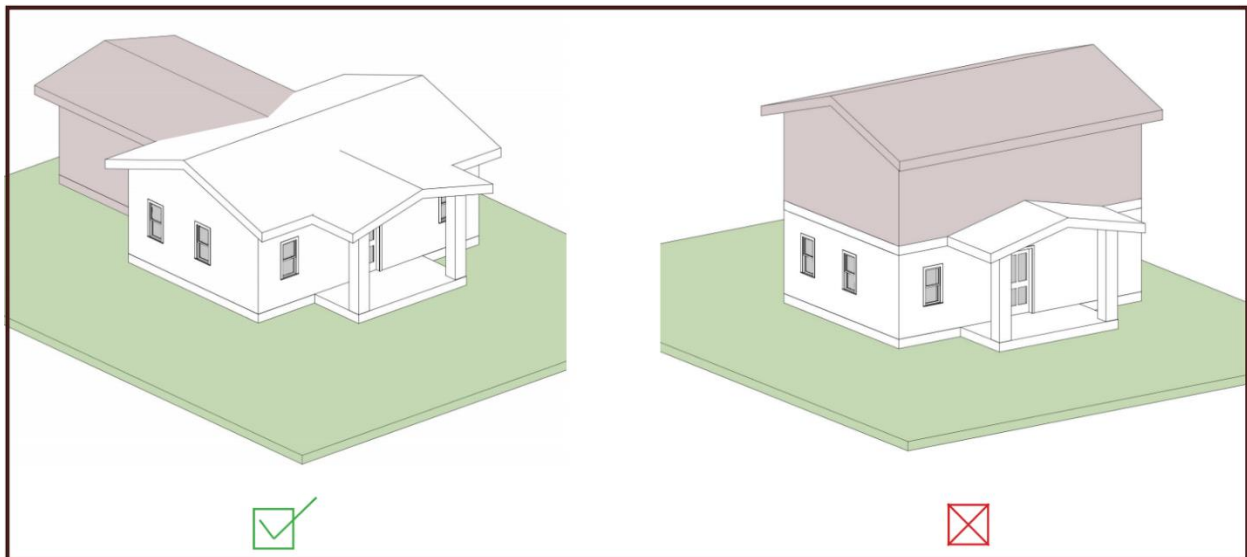
Additions to historic residences will inevitably need to occur and the goal is to ensure that they are compatible with the historic character of the area and do not harm the integrity of the historic building itself.

An addition is compatible with its historic setting when it borrows design characteristics and like materials from adjacent buildings and integrates them into a modern expression. Before undertaking new additions, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new addition will have on the property and neighborhood. Decide how the addition can best be designed to complement the property and area.

*For more information on additions to historic buildings, refer to National Park Service Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns. A link to this brief is provided in Appendix H, page 98.*

### Placement and Location

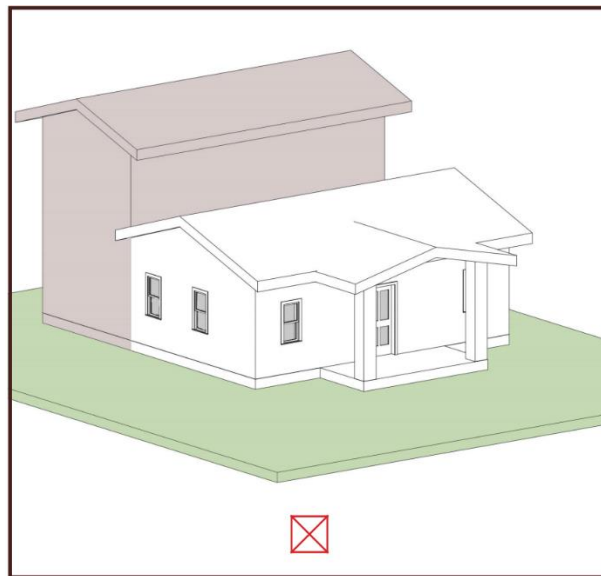
Building placement refers to the directional orientation of the building on the site. The placement of a new addition should appear to be consistent with dominant patterns within the surrounding area, if such patterns are present. Further, it is preferable that a new addition should be located at the rear of the existing building. Rooftop additions are discouraged.



Example of an appropriately placed addition (left) and an inappropriately placed addition (right.)

### Scale

Scale refers to the apparent 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. Additions to historic buildings should not appear to overwhelm the existing building.



**Example of an inappropriately scaled addition.**

### Design

Additions to historic buildings should preserve significant historic materials and features, preserve the historic character, and protect the historic significance of the building by making a distinction between old and new. They should not be added to the main façade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape façade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.

While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appear to be an original part of the building.

### Materials

Additions to historic buildings should use similar building materials to those of the existing and surrounding buildings. They should incorporate the historic building materials of the area such as granite, wood clapboard, brick, and asphalt roof shingles and should avoid the use of vinyl siding or synthetic stucco.

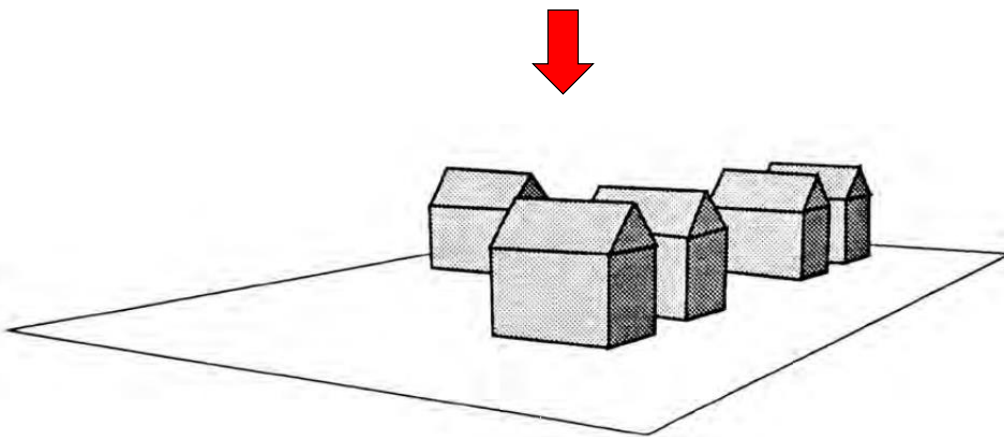


## Residential New Construction

The proposed Klondike-Arabia Mountain Local Historic District is a unique component of the Metro Atlanta region. Its distinct rural landscape is a rarity in the area. However, new residential construction will inevitably occur. The goal is not to prevent new construction but to ensure its compatibility with the historic character of the area.

### Setbacks

Setback refers to how far back a building is from the street and side and rear lot lines. Setbacks for new construction should be consistent with dominant patterns within the surrounding area, if such patterns are present.



Example of an inappropriate setback.

### Massing

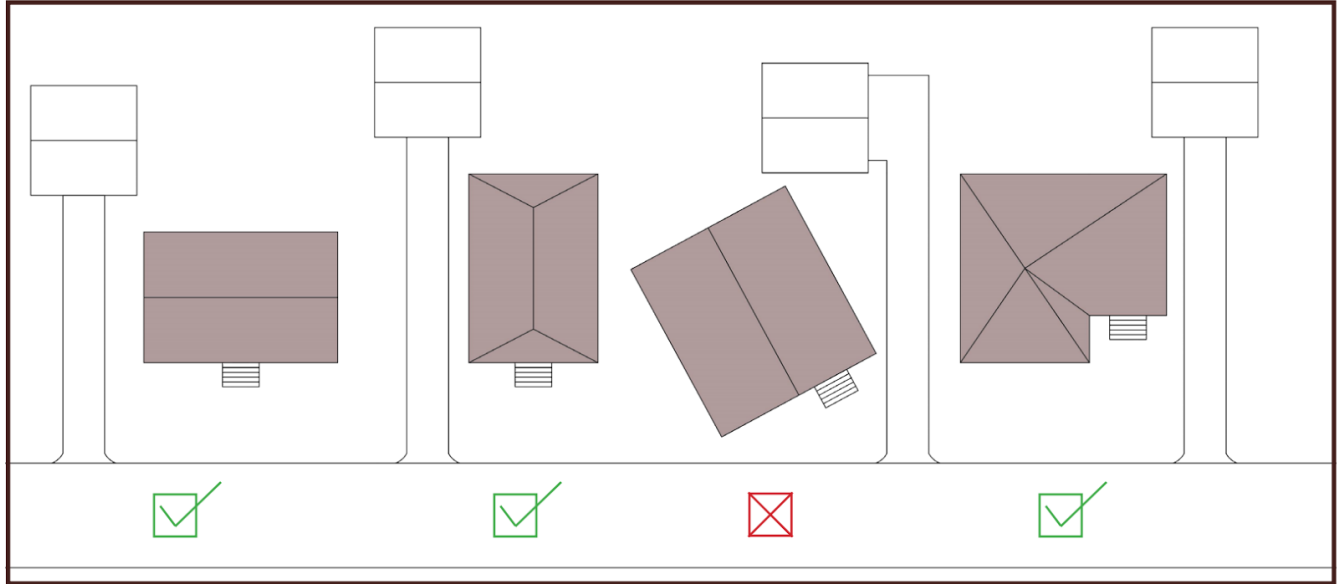
Massing refers to the height, width, and depth of a building and its elements. A building is often composed of several different massing components (main mass, roof, bays, and/or additions). The massing of a new building should be consistent with dominant massing patterns of existing buildings in the surrounding area, if such patterns are present.



Example of inappropriate massing.

### Orientation

Building orientation refers to the directional placement of the building on the site. The orientation of a new building and its site placement should appear to be consistent with dominant patterns in the surrounding area, if such patterns are present.



Example of a building that is not appropriately oriented in relation to surrounding buildings (third from left.)

### Scale

Scale refers to the apparent relationship between two entities, such as the relationship of a building's height to human height or the relationship between different buildings' heights and sizes. New construction in historic areas should be consistent with dominant patterns of scale within the surrounding area, if such patterns are present.



Example of a building that is not appropriately scaled in relation to surrounding buildings (second from left.)

### **Garages and Outbuildings**

Garages and carports can be found on the front, back, and side of homes in the proposed Klondike-Arabia Mountain Local Historic District. Other types of historic outbuildings include sheds for storing garden/farm equipment, woodsheds, pump houses, and springhouses.

#### Guidelines:

1. Locate new outbuildings as inconspicuously as possible on the side or rear of the main house. Preferred location is behind rear line of the main house.
2. The structure must meet current city codes on setback and lot coverage ratios. (See DeKalb County codes)
3. Utilize smaller footprints than the main house and limit a new structure to one-story in height.
4. Use roof form that complements the main house in shape and pitch.
5. Metal, plastic, vinyl or canvas prefabricated outbuildings or carports are inappropriate as they detract from the historic character of the area.
6. Screen the outbuilding from public view with landscaping.
7. For garage doors, single width doors are preferred. If a two-car garage is desired, separate single-width doors for each bay is preferred.
8. Overhead wood garage doors that reflect the character of historic swinging doors are an option.

## Residential Site and Setting

The proposed Klondike-Arabia Mountain Local Historic District's unique sense of place can be attributed to the built environment. The objective of the proposed Klondike-Arabia Mountain Local Historic District is to maintain the historic integrity of structures that are located within it. This is achieved by maintaining residential structures and their surrounding elements as they were historically created or maintained.

### Landscaping

Landscaping is an important component of all residential neighborhoods. Historically, landscaping was used for aesthetic and practical reasons. For example, trees were used to block intense summer heat or prevailing winds and to create shade. Historic landscapes containing historic trees, orchards, or unique flowers and shrubs that were planted by previous owners should be considered to have historic integrity. Landscaping that does not respect the historic character of the area should be avoided.

### Retaining Walls

The local availability of granite from the area and a constantly changing grade, historically led to retaining walls being built within the proposed Klondike-Arabia Mountain Local Historic District. These retaining walls stabilize slope and are part of the historic landscape.

- Retaining wall materials should be identified.
- Historic retaining walls should be repaired using similar materials.
- The method of repair should adhere to the previous method of construction.



Example of granite retaining wall.

## **Fences**

Historic fences are not common to the proposed Klondike-Arabia Mountain Local Historic District landscape. However, a few properties do have fences. These are most commonly found on larger tracts of land and were historically used to keep livestock.

- Historic fences should be repaired or maintained using materials and methods that closely match the character and nature of the original fence.
- The expansion of an existing fence or the addition of any new fence is not encouraged.
- If a fence is required for security, privacy, or for the keeping of animals, the fence should be constructed to appear similar to others in the proposed Klondike-Arabia Mountain Local Historic District, using compatible building materials such as wood or granite.
- Fences that obscure the natural viewshed are discouraged.

## **Driveways and Paving Materials**

Driveways exist throughout the proposed Klondike-Arabia Mountain Local Historic District. They are usually perpendicular to the road and lead directly to the side of the house. Driveways are usually made of gravel or paved with concrete.

- Existing driveways should be maintained and surfacing repairs should be made to cracking driveways.
- New driveways should be constructed of native gravel or concrete.
- Use of asphalt is recommended only if repairing an existing driveway made of asphalt, not for constructing new driveways.
- Widening driveways is not recommended.



**Example of a gravel driveway.**



## **Sidewalks**

There are no historic sidewalks found in the residential areas of the proposed Klondike-Arabia Mountain Local Historic District. There is a historic sidewalk that can be found at the crossroads of Klondike and Browns Mill Road. The historic sidewalk is brick in a stretcher bond pattern surrounded by a concrete sidewalk and concrete curbing.

- Maintenance – Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces.
- Replacement Materials – When replacing portions of the sidewalk that are beyond repair, every effort should be made to match existing materials.



**Example of Stretcher Bond.**

## **Street Curbing**

There is no historic curbing found in the proposed Klondike-Arabia Mountain Local Historic District.

## **Exterior Lighting**

Exterior lighting of residential sections should be minimal. Simple porch lights are typically the only source of exterior light. The need for increased street lighting due to concern for security and safety should be met without compromising the historic character of the site or area. All exterior lighting should meet Dark Sky Lighting standards. See [www.darksky.org](http://www.darksky.org) for lighting standards and acceptable lighting fixtures.

## **Mechanical Systems**

New mechanical systems or equipment in the proposed Klondike-Arabia Mountain Local Historic District should be installed so that they cause the least amount of alteration to the building's exterior façade, materials, and/or site features.

- Mechanical equipment should be installed in an inconspicuous area, avoiding installation on the street façade whenever possible, and should be screened from view.
- Mechanical equipment should not compromise character-defining roofs that are prominently visible from the street.

- Mechanical equipment attached to the side or roof of a building should be kept as low as possible and covered or painted to blend with the background. This equipment should be located on the rear of the structure, if possible.
- Wall or window air conditioning units on the street façade should be avoided whenever possible.
- Satellite dishes are not permitted in the front yard of any property.
- Satellite dishes are allowed in side yards only where they can be adequately screened from the street in an appropriate manner.
- Satellite dishes are allowed on the roofs of buildings only when placed on portions of the roof not visible from the public right-of-way and must not obstruct the roof pitch.

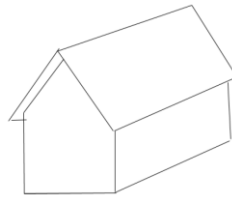
## ***Commercial Guidelines***

There are three existing historic commercial buildings within the proposed Klondike-Arabia Mountain Local Historic District. The "Oak Grove Junction Convenience Store," can be found at the crossroad of Klondike Road and South Goddard Road, while the other two buildings can be found at the crossroad of Klondike Road and Browns Mill Road. All three buildings currently stand vacant. The "Oak Grove Junction Convenience Store," is not currently being used as a commercial building, as it is owned by DeKalb County, but it was historically a commercial property.

### **Architectural Types and Styles**

There is only one building style found within the commercial area of the proposed Klondike-Arabia Mountain Local Historic District: the Craftsman style.

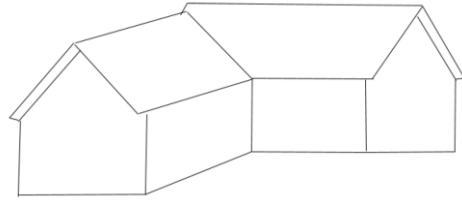
A Craftsman style building has a low-pitched, gabled roof. Roof rafters are usually exposed, with a wide unenclosed overhang. The structure and façade can be made from hand crafted stone or woodwork. The historic commercial buildings within the proposed Klondike Arabia Mountain Local Historic District are single story or one and a half stories. The following examples are the two different examples of Craftsman style architecture, which are both found in the commercial areas of the proposed Klondike-Arabia Mountain Local Historic District.



**Front-Gabled Roof.**



**The "Oak Grove Junction Convenience Store," located at the crossroads of Klondike Road and South Goddard Road. Example of a Front-Gabled Roof.**



**Cross-Gabled Roof.**



**Commercial building at corner of Browns Mill Road and Klondike Road. Example of a Cross-Gabled Roof.**



**Commercial building at corner of Browns Mill Road and Klondike Road. Example of a Cross-Gabled Roof.**

## **Commercial Rehabilitation**

When rehabilitating a historic building, it is important to preserve the historic materials of the structure. Repair and replacement of materials should not impact the character of the proposed Klondike-Arabia Mountain Local Historic District in a negative way. Every effort should be made to preserve the granite commercial buildings regardless of age, as Arabia Mountain Granite is the most significant character-defining feature of the proposed Klondike-Arabia Mountain Local Historic District.

### **Historic Building Materials**

The building materials used on the historic commercial buildings consist of Arabia Mountain (Tidal Grey) granite and wood. When repairs are required, a mix of local materials including, granite, brick, wood, or concrete should be used when available.

#### **Granite:**

Tidal Grey granite can be distinguished by its distinctive swirl pattern. Granite was a popular building material in the area when the Arabia Mountain quarry was open. Tidal Grey granite can be found throughout the area and is used on both commercial and residential structures. Although Tidal Grey granite is no longer quarried at Arabia Mountain, it is still available in Lithonia and would be a recommended replacement for Arabia Mountain Tidal Grey granite.

#### **Wood:**

Wood was used for framing, doors, the trim around doors and windows, and roof features of commercial buildings. Replacing or covering wood with plywood, vinyl, modern brick, stucco, metal, or plastic, impacts the historic integrity of the building. Wood should be painted only if it was previously painted. Deteriorated wood should be repaired or replaced with wood of the same shape and size.

### **Entrances and Doors**

It is recommended that:

1. Entrances should face the street.
2. Historic entry doors should be preserved (retained, restored, and maintained.)
3. If replacements are necessary due to severe deterioration, they should be replaced with features to match (accurately duplicating profiles, massing, and scale), the design and materials of the historic door.



## Storefronts

A storefront is the front wall and entrance of an establishment. It is located on the groundfloor and is used to attract customers. The historic commercial buildings do not have bay or display windows to display products. The façades (exterior wall) are granite with wooden doors and windows.

It is recommended to:

1. Identify, preserve and maintain the historic character-defining elements of commercial storefronts, such as windows, awnings, doors, architectural details, and materials. The removal or radical change of the original appearance and/or significant elements of a historic storefront should be avoided.
2. When necessary, deteriorated storefronts should be repaired by reinforcing historic materials and replacing original materials with similar materials or appropriate substitute materials. Replacement materials should be compatible in size, scale, materials, and design to the surviving part of the storefront. If an entire storefront is required to be changed due to damage, a new design, which is compatible with the original, should be submitted for approval.

*For more information, see National Park Service Preservation Brief 11: Storefronts. A link to this brief is provided in Appendix H, page 98.*

## Awnings

Two of the existing historic buildings have awnings. If an awning is desired, consider using historic materials such as wood, metal, and fabric. The awning should be of scale to the building. Awnings shall be placed where they will not obscure historic architectural features or signs.

*For more information, see National Park Service Preservation Brief 44: Awnings. A link to this brief is provided in Appendix H, page 98.*



**The Oak Grove Junction Convenience Store,” located at the crossroads of Klondike Road and South Goddard Road. Example of an awning.**

## **Roof**

### **Recommended:**

1. Original roof shape and materials (joists and rafters) should be preserved, when possible.
2. New roofs should have like covering (asphalt shingles). In addition, modern roof covering systems provide a range of options that are appropriate for historic buildings and will protect the building.

*For more information, see National Park Service Preservation Brief 4: Roofing. A link to this brief is provided in Appendix H, page 98.*

## **Signage**

There are no historic commercial signs within the proposed Klondike-Arabia Mountain Local Historic District.

## Commercial Additions

### **Massing and Scale**

A building's structural integrity and the height, scale, and massing of surrounding buildings are paramount when determining whether a building can support an addition. Additions should be built using compatible materials and with regard to appropriate size and scale relationships.

### **General Design**

It is important that the design of the addition be differentiated from the historic building. Additions should not be added onto the front of a historic building. Additions should be added to the rear of a building or the side. The addition of a building will be added in such a manner that if it is removed at a later time, the original historic structure would be not damaged.

*For more information, see National Park Service Preservation Brief 14: Exterior Additions. A link to this brief is provided in Appendix H, page 98.*

### **Materials**

Additions should be constructed with a mix of local materials including: granite, brick, wood, or concrete, whenever possible.

### **Signage**

When adding signage to a historic commercial building, the sign should be scaled to fit the size of the building without obscuring any unique characteristics of the historic building. Signs should be informative, while contributing to the historic character of the building.

### **Americans with Disabilities Act (ADA)**

The addition of access ramps allows all customers to be able to access the location.

1. Ramps should be located where they will have the least visual impact on the character and important architectural features of a historic building.
2. Access ramps should be simple in design.
3. Ramps of concrete, metal, wood or similar materials that are compatible with the primary materials of the building should be constructed.
4. If additional accessibility features are added to doors for easy entrance, it is recommended the features be added so they do not destroy the historic character of the structure and could be easily reversed.

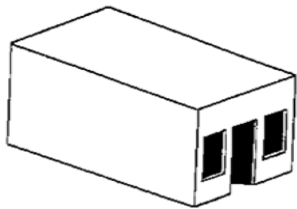
*For more information, see National Park Service Preservation Brief 32: Accessibility. A link to this brief is provided in Appendix H, page 98.*

## Commercial New Construction

New commercial construction should be compatible with historic buildings, yet distinguishable from them. The general aim of the guidelines for new construction is to encourage the visual compatibility of new construction with the character and quality of the buildings that give the area its historic architectural significance and visual character. The design of a new structure should take into account the immediate context of the buildings that surround it, as well as, the historic and architectural character of the area as a whole and as a historic crossroads community.

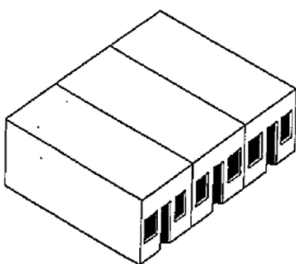
### Architectural Styles

The architectural style currently found for commercial buildings in the proposed Klondike-Arabia Mountain Local Historic District is Craftsman. Although this is the only existing architectural style, other architectural styles can be considered for new building construction, including those in nearby historic crossroads communities such as, Lithonia, GA or Stone Mountain, GA. Both Lithonia and Stone Mountain have single and multiple retail style buildings and two-part commercial, which can serve as both retail and office buildings.



Single Retail

**Single Retail** is a single story commercial building built as a stand-alone structure or next to others. Usually has a flat roof or a roof that slopes back allowing for rain run-off. Single retail store façades can be predominately glass for displaying goods, or can be three bay with an entrance and two windows.



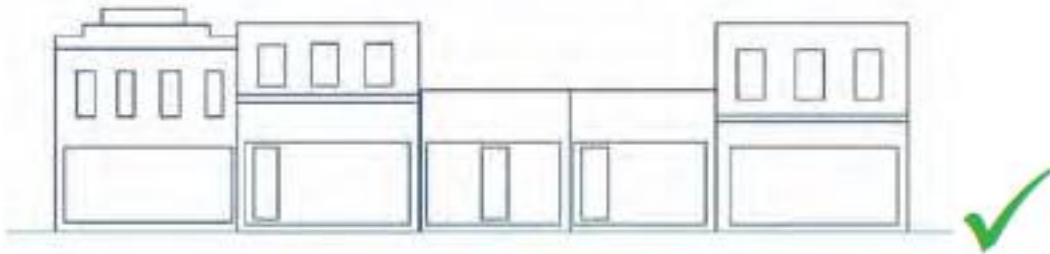
Multiple Retail

**Multiple Retail** is a single story commercial building similar to Single retail. Multiple Retail buildings differ in that unlike single retail where each adjacent building can have a different façade, multiple retail are built to have 2 or more identical buildings built together. Multiple Retail buildings usually have a flat roof or a shed roof that slopes back allowing for rain run-off. Store façades can be predominately glass for displaying goods, or can be three bay with an entrance and two windows.

## Massing and Scale

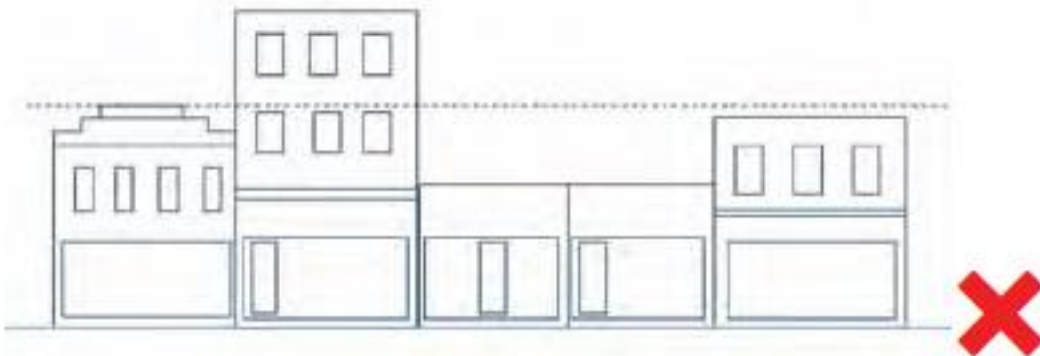
1. “Big Box” retail design is strongly discouraged.
2. New construction buildings should be designed to be of similar height and width or in proportion to existing historic structures.
3. Single-story structures are preferred to multi-story structures.
4. While the trend has been for commercial buildings to become increasingly larger over time, it is important that new construction respect the scale of historic buildings in the immediate context and within the proposed Klondike-Arabia Mountain Local Historic District.
5. The number of stories of a new construction building should be equal to adjacent structures on either side, or no greater than one story higher than the tallest adjacent building.

### Appropriate



These buildings are compatible in scale and composition.

### Inappropriate



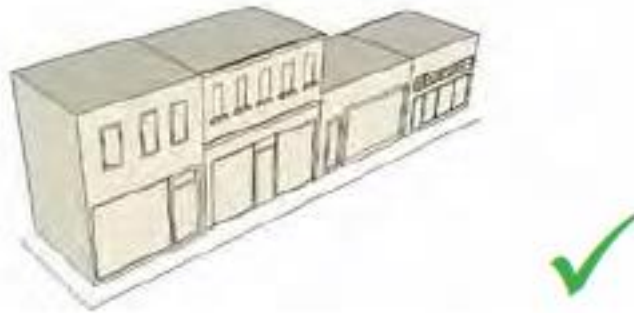
The second building from the left is too tall in relation to the other buildings.



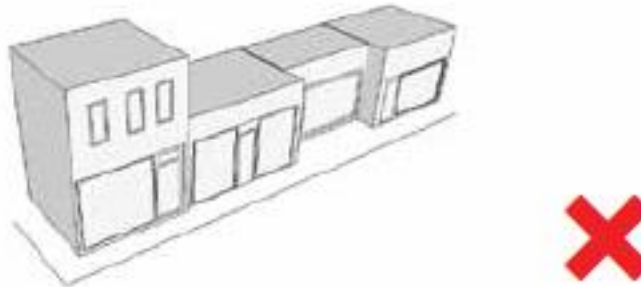
### Orientation, Setback, and Spacing

1. The orientation of a new structure determines the position of that building along with the placement of any buildings that follow. For the proposed Klondike-Arabia Mountain Local Historic District it is recommended that all new structures be similar in orientation to existing buildings. They should be built on main roads or crossroads, and close to streets to promote a pedestrian-friendly environment, especially where walking is encouraged.
2. The setback of the building will coincide with the lot size, neighboring buildings, style of building, and location of the sidewalk, if one exists. An attempt should be made to keep commercial buildings on a horizontal line to promote a positive flow for pedestrians.

### Appropriate



### Inappropriate



The third building from the left is set too far back.

## **Composition and Building Materials**

The composition of a new construction building can include the roof, entrance, windows, design, and façade.

1. It is recommended that new construction refer to other local historic districts in the area such as, Lithonia, GA, or Stone Mountain, GA, for references on appropriate historic features and architectural styles.
2. Roof shape and pitch should match the architectural style selected for the new construction. It should be consistent with historic roofing found in the proposed Klondike-Arabia Mountain Local Historic District or in a nearby local historic district, such as those listed above.
3. Buildings should be constructed with a mix of local materials including: granite, brick, wood, and concrete, if possible.
4. Materials should be of a similar color, texture, and scale to building materials in the proposed Klondike-Arabia Mountain Local Historic District's contributing buildings. Appropriate materials include limestone, brick, granite, and wood.

## **Americans with Disabilities Act (ADA)**

1. Accessibility solutions must meet all state and local accessibility requirements as well as ADA mandates.
2. Access ramps should be simple in design.
3. Ramps of concrete, metal, wood or similar materials that are compatible with the primary materials of the building should be constructed.

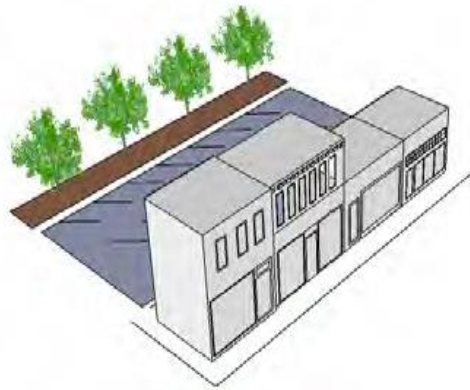
*For more information, see Preservation Brief 32: Accessibility. A link to this brief is provided in Appendix H, page 98.*

## **Signage**

1. The design of signs must be approached with care. Great importance is placed on the relationship of a sign to the façade on which it is located. A sign must be designed for careful integration with the architectural features of a building and its size and proportions must relate to the fenestration and detailing of the building.
2. Signs should be easily seen and clearly intelligible, without being garish or loud.
3. Materials and design should relate to the architectural features of the building, the storefront and/or other buildings, signs, and storefronts in the area.
4. Billboards are not appropriate.

## **Parking and Landscaping**

1. Locate parking to the rear of the building.
2. Historic trees are important historic resources. The unnecessary loss of mature historic trees can alter the landscape and character of the area. Mature trees should not be removed unless they are dead, diseased, or could cause harm. Trees that are removed should be replaced with a similar species.
3. New streetscape elements should be compatible in scale, design, and style with the surrounding environment.
4. Indigenous or native plant materials should be included in new landscape designs.



**Example of Appropriate parking.**

## ***Other considerations***

### **Demolition**

Because demolition is irreversible, all possibilities for saving a threatened historic structure should be explored. Property owners seeking demolition must first apply for a Certificate of Appropriateness (CoA), which the DeKalb County preservation commission shall approve or deny (see DeKalb County Ord. No. 94-09, § 8, 4-26-94; Ord. No. 26-03, Pt. I, 10-28-03).

### **Maintenance**

Maintenance of historic properties is strongly encouraged and is considered the most effective and economical way to ensure their preservation. Owners of historic buildings or properties within the boundaries of the historic district shall not allow their buildings to deteriorate by failing to provide regular maintenance or repair. The preservation commission shall monitor the conditions of historic properties and buildings within the boundaries of the historic district to decide if they are being neglected. The preservation commission will notify the property owner of any neglect in maintenance or repair. The property owner will have thirty days to implement the repairs.

Should the property owner fail to begin the cited repairs within thirty days of receiving the notice, the property owner will be considered to be in violation of the DeKalb County Historic Preservation Ordinance and shall be subject to fines, not to exceed one thousand dollars per day. Furthermore, the preservation commission may also decide to perform the necessary repairs or maintenance to prevent demolition. In this case, the property owner is liable for the costs associated with the repairs (see DeKalb County Ord. No. 94-09, § 10, 4-26-94).

Should the property owner feel that ordinary maintenance and repair of the historic building or property causes an undue amount of hardship to the property owner, he or she should contact the historic preservation commission to seek the appropriate application for an exception. It is the responsibility of the property owner for providing the necessary evidence of undue hardship (see DeKalb County Ord. No. 94-09, § 11, 4-26-94).

### **Relocation – Moving Historic Buildings**

Owners of historic buildings seeking to relocate their building must first apply for a Certificate of Appropriateness, as relocation changes the integrity of site and setting of the historic property. Relocation of an historic building should only be considered as a last resort. Should the property owner receive approval for relocation, the property owner is encouraged to contact the Georgia State Historic Preservation Office for technical advice regarding the relocation. Should the property owner receive approval for relocation, the new site of the historic property should be compatible with the original site of the historic building. Property owners adjacent to the current site of the historic building to be moved and property owners at the new site location should be contacted to ensure that there are no conflicts with the relocation.

**Archaeology**

All new construction projects should bear in mind that archaeological remains could be present in the proposed Klondike-Arabia Mountain Local Historic District. Should any cultural remains be uncovered in the course of a project, they should be documented and removed by professionals and according to the standards set forth in the Secretary of the Interior's Standards and Guidelines.

If human remains or the presence of an unmarked grave are discovered, all building activity should cease and local law enforcement should be contacted at once.



## ***Appendices***

### **Appendix A - General Contact Information**

The following are a list of contacts that may be helpful in regards to future historic preservation issues relative to the proposed Klondike-Arabia Mountain Local Historic District:

#### **DeKalb County Department of Planning and Sustainability**

Historic Preservation Planner

Clark Harrison Building

330 W. Ponce De Leon Avenue, Suite 500

Decatur, Georgia 30030

Phone: 404-371-2247

Fax: 404-371-4556

Website: [www.dekalbcountyga.gov](http://www.dekalbcountyga.gov)

Historic preservation in DeKalb County focuses on identifying and protecting areas, buildings, and sites of significance in the history of our county, our state, and our nation. These include historic districts, individual buildings, cemeteries, and archeological sites, which are protected under the purview of the DeKalb County Historic Preservation Commission. DeKalb County's historic preservation planner provides technical and administrative support and assistance to the DeKalb County Historic Preservation Commission, as well as assists other agencies of state and county government where their duties intersect with historic preservation, and provides assistance to individuals and private organizations interested in researching and preserving the history of DeKalb County. (Source: [http://planningdekalb.net/?page\\_id=1409](http://planningdekalb.net/?page_id=1409).)

#### **Georgia Department of Natural Resources – Historic Preservation Division**

Jewett Center for Historic Preservation

2610 GA Hwy 155, SW

Stockbridge, GA 30281

770-389-7844

Website: [www.gadnr.org/cultural](http://www.gadnr.org/cultural)

The Department of Natural Resources, Historic Preservation Division (HPD) promotes the preservation and use of historic places for a better Georgia. Serving as Georgia's state historic preservation office, HPD administers federal and state programs including: archaeology protection and education, environmental review and compliance, grants, historic resource surveys, tax incentives, community planning and technical assistance, and the National Register of Historic Places. This resource will be beneficial for information regarding the federal and state programs listed above, as well as the Certified Local Government (CLG) program. The CLG program gives local communities a planning tool to control development of their historic downtowns, in addition to federal pass through grants.

The Tax incentives & Grants Coordinator at the Georgia Department of Natural Resources may provide additional information regarding funding sources for Historic Preservation at 770-389-7844.

A link to additional funding sources for Historic Preservation is also available on the Georgia Department of Natural Resources website under the Historic Preservation Division's Economic Incentives section via this link:

[http://georgiashpo.org/sites/uploads/hpd/pdf/Funding\\_Sources\\_for\\_historic\\_preservation.pdf](http://georgiashpo.org/sites/uploads/hpd/pdf/Funding_Sources_for_historic_preservation.pdf)  
(Source: <http://www.gadnr.org/cultural>)

### **The Georgia Trust**

1516 Peachtree Street, NW  
Atlanta, Georgia 30309  
Phone: 404-881-9980  
Fax: 404-875-2205  
Website: [www.georgiatrust.org](http://www.georgiatrust.org)

As the state's largest preservation non-profit organization, their mission is to preserve and revitalize Georgia's diverse historic resources and be an advocate for their appreciation, protection and use. Cultivating an understanding of the irreplaceable value of our historic buildings and places in our communities with relevance to modern life, helps ensure their incorporation into the development plans of the future coupled with the cultural benefits of preservation. Increasing the number of historic properties that are protected; broadening the understanding of environmental and economic impact of preservation as an essential tool for community revitalization, quality of life enhancement and sustainability; and employing the resources of Georgia's historic built environment and related landscapes as the most effective way to bring relevance of history to the daily lives of our citizens are some of the primary goals of the Georgia Trust. (Source: <http://www.georgiatrust.org/about/mission.php>.)

### **Arabia Mountain Heritage Area Alliance**

Executive Director  
3350 Klondike Road  
Lithonia, Georgia 30038  
Phone: 404-998-8384  
Website: [www.arabiaalliance.org](http://www.arabiaalliance.org)

The Alliance works closely with the State Historic Preservation office to place historic buildings on the National Register of Historic Places. A nomination for the city of Lithonia is pending and the Klondike district was listed a few years ago. Thousands of acres of land have been added to both Davidson-Arabia Nature Preserve and Panola Mountain State Park since the Alliance was created for the enjoyment of the public and the protection of a fragile ecosystem.

(Source: [http://arabiaalliance.org/educate/preservation/.](http://arabiaalliance.org/educate/preservation/))

## **Appendix B - Preservation Organizations**

### **National Park Service**

U.S. Department of the Interior  
1849 C Street NW  
Washington, DC 20240  
Website: <https://www.nps.gov/history/>

### **Advisory Council on Historic Preservation**

401 F Street NW, Suite 308  
Washington, DC 20001-2637  
Website: <http://www.achp.gov/>

### **State Historic Preservation Office**

DNR Historic Preservation Division  
Jewett Center for Historic Preservation  
2610 GA Hwy 155, SW  
Stockbridge, GA 30281  
Website: <http://georgiashpo.org/>

### **National Trust for Historic Preservation**

2600 Virginia Avenue NW, Suite 1100  
Washington, DC 20037  
Website: <http://www.preservationnation.org/>

## Appendix C - Glossary of Architectural Terms

*Source: The Trust for Architectural Easements. 2015. "Glossary of Architectural Terms". Accessed March 2016*

*<http://architecturaltrust.org/outreach/education/glossary-of-architectural-terms/>*

### **Arch**

A curved or pointed structural element that is supported at its sides.

### **Architectural Symmetry**

A characteristic (particularly of classical architecture) by which the two sides of a facade or architectural floor plan of a building present mirror images of one another.

### **Archway**

An opening with a curved or pointed top.

### **Baluster**

A vertical supporting element, similar to a small column.

### **Balustrade**

A railing consisting of a row of balusters supporting a rail.

### **Bay**

A section of a building distinguished by vertical elements such as columns or pillars. Often, a bay will protrude from the surface of the wall in which it is situated, thus creating a small, nook-like interior space, often of a rectangular or semi-hexagonal outline. See bay window.

### **Bay Window**

A projecting bay that is lit on all of its projecting sides by windows. See bay.

### **Board-and-batten**

A wooden siding treatment in which wide, vertically oriented boards are separated by narrower strips of wood called "battens," which form the joints between the boards. This is a technique common to American folk architecture.

### **Brace**

A reinforcing and/or stabilizing element of an architectural frame.

### **Bracket**

A projection from a vertical surface that provides structural and/or visual support for overhanging elements such as cornices, balconies, and eaves.

**Casement Window**

A window frame that is hinged on one vertical side, and which swings open to either the inside or the outside of the building. Casement windows often occur in pairs.

**Central Hallway**

A passageway that cuts through the center of a building, from front to back, and off of which rooms open to the sides.

**Column**

A supporting pillar consisting of a base, a cylindrical shaft, and a capital on top of the shaft. Columns may be plain or ornamental.

**Decorative Motif**

A repeated pattern, image, idea, or theme. In classical architecture, series of urns and continuous or repeated swags of garlands are common decorative motifs.

**Dentils**

Small rectangular blocks that, when placed together in a row abutting a molding, suggest a row of teeth.

**Dormer Window**

A perpendicular window located in a sloping roof; triangular walls join the window to the roof. Dormer windows are sometimes crowned with pediments, and they often light attic sleeping rooms; “dormer” derives from “dormir,” French for “to sleep.”

**Eaves**

The projecting edge of a roof that overhangs an exterior wall to protect it from the rain.

**Facade**

An exterior wall, or face, of a building. The front facade of a building contains the building’s main entrance, the rear facade is the building’s rear exterior wall, and the side facades are a building’s side exterior walls.

**Floor Plan**

The arrangement of rooms in a building.

**Gable Roof**

A roof with two slopes – front and rear– joining at a single ridge line parallel to the entrance façade. When the ridge line of a gable-roofed house is perpendicular to the street, the roof is said to be a “gable-end roof.”



**Gambrel Roof**

A ridged roof with two slopes at each side, the lower slopes being steeper than the upper slopes.

**Ginger-breading**

Wooden architectural ornament popular with American folk houses in the late-19th and early 20th centuries, particularly in the Stick Style. Gingerbread often took the form of scalloped or zig-zag-edged clapboards, which were often painted in contrasting colors. At times, ginger-breading could be superfluous and almost gaudy, with excessive frills and curlicues. The widespread use in the mid-19th century of the jigsaw – a hand tool consisting of a handle attached to a small, thin blade – made gingerbread decorations readily available to home builders.

**Hardware**

The metal fittings of a building, such as locks, latches, hinges, handles, and knobs.

**Jack Arch**

A structural element that provides support over an opening in a masonry wall (i.e., made of brick or stone). Jack arches are not actually arch-shaped, but are, instead, flat, and made of individual wedge-shaped bricks or stones held in place through compression.

**Jigsaw**

A saw with a small, thin blade used for cutting curves and curlicues in wooden boards. See ginger-breading.

**Masonry**

Being of stone, brick, or concrete.

**Molding**

A decorative strip of wood.

**Mullions**

The structural units that divide adjacent windows.

**Muntins**

Dividing bars between panes of glass.

**Patio**

Similar to a terrace, a patio is an outdoor extension of a building, situated above the ground level, and open to the sky. Colloquially, a patio is a more informal space than a terrace.

**Pediment**

A decorative triangular piece situated over a portico, door, window, fireplace, etc. The space inside the triangular piece is called the “tympanum,” and is often decorated.

**Pillar**

A structural support, similar to a column, but larger and more massive, and often without ornamentation. Pillars can be round or square in section, and are most often made of brick, stone, cement, or other masonry, although substantial wooden timbers can be formed into pillars.

**Quoins**

Large, prominent masonry units outlining windows, doorways, segments, and corners of buildings.

**Rafters**

The inclined, sloping framing members of a roof, and to which the roof covering is affixed.

**Roof Ridge**

The horizontal intersection of two roof slopes at the top of a roof.

**Roofline**

The part of a building that rises above the building's eaves. Rooflines can be highly decorative, with balustrades, pediments, statuary, dormer windows, cross gables, etc.

**Roundel**

A small, circular panel or window.

**Shutters**

Pairs of solid or slatted window coverings, traditionally hinged to the exterior of a building to either side of a window, used to block light or wind from the interior of a building.

**Side Light**

A fixed window positioned to the side of a doorway or window.

**Slate**

A finely-grained, foliated rock, native to Pennsylvania, Vermont, and New York, and found in many colors. Slate has been used to roof buildings in the United States since the colonial era.

**Spire**

A slender, pointed construction atop a building, often a church.

**Stained Glass**

Colored glass. Stained glass windows are fitted with pieces of colored glass, which often depict a picture or scene.

**Truss**

A rigid framework, as of wooden beams or metal bars, which supports a structure, such as a roof.

**Veranda**

An open, roofed porch, usually enclosed on the outside by a railing or balustrade, and often wrapping around two or more (or all of the) sides of a building.

**Wooden Shingles**

Small, rectangular-shaped slats of wood that are nailed to an exterior surface, overlapping one another from top to bottom. Shingling is a traditional weather-proofing method for building.

## Appendix D - Glossary of Landscape Architecture Terms

*Source: <http://www.landscape-design-advisor.com/admin/glossary/page-1>.*

### **Arbor**

Arbors are open frameworks, usually of wood or lattice, that are intended to create a shady area within a garden or landscape and often serve as trellises for climbing plant life.

### **Arcade**

In landscaping, an arcade refers to several arches, which are most often created by a series of trees lining a walkway.

### **Baluster**

A baluster is a short, vertical post used to support railings which come together to form what is known as a balustrade. Balusters and balustrades are often used along roof lines as well as on porches and staircases.

### **Base Plan**

This important sheet details information such as site boundaries and other significant points of interest in regards to further development of the landscape or property.

### **Building Codes**

Building codes are the regulations which specify the various materials and different types of construction methods that are allowed on a project.

### **Building Construction Permit**

Building construction permits, or just building permits, provide authorization by some type of governmental agency and allow for the construction of a project as outlined by the previously approved specifications and plans.

### **Built Environment**

Opposite of a natural environment, a built environment is a man-made creation or alterations to an existing site and all of its resources.

### **Clump**

Clumps are clusters of plant life, most often trees, that are planted strategically in gardens to achieve some type of picturesque visual effect.

### **Conservation**

Conservation is the act of protecting and improving an area's natural resources with the goal of creating the highest social and economic benefits both now and in the future.

**Conservation Plan**

A plan set in place with the goal of utilizing, protecting, and improving an area's natural resources.

**Contour Lines**

Used for the purpose of depicting and measuring slopes and drainage points, contour lines are also map lines that connect two or more points along the same ground elevation.

**Decking**

Decking is the construction of decks made of either wood or composite materials to create a recreational area either near or above the ground.

**Designed Landscape**

A designed landscape is a site that appears to be completely natural but actually has both features and elements that were specifically planned, designed, and built under the direction of a landscape architect. An example of a designed landscape would be New York's Central Park.

**Down**

In landscape architecture a down refers to an undulating upland plain that is completely devoid of any trees.

**Drainage**

Drainage involves the removal of excess water from a landscape to improve the soil's structure either mechanically through the use of some type of system or naturally with surface ditches.

**Easement**

An easement is the legal granting of a right-of-use for an area that is currently designated as private property.

**Ecological Design**

Ecological design is any form of design which minimizes a destructive impact on the land by integrating its components. The value of ecological design is often seen rather early on in a project as the landscape architect outlines ideas and plans to best utilize a space. Landscape architects may also contribute greatly toward the overall preparation of the initial master plans, supervise construction work, prepare impact assessments at varying intervals as well as conduct assessments and audits.

**Edging**

The act of edging involves the use of rigid lines used to divide one area from another, accentuating the separate and different parts of a landscape.

**Fence**

Made of a variety of materials including chain links, PVC, vinyl, wood, or wrought iron, fences are used to enclose a space.



**Front**

Front is the term used to describe the architectural and decorative face of a building.

**Garden Designer**

A garden designer focuses on the design of small gardens and outdoor living areas. Garden designers may also be well versed in the art of historic conservation of gardens.

**Glade**

Surrounded completely by woods, glades are open, grassy areas.

**Grade**

Grade refers to the way a plot of land slopes.

**Grading**

Grading is the mechanical process of moving soil and earth in order to change the degree or rise of the land in order to create better drainage. Grading may also be done for other purposes such as improving a landscape's appearance or for creating more suitable conditions.

**Greenbelt**

Greenbelts are strips of either agricultural or outlying areas of land that are unspoiled, usually treed, and used to separate or encircle urban areas.

**Gutter**

Also commonly called downspouts, rain-spouts, troughs, and spouts, gutters are installed under a roof's eaves for the purpose of draining rainwater.

**Hardscape**

Hardscape refers to design elements that are added to the natural resources being used and include paving, gravel, stones, retaining walls, irrigation systems, driveways and walkways, as well as fountains and other water features.

**Historic Preservation**

Historic preservation is a specialty of landscape architecture that has evolved over time to include the maintenance of a site in either its current condition or the preservation of a site's original, historic appearance. Or, the term may also refer to the conservation of a smaller site that's a part of a larger project.

**Land Use**

Land use refers to the designated use or activity on a specific site of land.

**Landscape**

Landscape is, specifically, the amount of land, either countryside or cityscape, that can be seen at once in a glance. Landscape also refers to an area of either land or water taken in aggregate.

**Manipulation of Space**

Manipulation of space, in landscape architecture, is the art of organizing different areas of land for specific aesthetic and or functional purposes. Manipulation of space may be needed in instances ranging from designing and constructing a large, urban shopping plaza or a small, backyard living space.

**Master Plan**

Master plans are the preliminary plans outlining the proposed work to be done on a site. Because many projects are rather involved and therefore time consuming, master plans are subject to change throughout all the various phases.

**Multidimensional Drawings**

Renderings in 2D and 3D are often used to show various views of a landscape, allowing one to have a more realistic view of the end result. Features such as retaining walls, pools, ponds, and fountains are always easier to visualize if they're seen in their true three dimensional form.

**Multiple Use**

Multiple use is the harmonious use of a section of land for more than one single purpose. Multiple use doesn't necessarily indicate that the merging of two or more uses will yield the best or highest economic return. An example of multiple use would be the combination of a residential and commercial development both on the same site.

**Native Species**

Native species refers to plant life that is indigenous or native to a specific ecosystem or natural habitat, and every single natural living organism has its own locale that is considered to be its habitat or environment.

**Natural Resources**

Natural resources include elements found inherent to a certain area that can be mined or cultivated for some purpose. Examples of natural resources include air, water, soil, minerals, and native wildlife and vegetation.

**Open Space**

A open space refers to either a mostly clear or forested section of land in or just near a city that's free of buildings and developments. An example of an active open space would be a baseball field and a passive open space would be a natural woodland park.

**Ornament**

An ornament is a non-structural type of decoration such as a frieze on an entablature.

### **Parks and Recreation Planning**

Landscape architects often work in parks and recreation planning creating protected areas in either their natural or semi-natural states for the purpose of recreational enjoyment. Parks and recreation planning may involve designing separate areas for certain activities while assigning others for rocks, water features, flora, and fauna. Some of the different types of parks and recreational areas planned and created by landscape architects include national parks, which are reserves of land usually owned by the government, urban parks, maintained by local governments, and private parks owned by businesses and or individuals.

### **Parkway**

A parkway is a stretch of road laid through a garden or park style of landscape and usually contains a median strip along with plant life along the side of the road.

### **Patio**

A patio is any area that is paved with materials including bricks, concrete, and stones to provide a place for entertainment or recreational purposes.

### **Piano Nobile**

Literally meaning “noble storey” in Italian, a piano nobile is the first and main floor of a building that houses the most important, often used rooms.

### **Picturesque**

Picturesque is a term used in landscape architecture as well as in the world of art in general that is used to emphasize the artistic principle of conveying a number of emotions ranging from the commonplace to the colorfully surprising.

### **Planning**

Planning refers to the act of describing, finding, and illustrating design solutions in regards to landscaping and the development of land.

### **Rustication**

Rustication is a rough finish created either naturally or artificially on the surface and joints of stones, blocks or masonry. Rustication is often used on the fronts of Palladian structures.

### **Scenic Easement**

Scenic easement is the legal means of keeping a site’s beautiful views and vistas aesthetically protected from changes to existing features without the approval of the government.

### **Site Planning**

Site planning is considered to be the organizational phase of the entire landscape design process. Beginning with a site analysis, site planning includes a myriad of aspects of architectural landscaping such as drainage issues, privacy, security, and soil conditions.

**Softscape**

Landscape architects refer to natural elements, including soil and plant life, at a site as the softscape.

**Sustainability**

In terms of ecology and the environment, sustainability is the ability to withstand and endure a variety of elements, some of which may not be totally conducive to life. Wetlands and forests that have withstood many centuries are examples of sustainability. Researchers and scientists are now implementing various ways of becoming more sufficient without harming the environment through the use of green technologies.

**Terracing**

Terracing is the process of creating walls for the purpose of holding soil in place on sloped landscaping.

**Topography**

Topography generally refers to the lay of the land, more specifically the way it slopes as well as its drainage patterns. Topography may also be the science of creating charts and maps that are used to represent the surface features of an area and both its natural and man-made features.

**Urban Planning**

Urban planning, as well as city and town planning are the integration of several disciplines regarding transport planning as well as land use planning. Urban planning explores a wide range of circumstances and aspects involving the environment and the surrounding communities. Urban planning might also have the primary goal of restoring or rebuilding inner city neighborhoods that have suffered from decay or lack of maintenance.

**View**

A view is the extended vision or prospect looking out from a site, which is often more beautiful than the site itself.

**Vista**

A long, unobstructed view of an open expanse such as a countryside.

**Wetlands**

Wetlands are biologically diverse sections of land that are saturated with some type of moisture either permanently all throughout the year or on a seasonal basis. Containing a wide variety of life from all of the ecosystems, wetlands may be bogs, marshes, or swamps, to name a few, that contain either freshwater, saltwater, or a combination of the two. Wetlands, which are categorized as both ecosystems and biomes, are increasingly becoming the focus of various conservation efforts.

**Xeriscape**

Xeriscape is a specific type of landscaping that is designed for regions susceptible to drought or those areas that must often follow water conservation practices.

**Zoning**

Zoning involves designating a specific purpose for a site such as residential or commercial and entails various laws and regulations that are set forth by each municipality.

## Appendix E - Difference between a National Register Historic District and a Local Historic District

**Source:** *Prepared by the Historic Preservation Division of the Georgia Department of Natural Resources, "What's the Difference Between a National Register Historic District and a Local Historic District?", last modified April 2015.*

[http://georgiashpo.org/sites/uploads/hpd/pdf/NR%20vs%20local\\_fs.pdf](http://georgiashpo.org/sites/uploads/hpd/pdf/NR%20vs%20local_fs.pdf)

What's the Difference between a National Register Historic District and a Local Historic District?  
A National Register District Identifies; a Local District Protects.

Both National Register districts and locally designated historic districts can be used as effective preservation tools, either independently or together, to help preserve a community's historic resources. For example, the National Register program might be used as a convenient and credible way to identify a community's historic resources, followed by local district designation, which would further protect and enhance those resources through the process of design review. Conversely, a local survey to establish a local historic district might also be used as the basis for a National Register district nomination, which would afford additional preservation incentives, including rehabilitation tax credits to properties protected in the local district. Local district designation might also be used to selectively protect portions of National Register districts considered especially significant to a community or subject to particularly strong development pressures. Local designation can also be afforded to an area larger than a National Register district to provide an even greater degree of protection to the historic resources within the National Register district.

Some community's preservation needs may be met entirely with either a locally designated district or a National Register district. There are many examples in Georgia of both situations. Other communities may believe that a package involving both types of districts works best. Remember: local districts and National Register districts are different, but complementary, and can work effectively by themselves or together to meet a community's historic preservation needs.

Further information may be obtained at [www.georgiashpo.org](http://www.georgiashpo.org) or by contacting:  
The National Register & Survey Program Manager at 770-389-7843 or the Outreach Program Manager at 770-389-7868.

Below is a detailed analysis of what both National Register districts and local historic districts are and the ways in which they can be used as preservation planning tools for the Proposed Klondike-Arabia Mountain Local Historic District.



### **National Register District**

A National Register historic district is a historic district that is listed in the National Register of Historic Places. The National Register is our country's official list of historic places worthy of preservation. It includes individual buildings, structures, sites, and objects as well as historic districts that are historically, architecturally, or archaeologically significant.

National Register listing recognizes the significance of properties and districts. By being listed, it identifies significant historic resources in a community. Boundaries of National Register districts are tightly drawn to encompass only concentrated areas of historic properties. Information compiled to nominate a historic district can be used in a variety of planning and development activities. A National Register listing also makes available specific preservation incentives and provides a limited degree of protection from the effects of federally funded, licensed, or permitted activities.

The National Register is maintained by the U.S. Department of Interior. In Georgia, the National Register program is administered by the Historic Preservation Division of the Department of Natural Resources. Districts and other properties are listed in the National Register through a 17-step process that involves identification, documentation, and evaluation. National Register historic districts most commonly encompass central business districts, residential neighborhoods, industrial areas, rural areas, and occasionally, entire communities.

### **Local Historic District**

A local historic district is a district designated by a local ordinance, which falls under the jurisdiction of a local historic preservation review commission. A local historic district is generally "overlaid" on the existing zoning classifications in a community. Therefore, a local district commission deals only with the appearance of the district, not with the uses of those properties.

According to the 1980 Georgia Historic Preservation Act which makes such local designations possible, a local historic district is a "geographically definable area, urban or rural, which contains structures, sites, and/or works of art which have special historical or aesthetic interest or value; represent one or more periods or styles of architecture typical of one or more eras in the history of the municipality, county, state, or region; and cause that area to constitute a visibly perceptible section of the community."

The designation of a local district protects the significant properties and the historic character of the district. It provides communities with the means to make sure that growth, development, and change take place in ways that respect the important architectural, historical, and environmental characteristics within a district. Local designation encourages sensitive development in the district and discourages unsympathetic changes from occurring. This happens through a process called design review, whereby the historic preservation commission approves major changes that are planned for the district and issues Certificates of Appropriateness which allow the proposed changes to take place.

## **National Register District versus Local Historic District**

<b>National Register District</b>	<b>Local Historic District</b>
<p>Identifies significant properties and districts for general planning purposes</p> <p>Analyzes and assesses the historic character and quality of the district</p> <p>Designates historic areas based on uniform national criteria and procedures</p> <p>Sets district boundaries tightly, based on the actual distribution pattern of intact historic properties in the area</p> <p>Makes available specific federal and state tax incentives for preservation purposes</p> <p>Provides a limited degree of protection from the effects of federally assisted undertakings</p> <p>Qualifies property owners for federal and state grants for preservation purposes, when funds are available</p> <p>Does not restrict the use or disposition of property or obligate private property owners in any way</p> <p>Does not require conformance to design guidelines or preservation standards when property is rehabilitated unless specific preservation incentives (tax credits, grants) are involved.</p> <p>Does not affect state and local government activities</p> <p>Does not prevent the demolition of historic buildings and structures within designated areas</p>	<p>Protects a community’s historic properties and areas through a design review process</p> <p>Protects the historic character and quality of the district with specific design controls</p> <p>Designates historic areas on the basis of local criteria and local procedures</p> <p>Sets district boundaries based on the distribution pattern of historic resources plus other preservation and community planning considerations.</p> <p>Provides no tax incentives for preservation purposes unless such are provided by local tax law</p> <p>Provides no additional protection from the effects of federally assisted undertakings</p> <p>Does not qualify property owners for federal or state grants for preservation purposes</p> <p>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</p> <p>Does not affect federal, state, or local government activities</p> <p>Provides for review of proposed demolitions within designated areas; may prevent or delay proposed demolitions for specific time periods to allow for preservation alternatives</p>

## **Appendix F - The National Register of Historic Places: Listing Process and Benefits**

### **Listing Process**

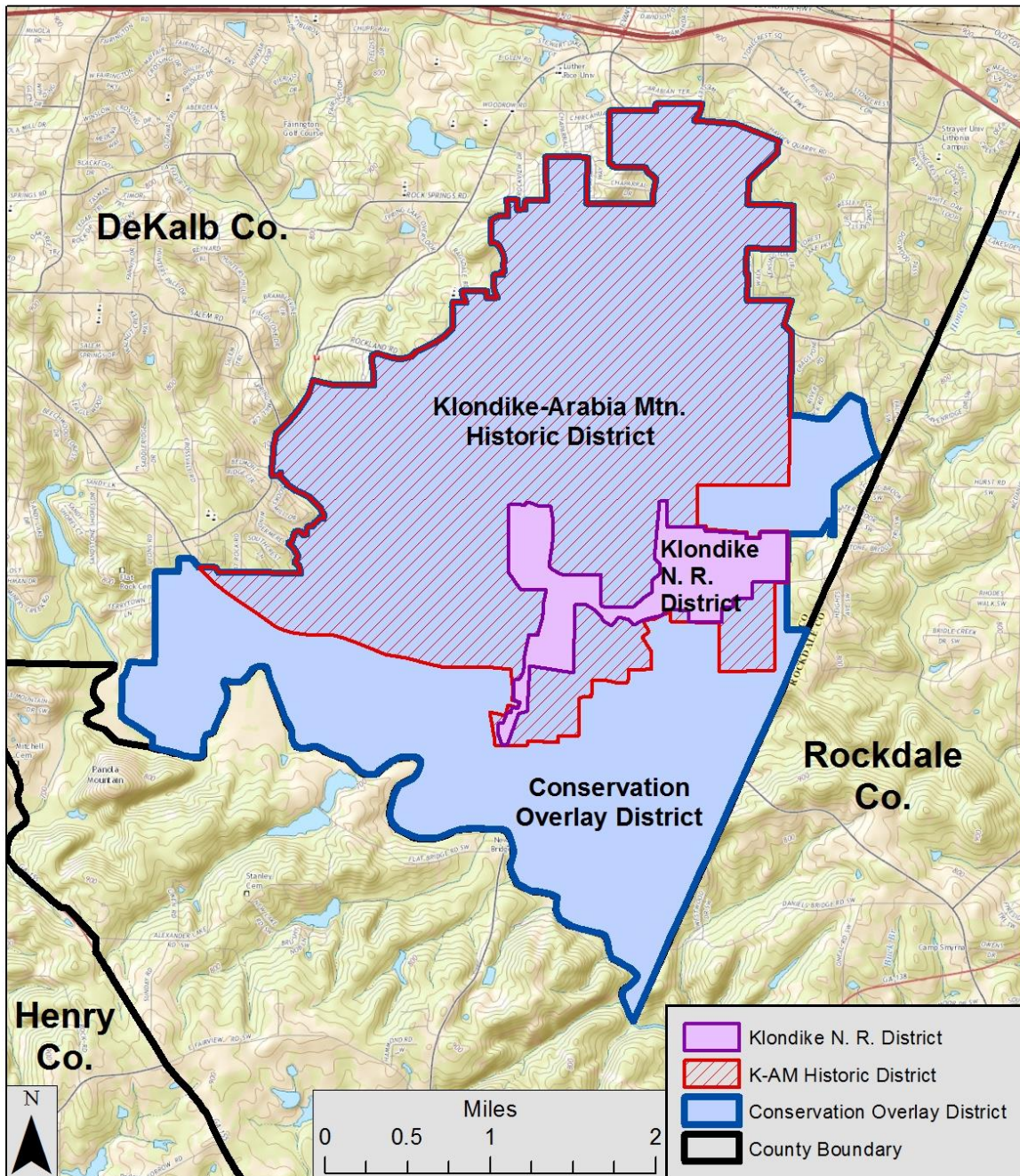
- Nominations can be submitted to your State Historic Preservation Office (SHPO) from property owners, historical society's, preservation organizations, governmental agencies, and other individuals or groups. Official National Register Nomination Forms are downloadable or can be obtained from your State Historic Preservation Office. National Register Bulletins can also provide guidance on how to document and evaluate certain types of properties. Sample Nominations provide additional useful information.
- The SHPO notifies affected property owners and local governments and solicits public comment. If the owner (or a majority of owners for a district nomination) object, the property cannot be listed but may be forwarded to the National Park Service for a Determination of Eligibility (DOE).
- Proposed nominations are reviewed by your state's historic preservation office and the state's National Register Review Board. The length of the state process varies but will take a minimum of 90 days.
- Complete nominations, with certifying recommendations, are submitted by the state to the National Park Service in Washington, D.C. for final review and listing by the Keeper of the National Register of Historic Places. The National Park Service makes a listing decision within 45 days.

### **Benefits**

- Federal preservation grants for planning and rehabilitation
- Federal investment tax credits
- Preservation easements to nonprofit organizations
- International Building Code fire and life safety code alternatives
- Possible State tax benefit and grant opportunities

**Appendix G – Boundary Map**

Boundaries of the Proposed Klondike-Arabia Mountain Local Historic District, Klondike National Register Historic District, and Arabia Mountain Natural Resource Protection Overlay District



## Appendix H - National Park Service Preservation Briefs

The National Park Service Preservation Briefs can be found at: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings. These National Park Service Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Here are links to the briefs mentioned in the proposed Klondike-Arabia Mountain Local Historic District:

**Repointing Mortar Joints** in Historic Masonry Buildings

<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

**Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

<https://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>

**Dangers of Abrasive Cleaning** to Historic Buildings

<https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

The Repair of Historic **Wooden Windows**

<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

The Repair and Thermal Upgrading of Historic **Steel Windows**

<https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>

The Use of **Substitute Materials** on Historic Building Exteriors

<https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>

Rehabilitating Historic **Storefronts**

<https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design

<https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

**Roofing** for Historic Buildings

<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

New **Exterior Additions** to Historic Buildings: Preservation Concerns

<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

Making Historic Properties **Accessible**

<https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>



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## **Recommendations for the Interpretation of the Arabia Mountain Natural Resource Protection Overlay District**

*Presented to the DeKalb County Planning and Sustainability Commission and the Arabia Mountain Heritage Area Alliance by the HIST 8640 Preservation Planning Class of the Heritage Preservation Graduate Program at Georgia State University—Spring, 2016*



## Introduction and Goals

The Arabia Mountain Natural Resource Protection Overlay District provides a tool for the community to maintain its special rural character while managing inevitable development pressures. The unique setting is rich in natural features and historic resources and offers many benefits to the community. The cumulative effect of individual actions by developers, environmentalists, preservationists and homeowners can be profound, especially over the long term, and sound planning is essential to conserve and protect the Klondike-Arabia Mountain community's natural, historic and cultural heritage.<sup>1</sup> These recommendations can assist in promoting sustainable development in the Klondike-Arabia Mountain community.

Benefits of utilizing the overlay include:

- Environmental and ecological benefits
- Social and recreational benefits
- Economic benefits

The environmental and ecological benefits will help promote sustainable growth in the Arabia Mountain area. In addition, the overlay will help prevent developmental intrusions to the rock outcroppings, stream banks, floodplains, and land buffers. Benefits include the maintenance of the view shed and a reduced potential of flash flooding due to paved-over forest buffers.

Social and recreational benefits will include places to walk and bike, open vistas of historic farmlands, and much needed places of mental and physical rest. Pedestrian-friendly neighborhoods will encourage a sense of community activities such as hiking and viewing wildlife.

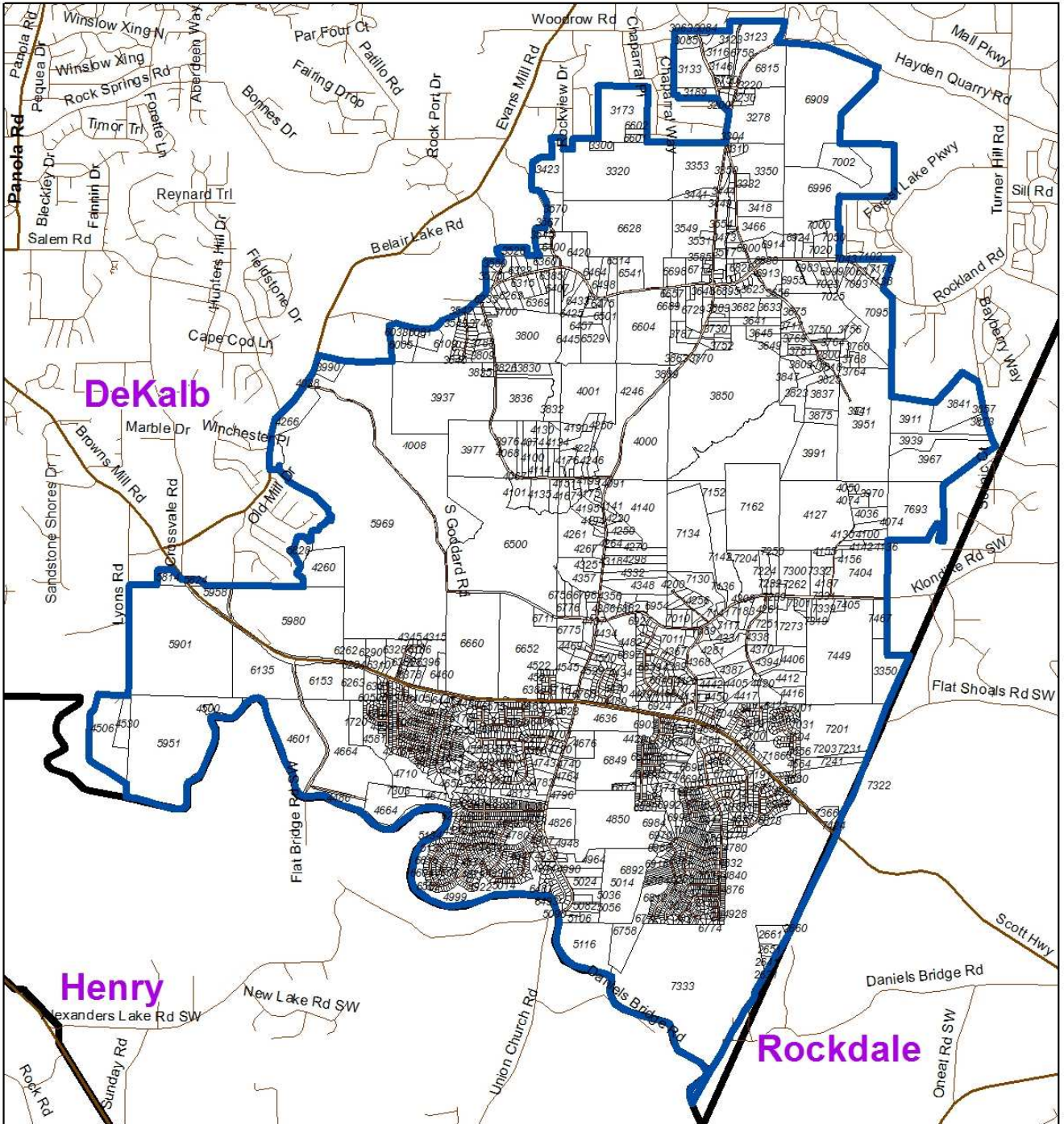
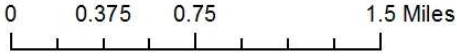
Economic benefits include the potential for lower overall infrastructure engineering and construction costs. Another economic benefit could be increased marketing potential and sales of homes and businesses in the area. A sound and sensible protection plan makes good economic sense.

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<sup>1</sup> "Growing Greener: Putting Conservation into Local Plans and Ordinances". Arendt, Randall G. 1999. p. 26.

# Arabia Mountain Conservation Overlay District

*Includes Parcels & Street Addresses*



## General Principles of Conservation Subdivisions

Conservation subdivisions are an innovative and effective approach to land protection. The economic, social, and environmental advantages of conservation subdivisions are equally beneficial to potential developers, current home owners, and DeKalb County. This creative approach to residential development allows developers to build the same number of homes in a more efficient and environmentally-friendly manner. Conservation subdivisions capitalize on an area's natural character elements while sustaining wildlife protection and providing shared spaces for recreational activity, all while reducing cost and strain on county resources. Adhering to height regulations and including generous buffer zones protect the significant views to and from the main roads.

Some common characteristics of conservation subdivisions include:

- Deep setbacks from the main roads.
- Strategic buffer zones.
- Home "clustering."
- Shorter streets.
- Shared open spaces connected by trails and paths.

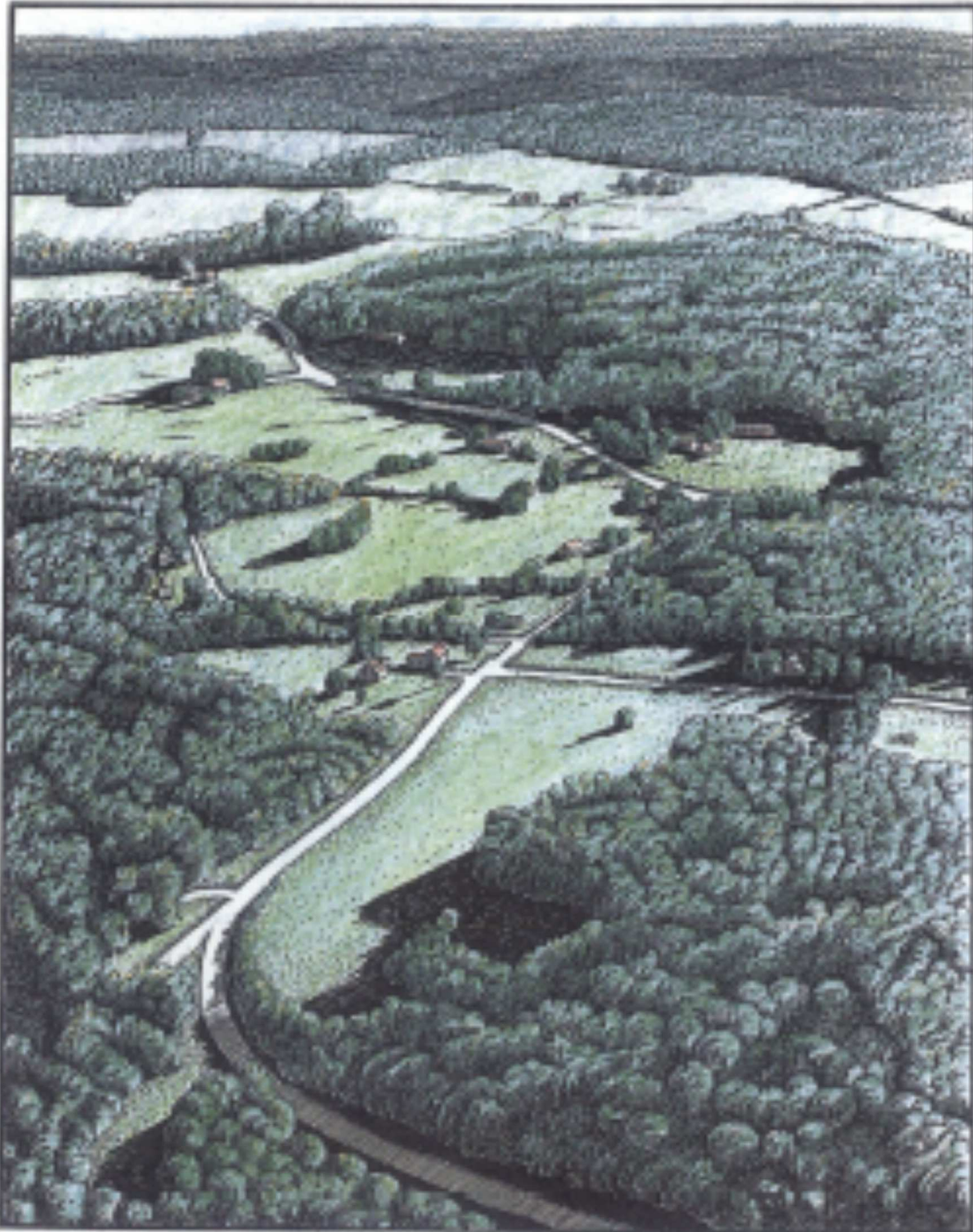
Buffer zones between houses and roads hide the neighborhood from public view. Clustering homes on smaller lots around primary and secondary areas (tracts of land unsuitable for building or otherwise designated for protection) maximize land use and views from the home and to the land areas. Conservation subdivisions often mandate a certain percentage of land within the subdivision to be shared and connected to other shared spaces via paths and trails. These features encourage pedestrian-friendly activities and spontaneous community activity.

DeKalb County already has in place regulations for a residential neighborhood conservation (RNC) district within their zoning district regulations [Ch. 27; Art II; Div. 10; Secs. 27-231 through 27-260] to preserve existing trees and vegetation, to improve storm water runoff/soil erosion, and to encourage design that reduces the strain on community resources and infrastructure. Thirty percent of the total land area (excluding the unbuildable primary/secondary land areas) in a conservation subdivision is designated for shared green space, to be connected to other green space areas through walking paths and bike trails. Height regulations of thirty-five feet or less ensure that homes will not obscure natural landscape features.

Adhering to the regulations already set forth for a residential neighborhood conservation district will ensure the preservation of the historic natural resources in the Arabia Mountain Natural Resource Protection Overlay District through the principles of conservation subdivisions.



**Visual Examples of Different Development Approaches and their Consequences**



**Typical view of a rural area BEFORE development begins. Note open fields, forests, agricultural features, possible historic structures and crossroads similar to those that exist in the Klondike Road/Arabia Mountain area of DeKalb County, Georgia.**





Typical view of the same rural area after CONVENTIONAL development has taken place. Note that green space has not been retained, that forest views have been compromised and historic structures have been demolished. Building lots have been de-forested and are small and tightly packed. Traffic congestion has also likely increased and recreational opportunities, such as biking and hiking, are severely limited.





2

**Typical view of same rural area after the area has undergone CREATIVE development using conservation subdivision principles. The same density of development is achieved using this method as the one illustrated in the conventional method photograph on previous page. Note the retention of open greenspace and forest views and re-use of historic structures. Creative development building lots have retained tree cover and are larger than allowed by the conventional development methods illustrated on the previous pages and have greater buffer areas between structures. Additionally, traffic congestion is likely mitigated due to creative placement of housing units and recreational opportunities are more accessible.**

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<sup>2</sup> Randall Arendt, Elizabeth A. Brabec, Harry L. Dodson, Christine Reid, Robert D. Yaro. *Rural by Design*. Chicago: American Planning Association. 1994. pp. 92-97.

## Physical Features within the Arabia Mountain Natural Resource Overlay District

Information in this section is taken from the “Conservation Subdivision Handbook” by the North Carolina Urban and Community Forestry Program.<sup>3</sup>

### Types of Open Space

The types of open spaces conserved through Open Space Development shall be consistent with the following standards:

- A. Open space shall be comprised of two types of land: “Primary Conservation Areas” and “Secondary Conservation Areas,” and should be configured to create or maintain interconnected networks of conservation lands, to the greatest extent that is practicable.
- B. Primary Conservation Areas form the core of the open space to be protected. They are the first type of open space to be designated on an Open Space Development Plan to satisfy the minimum open space requirement and consist of the following site features:

- **Wetlands:** including, but not limited to, streams, creeks, ponds, reservoirs, and adjoining land areas identified as part of:
  - The National Wetlands Inventory maps prepared by the U.S. Fish and Wildlife Service;
  - Soil maps published by the County Soil Survey prepared by the USDA Natural Resources Conservation Service;
    - USDA Web Soil Survey link:  
<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
  - A required Environmental Assessment or Environmental Impact Statement; and/or
  - A site analysis conducted by a registered engineer, land surveyor, landscape architect, architect or land planner.
- **Floodplains:** (100-year) and alluvial soils identified as part of:
  - A Flood Insurance Study prepared by the Federal Emergency Management Agency; and
  - The County Soil Survey prepared by the USDA Natural Resources Conservation Service.
    - USDA Web Soil Survey link:  
<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

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<sup>3</sup> Allen, Steve. *Conservation Subdivision Handbook: A Guide for North Carolina Communities in the Use of Conservation Design for Land Planning*. North Carolina Cooperative Extension Service. North Carolina University. U.S. Department of Forestry and Environmental Resources.

- **Steep Slopes:** defined as those greater than 25 percent, identified as part of:
    - A County Soil Survey prepared by the USDA National Resources Conservation Service; and/or
      - USDA Web Soil Survey link:  
<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
    - A site analysis conducted by a registered engineer, land surveyor, landscape architect, architect, or land planner and calculated using topographic maps from an actual surveyor from the U.S. Geological Survey.
- C. Secondary Conservation Areas consist of unconstrained land that would otherwise be suitable for building and include the following site features:
- **Woodlands:** including forest land for the planting and production of trees and lumber, where management practices such as selective timber harvesting and wildlife enhancement are employed. Such woodlands may consist of hardwood, pine and/or mixed pine-hardwood forests identified as part of:
    - A site analysis conducted by a registered engineer, land surveyor, landscape architect, architect or land planner using aerial photographs and/or satellite imagery;
    - A required Environmental Assessment or Environmental Impact Statement; and/or
    - An independent site study conducted by a trained botanist and/or forester.
  - **Farmland:** whether actively used or not, including cropland, fields, pastures, and meadows.
  - **Natural areas and wildlife habitats and corridors** identified as part of:
    - An Inventory of Natural Areas and Wildlife Habitats as prepared by a state agency, the Nature Conservancy or a local land trust;
    - A required Environmental Assessment or Environmental Impact Statement; and/or
    - An independent site study conducted by a trained botanist and/or biologist.
  - **Slopes:** of 15% to 25% which require special site planning due to their erosion potential limitations for septic tank nitrification fields, and terrain or elevation changes. Such areas may be suitable for building but higher site preparation and construction costs are to be expected.

- **Historic and/or Archaeological Sites**, including, but not limited to, sites listed on the National Register of Historic Places or eligible for listing on the National Register or included on the State’s National Register study list, designated as a local historic landmark or district, and/or designated as having a high potential for archaeological remains. Such sites are generally identified as part of:
  - A local archaeological survey
  - A local architectural survey
  - A required Environmental Assessment or Environmental Impact Statement, and/or
  - An independent site study conducted by a trained architectural historian or archeologist.
  
- **Public and/or private recreation areas and facilities**, including:
  - “Active recreation areas” such as public recreation areas, including district and community parks as identified in the Recreation and Parks Plan; and private recreation facilities, including golf courses, playing fields, playgrounds, swimming pools, and courts for tennis, basketball, volleyball, and similar sports, and commercial campground.
  
- Active recreation areas represent a kind of development in which natural lands are cleared, graded, and managed for intensive uses, thereby reducing the wildlife habitat or natural resource area that add to an area’s ecological well-being.
  
- For this reason, only half (50%) of the land in this category may be credited toward meeting the minimum open space requirement:
  - “Passive recreation areas” such as pedestrian, bicycle, and equestrian trails, picnic areas, community greens, and similar kinds of areas, whether public or private. Land in this capacity receives full credit toward meeting the minimum open space requirement.
  
- **Scenic views**, especially of natural and cultural features from designated scenic road corridors, including “views from the road” as well as views outward from potential home sites.
  
- **Greenspace**: may consist of and be designed for the following uses only:
  - Natural undisturbed areas
  - Natural areas that preserve the one hundred-year floodplain
  - Grassed playing fields for active recreation
  - Village greens for community gathering places
  - Natural trails and green ways
  - Natural bikeways and paths
  - Asphalt or concrete bikeways and paths with a maximum width of eight feet
  - And/or natural and landscaped stormwater management facilities located on soils particularly suited to such uses.

**Open Space Standards**

At least fifty percent (50%) of the unconstrained (buildable) land area in the Open Space Development should be set aside as protected open space. Unconstrained lands are lands that do not lie within "Primary Conservation Areas." Unconstrained lands also exclude the rights-of-way of high tension electrical transmission lines, and the rights-of-way existing or proposed streets, which therefore may not be counted toward meeting minimum open space requirements.

**Note:** In areas with very low rural density, say more than two acres per dwelling, open space percentages greater than 50% are easily achievable and highly recommended. On the other hand, in serviced locations with public water and sewer, where densities might be several dwellings per acre, open space percentages might dip to 35 or 40%.



## Suggestions for Preserving Physical Features within the Arabia Mountain Natural Resource Protection Overlay District

Information in this section is taken from “Conservation Subdivision Handbook” by The North Carolina Urban and Community Forestry Program.<sup>4</sup>

### General Criteria for Open Space Development Projects

The following criteria can apply to all open space development projects, including those encouraged by the Arabia Mountain Natural Resource Protection Overlay District:

- All wetlands, floodplains, and steep slopes should be protected and preserved from clearing, grading, filling, or construction, except as may be approved by the DeKalb County Planning and Sustainability Commission.
- The shape of the open space should be reasonably contiguous, coherently configured, and should abut existing or potential open space on adjacent properties. Long, narrow segments must be avoided except in the case of trail or stream corridors, or landscape buffers adjoining street rights-of-way and/or neighborhood boundaries.
- The pedestrian circulation system should be designated to assure that pedestrians can walk safely and easily on the site, between properties and activities or special features within the neighborhood open space system. All roadside footpaths should connect with off-road trails, and link with existing or potential open space on adjoining parcels.
- Common areas (i.e. “neighborhood greens”), cul-de-sac islands, and both sides of new streets should be landscaped with native species shade trees and flowering shrubs with high wildlife conservation value.

### Two Approaches for Calculating Maximum Permitted Density

The maximum number of lots in a conservation subdivision can be determined by either of the following two methods:

1. **The Yield plan:** The maximum number of lots reasonably achievable on the property, based on a conventional subdivision design plan consisting of lots meeting or exceeding the minimum dimensions required for lots in conventional subdivisions, conforming to DeKalb County’s regulations governing lot dimensions, land suitable for development, and street design.

The Yield Plan will be prepared by an applicant, showing how the tract of land could be subdivided to yield the maximum number of buildable residential lots. Although the Yield Plan does not have to meet formal requirements for a site design plan, and is not intended to involve significant engineering or surveying costs, the design must be realistic and

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<sup>4</sup> Allen, Steve. *Conservation Subdivision Handbook: A Guide for North Carolina Communities in the Use of Conservation Design for Land Planning*. North Carolina Cooperative Extension Service. North Carolina University. U.S. Department of Forestry and Environmental Resources.

economically capable of being constructed, given site and features and all applicable regulations. Potential building lots and streets must not be shown in areas that would not ordinarily be permitted in a conventional plan. For example, Yield Plans would include, at minimum, basic topography, wetland locations, 100-year floodplains, and slopes exceeding 25% in defining areas unsuited for development.

Soil suitability for individual septic systems will be demonstrated on sites not served by public sewerage or a centralized private sewage treatment facility. In areas of the site considered to be marginal for such systems, typically where the most challenging site conditions exist with respect to seasonal high water tables, or shallow depth to bedrock or restrictive soil layers, a small percentage of lots (usually 10%) should be tested. If tests on the sample lots pass the percolation test, the applicant's other lots should also be deemed suitable for septic systems for the purpose of calculating total lot yield. However, if any of the sample lots fail, several others can be tested until all the lots in a given sample pass.

2. **The Formulaic Approach:** Because they represent sensitive environmental features and/or significant cultural resources considered unbuildable in a legal or practical sense, Primary Conservation Areas receive only partial credit toward meeting the minimum open space requirement. Specifically, the maximum number of lots is determined by dividing the area of the tract of land by the minimum conventional lot size specified in the underlying zoning. In making this calculation, 50% of the following two land types will be included in the density calculations:
  - Slopes over 25% of at least 5,000 square feet contiguous area.
  - The 100-year floodplain.
  - In addition, 10% of land within rights-of-way for high-tension electrical transmission lines will be counted.
  - Furthermore, 5% of wetlands meeting the definition of the Army Corps of Engineers pursuant to the Clean Water Act, or land that is submerged for more than three months of the year can be included in the density calculations. No density credit can be given to bodies of open water over 5,000 square feet contiguous area, or to land lying within the rights-of-way of existing or proposed streets.

**Note:** In these calculations, density credit may be applied to certain other unconstrained parts of the site, such as land used for onsite sewage disposal, including nitrification fields and fields used for 'spray irrigation'. Unless specified otherwise, these lands may also be counted toward meeting the minimum open space requirements for Open Space Subdivisions.

### **Calculation and Design of Greenspace.**

*The following information is taken from the DeKalb County Zoning Code Conservation Subdivision Regulations §27-793.8.<sup>5</sup>*

The required greenspace to be protected in a conservation subdivision shall be calculated as follows and shall meet each of the following standards and requirements:

- A. The allotted greenspace in a conservation subdivision must comprise at least twenty (20) percent of the property in the subdivision;
- B. The allotted greenspace must comprise a minimum aggregate area of two (2) acres;
- C. At least fifty (50) percent of the allotted greenspace must be contiguous with a minimum width of fifty (50) feet, however irregularly shaped parcels of less than fifty (50) feet in width may be allowed if so approved by the planning commission;
- D. Village greens and trails do not have to comply with the minimum width requirement (*See the DeKalb County Zoning Code - Conservation Subdivision Regulations Section 27-793.7*);
- E. To calculate the greenspace required for designation as a conservation subdivision, each square foot of lot size reduction allowed in section 27-793.5 shall require the property owner to dedicate a corresponding square foot of land area as greenspace. The dedicated greenspace shall be no less than the total reduction in lot size allowed pursuant to the conservation subdivision regulations;
- F. No impervious surface, except (1) a historic building(s) or historic site(s); and (2) asphalt or concrete bikeways and paths with a maximum width of eight (8) feet, may be considered in the greenspace calculation; asphalt or concrete paths and bikeways must protect greenspace features. Paths requiring grading must not damage critical root zones of specimen trees. Impervious surfaces are prohibited within the seventy-five-foot stream buffer;
- G. A maximum of twenty (20) percent of the required greenspace may include wetlands and rock outcroppings;
- H. Preservation of historic buildings or sites may be included in greenspace if intended to be for the common use and benefit of all residents of the subdivision;
- I. A maximum of twenty (20) percent of greenspace may be comprised of utility easement areas (such as, but not limited to, overhead transmission lines, underground gas lines, and sewer lines) unless such easements were to be used as part of platted lots in the traditional sketch plat. Utility easement areas in greenspace must remain unfenced and open to the residents of the subdivision, unless safety concerns dictate otherwise;
- J. Greenspace shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjointing lots shall be provided with safe, convenient access to the greenspace;
- K. Greenspace shall connect with other greenspace areas and trails on adjacent or nearby property where possible;
- L. Only storm water management facilities that consist primarily of natural solutions shall be permitted in greenspace. Natural solutions include but are not limited to stormwater retention ponds, constructed wetlands, bioretention areas, biofilters and enhanced

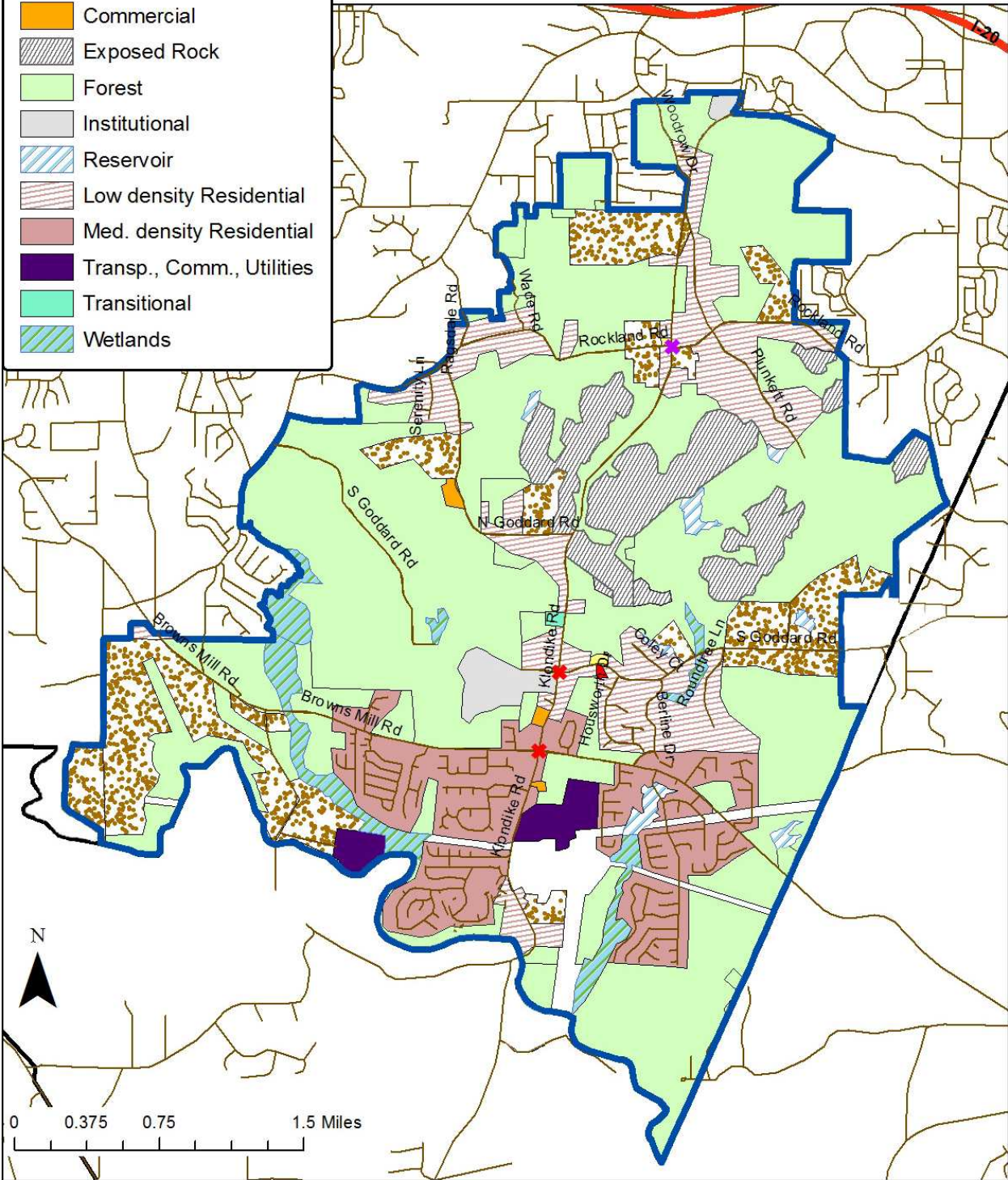
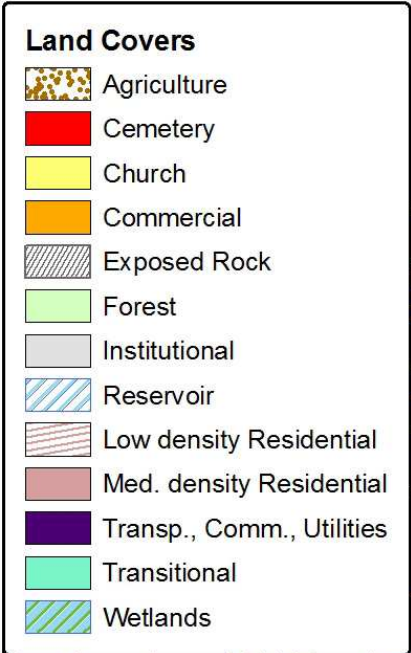
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<sup>5</sup> DeKalb County Zoning Code. Conservation Subdivision Regulations. §27-793.8.

swales. If stormwater management facilities are located in greenspace, tree removal must be kept to a minimum and a complete and comprehensive landscape plan must be approved by the county arborist;

- M. Grassed playing fields may be included in greenspace if reasonably level and shall be required in any Conservation Subdivision that contains one hundred (100) or more units. In a conservation subdivision that contains between one hundred (100) and two hundred (200) units, the grassed playing field must be a minimum of one (1) acre in size. In any conservation subdivision that contains two hundred (200) units or more, the grassed playing field must be a minimum of two (2) acres in size or there must be a minimum of two (2) grassed playing fields that are each one (1) acre in size. However, no grassed playing fields may be located within any wetland, stream buffer, or rock outcropping. Formal active recreation areas should not be credited toward greenspace. Grassed playing fields should not include ball fields for organized league play with outdoor lighting, bleachers, concession areas;
- N. All grading is prohibited within a stream buffer, floodplain, wetland, rock outcropping in greenspace and all clearing must comply with all requirements set forth in this Code;
- Minimal grading is allowed in greenspace only for:
    - Grassed playing fields and village greens;
    - As needed for utility easements; or
    - As needed for the creation of paths designed to enhance passive recreation opportunities such as walking or biking;
  - During construction, the stream buffer, rock outcropping, wetlands, and floodplain areas in greenspace shall be inaccessible to all development related activities other than minimal access to construct a sewer line if necessary, and shall otherwise be protected by a four-foot orange tree save fence, which shall only be removed upon completion of all construction and landscaping activities;
  - Grading should not damage roots of trees remaining in greenspace areas. No specimen trees shall be damaged or removed in order to create village greens, grassed playing fields or paths, unless approved by the county arborist.

# DeKalb County Overlay Conservation District Land Covers



## **Character Areas within the Arabia Mountain Natural Resource Protection Overlay District**

### **The Overlay Area**

The overlay area consists of many character areas including Agriculture, Cemetery, Church, Commercial, Exposed Rock, Forest, Institutional, Reservoir, Low and Medium density residential, Transportation, Communication, and Utilities, Transition Areas, and Wetlands. The Overlay area follows:

- The western boundary generally follows land parcels located to the east of Evans Mill Road, south to Lyons Road and further south to the DeKalb/Henry County line.
- The southern boundary of the overlay district generally follows the DeKalb/Henry County line and the South River.
- The eastern boundary of the overlay is generally outlined by the DeKalb/Rockdale County line between Daniels Bridge and Flat Shoals Road land parcels further north not associated with road and/or waterways.
- The northern boundary of the overlay generally follows Hayden Quarry Road.

### **Agriculture**

All areas of cropland, pasture, orchards, vineyards, nurseries, and confined feeding operations:

1. Large area located along South Goddard Road east of Klondike Road.
2. Small area located northeast of Coley Court.
3. Large area located north of North Goddard Road and west of Klondike Road.
4. Large area located west of Ragsdale Road, south of Rockland Road, east of South Goddard Road.
5. Large area located on the west side of the Rockland Road and Klondike Road crossroads.
6. Small area located on the southeast side of the Rockland Road and Klondike Road crossroads.
7. Large area located west of Klondike Road, north of Rockland Road, and south of Chaparral Drive (Vaughters Farm).
8. Large area located west of Rockland Road and north of Rockland Road.

### **Commercial and Services**

Commercial areas are used predominantly for the sale of products and services and may include some non-commercial uses too small to be separated out. Business districts commonly include some institutions such as churches and schools, and commercial strip developments may include some residential units.

1. Oak Grove Junction Convenience Store is located on the southeast corner of the Klondike Road and South Goddard Road crossroad. This building is currently owned by DeKalb County but was used historically as a commercial building.
2. Unnamed commercial building located on the northwest corner of the Klondike Road and Browns Mill Road (Highway 212) crossroad.
3. Unnamed Commercial building located on the Southwest corner of the Klondike Road and Browns Mill Road (Highway 212) intersection.



4. Dollar General is located northeast of the Klondike Road and Browns Mill (Highway 212) intersection.
5. Klondike Corner Convenience Store is located on the northeast corner of the Klondike Road and Browns Mill (Highway 212) intersection.



**4623 Klondike Road (ca. 1950)**

**Historic commercial building located at the southwest corner of the intersection of Klondike and Browns Mill Roads—view of the front façade from Browns Mill Road**

### **Cemetery**

Public and private lands devoted to burial grounds, including primary and secondary buildings and associated infrastructure.

1. The Philadelphia Baptist Cemetery is located on South Goddard Road, east of Klondike Road.
2. Rockland United Methodist Church cemetery located across Rockland Road from the church.



South Goddard Road

Philadelphia Baptist Cemetery (a.k.a. Klondike Baptist Churchyard Cemetery)—granite used in headstones and to outline plots

### Church

This is a subset of commercial and services.

1. The Philadelphia Baptist Church is located on South Goddard Road, east of Klondike Road.
2. Rockland United Methodist Church is located on Rockland Road at the intersection of Rockland Road and Klondike Road.
3. Faith Templar First Pentecostal Church is located south of Browns Mill Road (Highway 212) and east of Klondike Road.



6747 Rockland Road—Rockland United Methodist Church—granite used in sign



### **Exposed Rock**

Naturally occurring areas of exposed bedrock with little or no vegetative cover. Natural granite outcroppings are part of the geological composition of the Klondike-Arabia Mountain area.

1. Large areas are located south of Rockland Road and east of Klondike Road.
2. Large areas are located south of Rockland Road and west of Klondike Road.
3. Large areas are located south of Rockland Road and east of Plunkett Road.



**Exposed granite near the intersection of Klondike and Rockland Road**



**Forest**

All forested areas of coniferous and/or deciduous trees.

1. Encompass any open area within the overlay district that is not otherwise designated.



**Forested area along Browns Mill Road trail**



**View of forested land and open fields along Klondike Road**



## **Institutional**

Public or private land holdings, including all buildings, grounds and parking lots that compose educational, religious, health, correctional and military facilities.

1. Arabia Mountain High School is set back off of Browns Mill Road and Klondike Road.
2. Murphey Candler Elementary School is located on the southwest corner of the South Goddard Road and Klondike Road crossroads.
3. Stonecrest Library is located on Klondike Road, south of Arabian Terrance and east of Woodrow Drive.
4. DeKalb Police Outdoor Firing Range is located on North Goddard Road, south of Rockland Road.



**6610 Browns Mill Road  
Arabia Mountain High School, DeKalb County Public Schools**



**3123 Klondike Road  
Stonecrest Branch Library (ca. 2011), DeKalb County Public Library System**



**3905 North Goddard Road  
DeKalb County Police Firing Range**

### **Reservoirs, Lakes, and Ponds**

Man-made impoundments, often referred to as "lakes" or "ponds," which are persistently covered with water.

1. Mountain Lake is located east of Klondike Road and north of South Goddard Road.
2. Arabia Lake is located south of Rockland Road, west of Klondike Road, and north of North Goddard Road.
3. Unnamed Lake located northeast of Coley Court and northwest of South Goddard Road.
4. Unnamed lake located west of Plunkett Road, west of Klondike Road, and south of Rockland Road.
5. Unnamed lake located east of Plunkett Road, and north of South Goddard Road.



**Arabia Lake with view of Arabia Mountain in the background<sup>6</sup>**

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<sup>6</sup> "Photo: Arabia Lake". Arabia Mountain—Mountain View Trail. Atlanta Trails website.  
<http://www.atlantatrails.com/hiking-trails/arabia-mountain-view-trail/>. Accessed 17 April 2016.



### **Low Density Residential**

Houses are typically situated on 1.1 to 2 acre lots, but lot sizes may go up to 5 acres.

1. Located along Klondike Road from Woodrow Drive in the north past Rockland Road, east to Rockland Road.
2. Located along Rockland Road, west of Klondike, down North Goddard Road.
3. Located along Klondike Road from North Goddard Road down to South Goddard Road.
4. Located along South Goddard Road west of Klondike Road to Roundtree Lane, south to Browns Mill Road (Highway 212).

### **Medium Density Single Family Residential**

These areas usually occur in urban or suburban zones and are generally characterized by houses on .26 to 1 acre lots.

1. Located off of Browns Mill Road (Highway 212) on Palisades Place Drive.
2. Located off of Browns Mill Road (Highway 212) on Mill Station Trace.
3. Located off of Browns Mill Road (Highway 212) on English Loop.
4. Located off of Browns Mill Road (Highway 212) on White Circle.



**The Palisades Subdivision—main entrance on Browns Mill Road  
(This is a medium density single family residential subdivision with lot sizes averaging 0.5 acres.)**



**Klondike on the River Subdivision—main entrance on Klondike Road  
(This is a medium density single family residential subdivision with lot sizes averaging between 0.10 and 0.33 acres.)**

### **Transportation, Communication, and Utilities**

Also referred to as "TCU," this category encompasses various land use types associated with transportation, communication, and utilities.

1. Located east of Klondike Road, south of Browns Mill Road (Highway 212).

### **Transitional Area**

Recently cleared or altered land in transition from one land use activity, either built-up or non-built-up, to another unknown or non-determinate land use.

1. Located east of Klondike Road, south of North Goddard Road, and north of South Goddard Road.

## **Wetlands**

Forested and/or herbaceous areas where the water table is at, near or above the land surface for a significant part of the growing season in most years.

1. Large wetland area north of Browns Mill Road and west of Klondike Road that follows the Pole Bridge Creek on a north path.
2. Small wetland area north of Browns Mill Road and west of Klondike Road that follows the Stephenson Creek on a north path.



**Wetlands located near the intersection of Browns Mill and Klondike Roads**

## **Suggestions for Preserving Character Areas within the Arabia Mountain Natural Resource Protection Overlay District**

Several tools may be used to help preserve the character areas in a conservation subdivision which includes a Character Defining Area Map, the Design of Conservation Lands, Character Area Preservation Guidelines and Conservation Easements.

### **Character Defining Area Map**

In the previous section (p. 17) of this document, the DeKalb County Overlay Conservation District Land Covers map will be a useful tool for future development considerations as it provides specifics on existing development, identifies the unique character areas and terrain constraints indicative of the Arabia Mountain Natural Resource Protection Overlay District, and thereby aids in determining the most advantageous areas for growth.

### **Design of Conservation Subdivisions to Protect Character Areas**

Three basic principles should be incorporated into the design of conservation subdivisions to protect their character areas:

1. Conservation areas should include the most sensitive resource areas of a property, in addition to including locally significant features such as mature wooded areas, rock outcroppings, steep slopes and scenic viewpoints.
2. Fragmentation of conservation land should be minimized so that these resource areas are not divided into numerous small parcels located in various parts of the development. To the greatest extent possible, this land should be designated as a single block with logical, straightforward boundaries. Long, thin strips of conservation land should be avoided unless necessary to connect other significant areas or when they are designed to protect linear resources such as streams or trails.
3. Conservation areas should be designed as part of larger continuous and integrated open space systems, and whenever possible, they should connect with existing or potential conservation areas on adjoining parcels.<sup>7</sup>

### **Character Area Preservation Guidelines**

Preserving the unique Character Areas may be achieved by instituting some general guidelines for future development. The following areas are suggested to be designated as permanent greenspace:

- Floodplains
- Streams and stream buffers
- Wetlands
- Rock outcroppings
- Steep slopes
- Mature wooded areas

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<sup>7</sup> Arendt, Randall. 1999. *Growing Greener: Putting Conservation into Local Plans and Ordinances*. Washington, DC: Island Press. (Arendt 1999, Chapter 5, pages 74-77).



- Specimen trees
- Historic structures or sites
- Sites of archeological significance<sup>8</sup>

After the character areas to be preserved and the adjoining greenspace is identified, then the task of determining how the space is to be utilized is formalized. The following suggestions provide some guidance of how that space may be set aside for the enjoyment of all property owners:

- Natural areas should be preserved.
- Natural areas that preserve the one hundred-year floodplain will be left undisturbed.
- Grassed playing fields may be created for active recreation.
- Village greens may be created as community gathering places.
- Natural trails, natural bikeways and paths, and green ways may be created to increase recreational opportunities and community connectedness.
- Asphalt or concrete bikeways and paths will be limited to a maximum width of eight (8) feet.
- Natural and landscaped storm water management facilities will be located on soils particularly suited to such uses.<sup>9</sup>

**Conservation Easements** – Another tool to protect character areas and greenspace is through permanent conservation easements which prohibit future development and define the range of permitted activities in the specified area of land. For example, the clearing of woodland habitat would generally be prohibited, except as necessary to create trails and active recreation facilities or to install subsurface septic disposal systems or spray irrigation facilities.<sup>10</sup>

For more information on conservation easements, the following web resources may be consulted:

- Georgia Conservation Land Program - <https://glcp.georgia.gov/about-conservation-easements>
- State Properties Commission - <https://gspc.georgia.gov/state-conservation-easement-qualified-donation-appraisal-reviews>
- The Georgia Conservancy - <http://www.georgiaconservancy.org/land-conservation/tax-incentives.html>
- The Land Trust Alliance - <http://www.landtrustalliance.org/topics/taxes/income-tax-incentives-land-conservation>
- The Nature Conservancy - <http://www.nature.org/about-us/private-lands-conservation/conservation-easements/all-about-conservation-easements.xml>

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<sup>8</sup> DeKalb County Zoning Code, Sec. 27-793.7(c), Development standards and permitted uses.

<sup>9</sup> DeKalb County Zoning Code, Sec. 27-793.7(b), Development standards and permitted uses.

<sup>10</sup> Arendt, Randall. 1999. *Growing Greener: Putting Conservation into Local Plans and Ordinances*. Washington, DC: Island Press. (Arendt 1999, Chapter 5, page 163)



## Conclusion

When communities embrace and implement a conservation planning and design approach to development, the quality of life in those communities is enhanced and the environmental, social, recreational, and economic benefits are discernible<sup>11</sup>. Communities are increasingly aware that traditional subdivision development produces nothing more than building lots and streets where open space, community connectedness, and recreational opportunities are sacrificed to ever-increasing building density and traffic congestion. Generations of Americans have given up well-planned communities where the preservation of the historic, cultural and landscape resources and environmental concerns have taken a back seat to the ever-present automobile and big box store. More and more community leaders are embracing a conservation planning and design approach that does not give up convenience or access to amenities, but through careful planning and sustainable development choices creates a community in which leaders and residents can take great pride. Additionally, the community will reap the environmental and economic benefits of choosing a sustainable development approach. The recommendations provided in this document make an effort to enhance understanding of the purpose and goals of the Arabia Mountain Natural Resource Protection Overlay District in DeKalb County, Georgia, providing community members, planners and leaders with a variety of tools to preserve the unique character and create a climate of sustainable development for the Klondike/Arabia Mountain area.

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<sup>11</sup> Arendt, Randall. 1999. *Growing Greener: Putting Conservation into Local Plans and Ordinances*. Washington, DC: Island Press. (Arendt 1999, Chapter 1, page 30).