

Spring 2014

McDonough, GA

Rachel Bragg

Nathan Brown

Jesia Cobb

Kerri Chandler

Jennie Eldredge

See next page for additional authors

Follow this and additional works at: https://scholarworks.gsu.edu/history_heritagepreservation



Part of the [Historic Preservation and Conservation Commons](#)

Recommended Citation

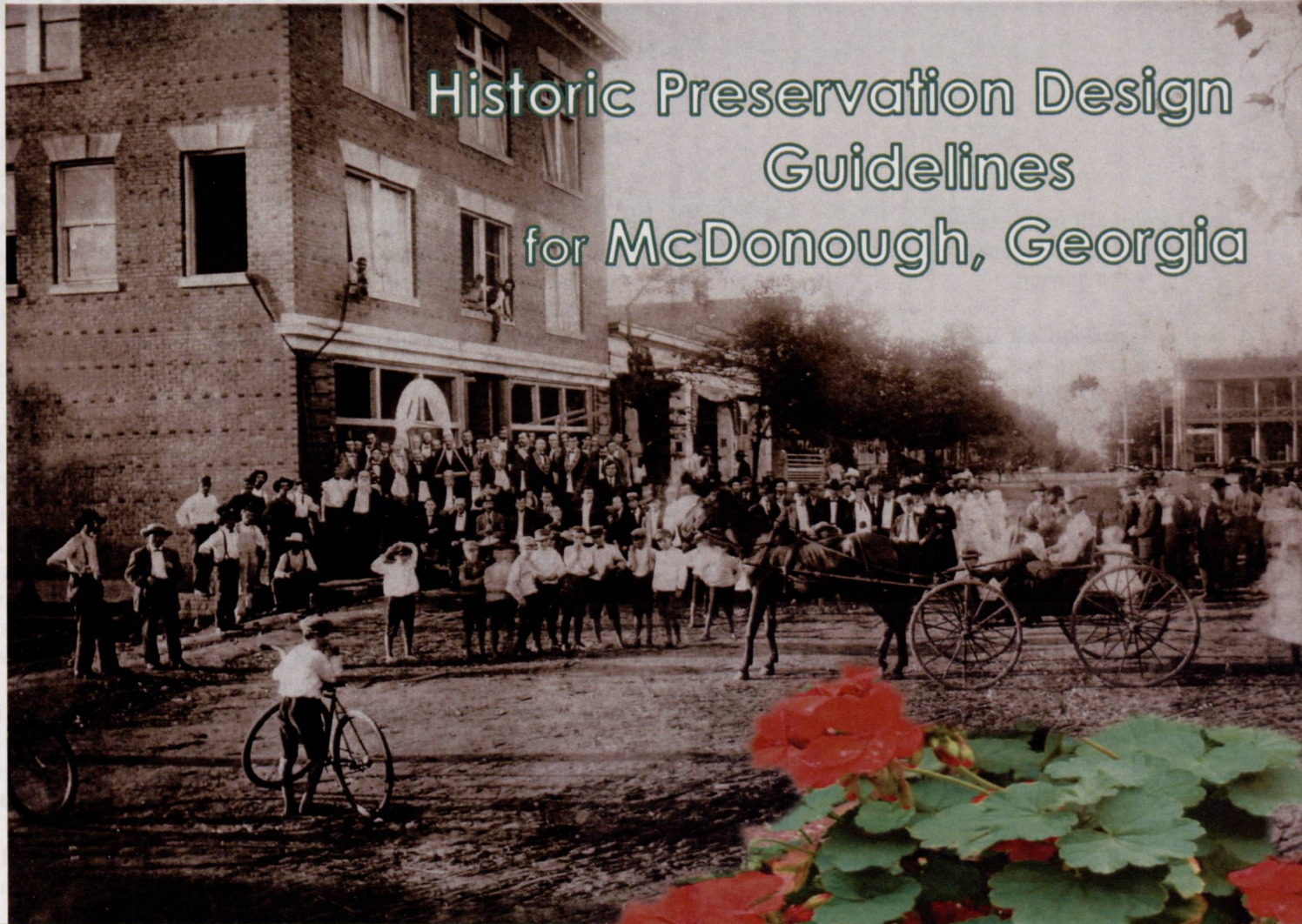
Bragg, Rachel; Brown, Nathan; Cobb, Jesia; Chandler, Kerri; Eldredge, Jennie; Inman, William; Miskewicz, Andrea; Radke, Casey; Rankin, Ellen; Rooks, Whitney; Rose, Amber; Sakas, Nicholas; Smith, Maggie; Newman Treviño, Jennifer Ann; Warley, Megan; Wehrle, Hilary; Williams, Anna; and Williams, Jennifer, "McDonough, GA" (2014). *Heritage Preservation Projects*. 29.
https://scholarworks.gsu.edu/history_heritagepreservation/29

This Design Guidelines is brought to you for free and open access by the Department of History at ScholarWorks @ Georgia State University. It has been accepted for inclusion in Heritage Preservation Projects by an authorized administrator of ScholarWorks @ Georgia State University. For more information, please contact scholarworks@gsu.edu.

Authors

Rachel Bragg, Nathan Brown, Jesia Cobb, Kerri Chandler, Jennie Eldredge, William Inman, Andrea Miskewicz, Casey Radke, Ellen Rankin, Whitney Rooks, Amber Rose, Nicholas Sakas, Maggie Smith, Jennifer Ann Newman Treviño, Megan Warley, Hilary Wehrle, Anna Williams, and Jennifer Williams

Historic Preservation Design Guidelines for McDonough, Georgia



Prepared by the Preservation Planning Class
Georgia State University
Spring 2014



Acknowledgements

These design guidelines were prepared in Spring 2014 by graduate students in the Preservation Planning class of Georgia State University's Heritage Preservation Program under the direction of Richard Laub and Mary Ann Eaddy. The students worked closely with representatives from the city of McDonough, the city of McDonough Community Development Department, the McDonough Historic Preservation Commission and the McDonough Main Street Program to ensure that these guidelines accurately reflect the needs and plans of the community. The design guidelines have been tailored to make suggestions that will be applicable to the unique historic character of McDonough.

We would like to acknowledge and thank City Council members: Mayor Bill Copeland; Gail Welch Talmadge Notti, Councilmember At Large; Roger Pruitt, Councilmember At Large; Rufus Stewart, District 1 Councilmember; Sandra Vincent, District 2 Councilmember; Craig Elrod, District 3 Councilmember; Kamali Varner, District 4 Councilmember; Rodney C. Heard, Community Development Director (Interim); and the Historic Preservation Commission: Jim Sease, Chair; Jean Hanger; Angelic Muhammad; Jean Bell; Charita Humphrey; and Nakita (Niki) Rayner.

We are grateful to the Shiloh Baptist Church for providing us with a bus that allowed us to tour of McDonough. We would also like to thank John and Jean Hanger for the hospitality they demonstrated by opening their beautiful home to us and providing us with a wonderful lunch.

We would also like to acknowledge and thank Joseph Smith, AIA, for allowing us to use his architectural drawings.

Preservation Planning Class
Georgia State University
Spring 2014

Rachel Bragg
Nathan Brown
Jesia Cobb
Kerri Chandler
Jennie Eldredge
William Inman
Andrea Miskewicz
Casey Radke
Ellen Rankin
Whitney Rooks
Amber Rose
Nicholas Sakas
Maggie Smith
Jennifer Ann Newman Treviño
Megan Warley
Hilary Wehrle
Anna Williams
Jennifer Williams

Cover photo: McDonough Square ca. 1900, courtesy of McDonough Main Street Program

Table Of Contents

| | | |
|-----------|--|------|
| Section 1 | Introduction | p.1 |
| 1.1 | The City of McDonough | p.2 |
| | McDonough's Historic Significance | |
| | The National Historic Preservation Act of 1966 and the National Register of Historic Places | |
| | Brief History of Historic Preservation in McDonough | p.3 |
| 1.2 | Design Guidelines | p.4 |
| | How This Document Was Prepared | |
| | How These Design Guidelines Will Help McDonough Continue to Preserve its Historic Places | |
| | Philosophical Foundation of The Design Guidelines | |
| | Purpose of This Document | p. 5 |
| | How To Use These Guidelines | |
| Section 2 | Overview of Policies and Procedures | p.6 |
| 2.1 | Policies and Procedures | p.7 |
| | Legal Basis For Historic Preservation | |
| | Recommendation and Designation of Historic Districts and Properties | |
| | Difference Between Contributing and Non-Contributing Properties | p.8 |
| | Americans With Disabilities Act (ADA) (1990) | |
| | Secretary of the Interior's Standards for Rehabilitation | |
| 2.2 | The Historic Preservation Commission | p.9 |
| | Historic Preservation Commission Powers | |
| | Design Review | p.10 |
| | Certificate of Appropriateness (COA) | |
| | Maintaining of Historic Properties | p.11 |
| | COA Flow Chart | p.12 |

| | | |
|-----------|--|------|
| 2.3 | Economic Incentives and the Main Street Program | p.13 |
| | Federal Preservation Tax Incentives | |
| | State Preservation Tax Incentives | |
| | Main Street Program | p.14 |
| | Main Street Front Façade Grant Program | |
| Section 3 | History of McDonough | p.15 |
| 3.1 | History of McDonough | p.16 |
| Section 4 | Character Defining Areas of McDonough | p.20 |
| 4.1 | McDonough Historic District | p.21 |
| | Proposed Locally Designated Residential District | |
| | Proposed Locally Designated Commercial District | |
| | Map of McDonough Historic District Designations | p.22 |
| | Map of McDonough Historic District Commercial And Residential Character Areas | p.23 |
| 4.2 | Community Landmark Buildings | p.24 |
| | Community Buildings | |
| | Churches | |
| 4.3 | Commercial District Characteristics | p.25 |
| 4.4 | Residential Districts Characteristics | p.27 |
| | Lawrenceville Street | |
| | Macon Street Corridor | p.28 |
| Section 5 | Commercial Guidelines | p.29 |
| 5.1 | Commercial District Overview | p.30 |
| | Commercial Architectural Types | |
| | One-Part Commercial Block (1880s-1950s) | p.31 |
| | Two-Part Commercial Block (1870s-1930s) | |
| | Store Front Arrangements | p.32 |
| | Box Type Gas Station (1930s-1940s) | |

| | | |
|-----|---|------|
| 5.2 | Commercial Rehabilitation | p.33 |
| | General Rehabilitation Guidelines | |
| | Historic Materials | p.34 |
| | Storefronts | |
| | Entrances and Doors | p.35 |
| | Upper Façade Details and Windows | |
| | Roofs | p.36 |
| | Roof Cornices | |
| | Awnings | p.37 |
| | Signage | |
| 5.3 | Commercial Additions | p.38 |
| | Overall Design | |
| | Mass and Scale | p.39 |
| | Setback, Orientation and Rhythm | |
| | Materials | p.40 |
| | Rooftop Additions | |
| | Americans with Disabilities Act (ADA) Compliance | p.41 |
| 5.4 | New Commercial Construction | p.42 |
| | Mass and Scale | |
| | Orientation, Setback and Spacing | p.43 |
| | Directional Emphasis | |
| | Building Materials | |
| | New Storefront Design | p.44 |
| | Entrances | |
| | Façade and Windows Details | p.45 |
| | Roofs | |
| | Americans with Disabilities Act (ADA) Accessibility | |
| | Signage | p.46 |
| | Awnings | |
| 5.5 | Large-Scale, Mixed-Use Developments | p.47 |
| | Site Design | p.48 |
| | Building Mass and Design | |

| | | |
|-----------|---|------|
| | Form and Roofline | p.49 |
| | Building Entrances | p.63 |
| | Architectural Features | p.64 |
| | Materials and Colors | p.65 |
| | Signage and Lighting | p.66 |
| | Outdoor Spaces and Amenities | p.67 |
| 5.6 | Commercial Site and Setting | p.50 |
| | Overview | p.69 |
| | Signage | |
| | Street and Site Furniture | p.51 |
| | Fences | p.71 |
| | Sidewalks | p.72 |
| | Retaining Walls | p.52 |
| | Street Lights | p.74 |
| | Transitional Buffers | p.75 |
| | Parking Facilities and Parking Decks | p.76 |
| | Americans with Disabilities Act (ADA) Accessibility | p.77 |
| | Porches | p.78 |
| Section 6 | Residential Guidelines | p.53 |
| 6.1 | Residential District Overview | p.54 |
| 6.2 | Residential Architecture | p.55 |
| | Residential Architectural Styles and Types | p.80 |
| | Styles | p.56 |
| | Queen Anne Style | p.62 |
| | Folk Victorian | |
| | Neoclassical Revival | p.57 |
| | Colonial Revival Style | |
| | Craftsman Style | p.58 |
| | Types | p.59 |
| | Central Hall Cottage/ I-House | |
| | Gabled Wing | p.60 |
| | Georgian Cottage/ House | p.61 |

| | | |
|-----|---|------|
| | Queen Anne Cottage/ House | p.62 |
| 6.2 | Residential Rehabilitation | |
| | Queen Anne Cottage/ House | p.63 |
| | New South Cottage | p.64 |
| | American Foursquare | p.65 |
| | Bungalow | p.66 |
| | American Small House | p.67 |
| | English Cottage | p.68 |
| | Ranch | p.69 |
| 6.3 | Residential Rehabilitation | |
| | Overview | |
| | Historic Building Materials | p.70 |
| | Foundations | p.71 |
| | Windows, Storm Windows and Shutters | p.72 |
| | Doors, Storm Doors and Screen Doors | p.73 |
| | Chimneys | p.74 |
| | Roof Material and Pitch | p.75 |
| | Siding and Masonry | p.76 |
| | Architectural Details | p.77 |
| | Porches | p.78 |
| 6.4 | Residential Additions | p.79 |
| 7.1 | Overview | |
| 7.2 | General Guidelines for Orientation and Location | |
| 7.3 | Design and Scale | p.80 |
| 7.4 | Building Materials | p.81 |
| 7.5 | Rooftop Additions | p.82 |
| | Decks and Porches | |
| 6.5 | Residential New Construction | p.83 |
| 8.1 | Overview | |
| | Setbacks | |
| | Rhythm and Spacing | p.84 |
| 8.2 | Orientation | |
| | Scale | |
| | Materials | p.85 |

| | | |
|-----------|--|-------|
| | Roofs, Porches and Outbuildings | p.86 |
| 6.6 | Residential Properties with Commercial Use | p.87 |
| | Overview | |
| | Signage | p.88 |
| | Parking and Driveways | p.89 |
| | Fire Escapes | p.90 |
| | Americans with Disabilities Act (ADA) | |
| 6.7 | Residential Site and Setting | p.91 |
| | Overview | |
| | Landscaping Suggestions | p.92 |
| | Retaining Walls | |
| | Exterior Lighting | |
| | Fences | p.93 |
| | Driveway Configuration | p.94 |
| | Parking and Garages | |
| | Paving Material | p.95 |
| | Mechanical Systems | |
| Section 7 | Other Considerations | p.96 |
| 7.1 | Demolition | p.97 |
| 7.2 | Moving Historic Buildings | p.98 |
| 7.3 | Maintenance of Existing Buildings within the Historic District | p.99 |
| 7.4 | Paint Colors and Designs | p.100 |
| 7.5 | Archaeology | p.101 |
| Section 8 | Appendices | p.102 |
| 8.1 | Contact Information | p.103 |
| | McDonough Contact Information | |
| | General Historic Preservation Resources | p.104 |
| 8.2 | Preservation Information | p.105 |
| | Secretary of the Interior's Standards for Rehabilitation | |
| | Historic Preservation Federal Tax Incentive Programs | p.106 |

| | | |
|-----|--|-------|
| | Georgia State Income Tax Credit Program for Rehabilitated Historic Property | p.107 |
| | State Preferential Property Tax Assessment Program For Rehabilitated Historic Property | p.109 |
| | What's the Difference Between a National Historic District and a Local Historic District? | P.110 |
| 8.3 | Glossary | p.113 |
| | Pictorial Glossary | |
| | Traditional Glossary | p.122 |
| 8.4 | Additional Resources | p.127 |
| | National Park Service (NPS) Preservation Briefs | |
| | Sources Cited | p.129 |
| | American with Disabilities Act (ADA) Requirements | p.131 |
| | McDonough Main Street Program | p.132 |
| | Application for a Certificate of Appropriateness (COA) Form | p.134 |
| | Application for Front Façade Grant from the McDonough Main Street Program | p.136 |
| | Application for Rear Façade Grant from the McDonough Main Street Program | p.138 |

Section 1 • Introduction

The City of McDonough



*Intersection of Keys Ferry Road and Macon Street, McDonough, Georgia ca. 1940.
(Courtesy: McDonough Main Street Program)*

© McDonough National Register Nomination, Ser. #1, 2007
(hereafter cited as MNRN); City of McDonough website

...government. It's...
...an honorable distinction and makes historic landmarks
eligible for specific tax incentives for preservation.

1.1 The City of McDonough



1.1 The City of McDonough

The City of McDonough contains a variety of structures that provide a glimpse into the community's rich past. Proximity to Interstate 75 makes this historic area accessible and convenient to the greater Atlanta area as well as for travelers going north or south.

Ongoing cooperative efforts by McDonough's City Government, its Economic Development Program, McDonough's Historic Preservation Commission and its Main Street Program all play an active role in developing and preserving the community. As the city continues to improve the quality of life for its residents it attracts new residents and visitors and encourages their involvement in McDonough's exciting present and future. Throughout this process, the city of McDonough continues its tradition of drawing upon its history as one of its strengths. To do this, it is important that the community continue to maintain its historic structures and preserve its historic character.¹

McDonough's Historic Significance

As the original seat of Henry County and a vibrant commercial center, the City of McDonough has an interesting history (see Section 3). This history is evident in the varied architectural character visible throughout residential and commercial sections of the city that this document proposes be designated as a local historic preservation district (see Section 4).

The National Historic Preservation Act of 1966 and the National Register of Historic Places

Historic places and structures provide a tangible connection between the past and the present, which should be maintained future benefit. The National Historic Preservation Act of 1966 was one of the most significant pieces of legislation in the history of historic preservation in the United States. Among other things, it authorized the creation of the National Register of Historic Places, which is a list of locations deemed worthy of preservation by the federal government. Recognition by the National Register is an honorable distinction and makes historic locations eligible for specific tax incentives for preservation.

¹ McDonough National Register Nomination, Sept. 24, 2007 (hereafter cited as MNRN); City of McDonough website

Brief History of Historic Preservation in McDonough

The City of McDonough and its citizens have a record of historic preservation.

In 1980, the Henry County Courthouse became the first structure in McDonough to be listed on the National Register. In 2007, the McDonough Historic District, which encompassed downtown McDonough centered on Griffin (U.S. 23) and Keys Ferry streets (S.R. 81), was also added to the National Register of Historic Places. The following year, the Lawrenceville Historic District was established. It includes Lawrenceville Street roughly between the Henry County Courthouse square and Georgia Highway 20.²

Preservation efforts in McDonough did not end with these designations, however. The National Register districts were also designated as local historic districts and as such, they fell under the direct regulations of McDonough's Historic Preservation Commission. Created in 1993, McDonough's Historic Preservation Commission not only codified the city's commitment to preserving its past, it also organized the legal foundation designed to oversee and enforce regulations in locally designated historic districts.³

By regulating the locally designated historic district and exterior alterations to structures within its historic districts, the McDonough Historic Preservation Commission can help retain the historic character of the community and ensure that new construction fits within its historic context.



The Henry County Courthouse was the first structure in McDonough to be listed on the National Register of Historic Places.

² MNRN; Lawrenceville Street National Register Historic District nomination, 2007.

³ In 2004, McDonough created a set of design guidelines. "McDonough Design Guidelines" was prepared by Jordan, Jones and Goulding.

1.2 Design Guidelines



1.2 Design Guidelines

How This Document Was Prepared

These design guidelines proposed for the City of McDonough were prepared in the spring of 2014 by the graduate students in the Preservation Planning class of Georgia State University's Heritage Preservation Program under the direction of Richard Laub and Mary Ann Eaddy. The students worked closely with representatives from the City of McDonough, the McDonough Historic Preservation Commission and the McDonough Main Street Program to ensure that these design guidelines accurately reflect the needs and plans of the community.

How These Design Guidelines Will Help McDonough Continue to Preserve its Historic Places

One of the most effective methods of retaining the character of McDonough is by preserving the historic structures of the community. Preserving its architectural resources will help protect visible landmarks that are a vital part of the City of McDonough's past and future.

The adoption of these design guidelines will provide McDonough's Historic Preservation Commission with specific guidance concerning the preservation of locally designated historic districts and how to best maintain the integrity of its historic structures, additions and new construction in the locally designated historic areas. The proposed guidelines outlined in this document only apply to the exterior of buildings.

Philosophical Foundation Of The Design Guidelines

McDonough's design guidelines are based on the ideological foundation for preservation found in *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* published by the U.S. Department of the Interior National Park Service Preservation Assistance Division as well as writings by other preservation experts (the *Standards* are located in the appendices). To ensure that the design guidelines fit the historic character of McDonough and the city's plans for its future, the Preservation Planning Class also examined McDonough's history, visited the city and consulted representatives of the city.

Purpose Of This Document

If adopted, these guidelines are designed to serve as a resource for the administrators of the City of McDonough, the Historic Preservation Commission, residential and commercial property owners, real estate agents, potential new residents and all citizens. The guidelines can also be used by the city as it implements its plans for economic development.

These guidelines are tailored for the specific architectural historic character of McDonough. Below is a list of what these guidelines **are** intended to do as well as a list of what they **are not** intended to do.

These guidelines **ARE** intended to:

- Serve as a resource for the City of McDonough, its citizens and its Historic Preservation Commission.
- Promote the preservation of McDonough's historic character.
- Guide the community in its preservation efforts.
- Ensure the historic integrity of McDonough's local historic districts.
- Assist the Historic Preservation Commission as it makes decisions.
- Inform individual property owners about what is required before they undertake the rehabilitation of a historic building in the locally designated historic districts.
- Serve as a springboard to assist interested individuals pursue preservation tax incentives.
- Explain the guidelines for new construction in the locally designated historic districts.
- Help the City of McDonough implement its economic development plan within the context of preserving its historic districts.
- Apply **ONLY** to the **EXTERIOR** of buildings within designated areas.
- Apply **ONLY** to and regulate locally designated historic districts.
- Apply **ONLY** to those undertakings that require a Certificate of Appropriateness from the Historic Preservation Commission

These Guidelines **ARE NOT** Intended to:

- Apply to the interior of buildings.
- Apply to any structure or property outside of the locally designated historic districts.
- Apply to any public property including, but not limited to public:
 - Sidewalks
 - Parks
 - Streetlights
 - Other features of public property
- Apply to any structures within the designated historic district that currently exist and are not being altered in any way. This means that:
 - No property owner will be required to alter their current structures to meet these guidelines.

These guidelines only apply to exterior alterations requiring a Certificate of Appropriateness as specified by the Historic Preservation Commission and located within the locally designated historic districts.

How to Use These Guidelines

These guidelines are divided into sections that provide property owners, residents, the Historic Preservation Commission and other interested parties with specific advice on the best ways to maintain the integrity of the locally designated historic district. There are separate sections designated to residential and commercial properties. The document's appendices contain a variety of resources that range from an illustrated glossary to a list of "Preservation Briefs."

Section 2 • Overview of Preservation Policies and Procedures



Residence located in McDonough, Georgia. 2014.

2.1 Policies and Procedures



2.1 Legal Basis for Historic Preservation

The Federal Government

The National Historic Preservation Act of 1966 created the framework for a federally administered preservation program. The act also established, among other programs, the National Register of Historic Places. The National Register is an honorary designation that allows historic property owners to qualify for various federal grants and tax incentives.

The State of Georgia

A local government's authority to designate a property or district as historic was established by the Georgia Historic Preservation Act of 1980. This act allows local governments, such as the City of McDonough, to enact their own preservation ordinances and it allows an approval process for changes to buildings in designated local historic districts. This process is known as a certificate of appropriateness.

Recommendation and Designation of Historic Districts and Properties

According to the McDonough Historic Preservation Ordinance:

A historic district is a geographically definable area containing buildings, structures, sites, objects and landscape features or a combination thereof that have special character or special historic/aesthetic value or interest; and

- Represent one or more periods, styles or types of architecture typical of one or more areas in the history of the city, Henry County, the state of Georgia or the region; and
- Constitute a visibly perceptible section of the municipality or county.
- Boundaries of a historic district shall be included in the separate ordinances designating such districts and shall be shown on the official zoning map of the city.

Individual properties within historic districts shall be classified as:

- Historic (contributes to the district)
- Non-historic (does not contribute but does not detract from the district)
- Intrusive (detracts from the district)

A historic property is a building, structure, site or object, including the adjacent area necessary for the proper appreciation or use, deemed worthy of preservation by reason of value to the nation, the state of Georgia or the City of McDonough.

More information about the city of McDonough's Historic Preservation Ordinance can be found at

<http://library.municode.com/index.aspx?clientId=13898>

Difference between Contributing and Non-Contributing Properties

Buildings within the locally designated historic district are classified as either contributing or non-contributing. All structures within a historic district are evaluated and determined to be contributing or non-contributing. A contributing structure adds to the historic or architectural value of the district. A contributing property is generally at least 50 years old.

Non-contributing properties may share some of the characteristics of the historic district, such as being 50 years old, but may lack all of the requirements to be considered contributing. They may have major non-

historic additions or have been significantly altered, damaging the historic integrity. They may have been constructed in a different time period than the district's period of significance. Other non-contributing structures may have been relocated and removed from their historic context. Alterations to non-contributing structures must also meet design standards to ensure that changes made are compatible with the character of the district. Typically, there would be no restrictions on the demolition of non-contributing buildings, while standards would prohibit the demolition of contributing buildings that are historic and define the character of the district.

Americans with Disabilities Act (1990)

According to The National Park Service's Preservation Brief #32, and Under Title III of the Americans with Disabilities Act (ADA), owners of public accommodations (theaters, restaurants, retail shops and private museums) must make readily achievable changes that make the property usable by individuals with disabilities. This might mean installing a ramp, creating accessible parking, adding grab bars in bathrooms, or modifying door hardware. The requirement to remove barriers when it is readily achievable is an ongoing responsibility. When alterations, including restoration and rehabilitation work, are made, specific accessibility requirements are triggered. For more information, visit the ADA website at www.ADA.gov. McDonough's Design Guidelines only apply to exterior alterations of structures.

Secretary of the Interior's Standards for Rehabilitation

The *Secretary of the Interior's Standards for Rehabilitation* are a guide to be used by the Commission and property owners for appropriate exterior changes. Please see a copy of the Secretary of the Interior's *Standards for Rehabilitation* in section 8.2 of this document.

2.2 Historic Preservation Commission



Historic Preservation Commission Powers

Prior to obtaining a building permit to make exterior changes on a historically designated building, a property must seek approval from the McDonough Historic Preservation Commission. The commission is a governing body that approves, approves with conditions or denies exterior changes to historically designated buildings. The commission is authorized to:

- Prepare and maintain an inventory of all property within the city having the potential for designation as historic property
- Recommend to the mayor and city council specific districts, sites, buildings, structures or objects to be designated by ordinance as historic properties or historic districts
- Review applications for certificates of appropriateness, and grant or deny in accordance with the provisions of this chapter
- Recommend to the mayor and city council that the designation of any district, site, building, structure or object as an historic property or as an historic district be revoked or removed
- Restore or preserve any historic properties acquired by the city
- Promote the acquisition by the city of conservation easements
- Conduct educational programs on historic properties located within the city and on general historic preservation activities
- Make such investigations and studies of matters relating to historic preservation, including consultation with historic preservation experts, as the city council or the commission may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources
- Seek out local, state, federal or private funds for historic preservation, and make recommendations to the mayor and city council concerning the most appropriate uses of any funds acquired
- Submit to the Historic Preservation section of the Georgia Department of Natural Resources a list of historic properties or historic districts designated.

- Perform historic preservation activities as the official agency of the city's historic preservation program
- Receive donations, grants, funds or gifts of historic property and acquire and sell historic properties; provided, however, that the commission shall not obligate the city without the prior consent of the city council.
- Review and make comments to the Historic Preservation section of the Georgia Department of Natural Resources concerning the nomination of properties within its jurisdiction to the National Register of Historic Places
- Participate in private, state and federal historic preservation programs as needed

Design Review

Exterior changes to buildings in historic districts requiring a building permit must first be reviewed by the Historic Preservation Commission. These requested changes must be submitted on a Certificate of Appropriateness application (located in section 8.4) with drawings and plans attached. Changes that must be submitted for review include: new construction, renovation, alterations, removal and demolition.

General maintenance, however, does not need to be considered for design review. This includes: brick and mortar repointing, repainting, repairing roof shingles and anything that corrects deterioration. The Commission does not have the authority regulate paint color.

Certificate of Appropriateness

Approval of Exterior Change in Appearance in Historic Districts or Involving Historic Properties. After the designation by ordinance of an historic property or historic district, no exterior change can be made to the historically designated property until a Certificate of Appropriateness application has been submitted, with attached plans, and approved by the commission.

Submission of Plans to Commission. An application for a certificate of appropriateness shall be accompanied by drawings, photographs, plans and other documentation required by the commission, as further set forth on the application for certificate of appropriateness (located in section 8.4).

Interior Alterations. In its review of applications for Certificates of Appropriateness, the commission does not consider interior alterations.

Technical Advice. The commission shall have the power to seek technical advice, as needed, on any application.

Acceptable Commission Reaction to Applications for Certificate of Appropriateness. The commission may approve the application for a certificate of appropriateness as proposed, approve the application subject to any conditions, or deny the application. Approved applications contain proposed material changes that do not adversely affect the aesthetic, historic or architectural significance and value of the historic property or the historic district. In making this determination, the commission shall consider, in addition to any other pertinent factors, these design guidelines for each of the following acts:

- **Reconstruction, Alteration, New Construction or Renovation.**

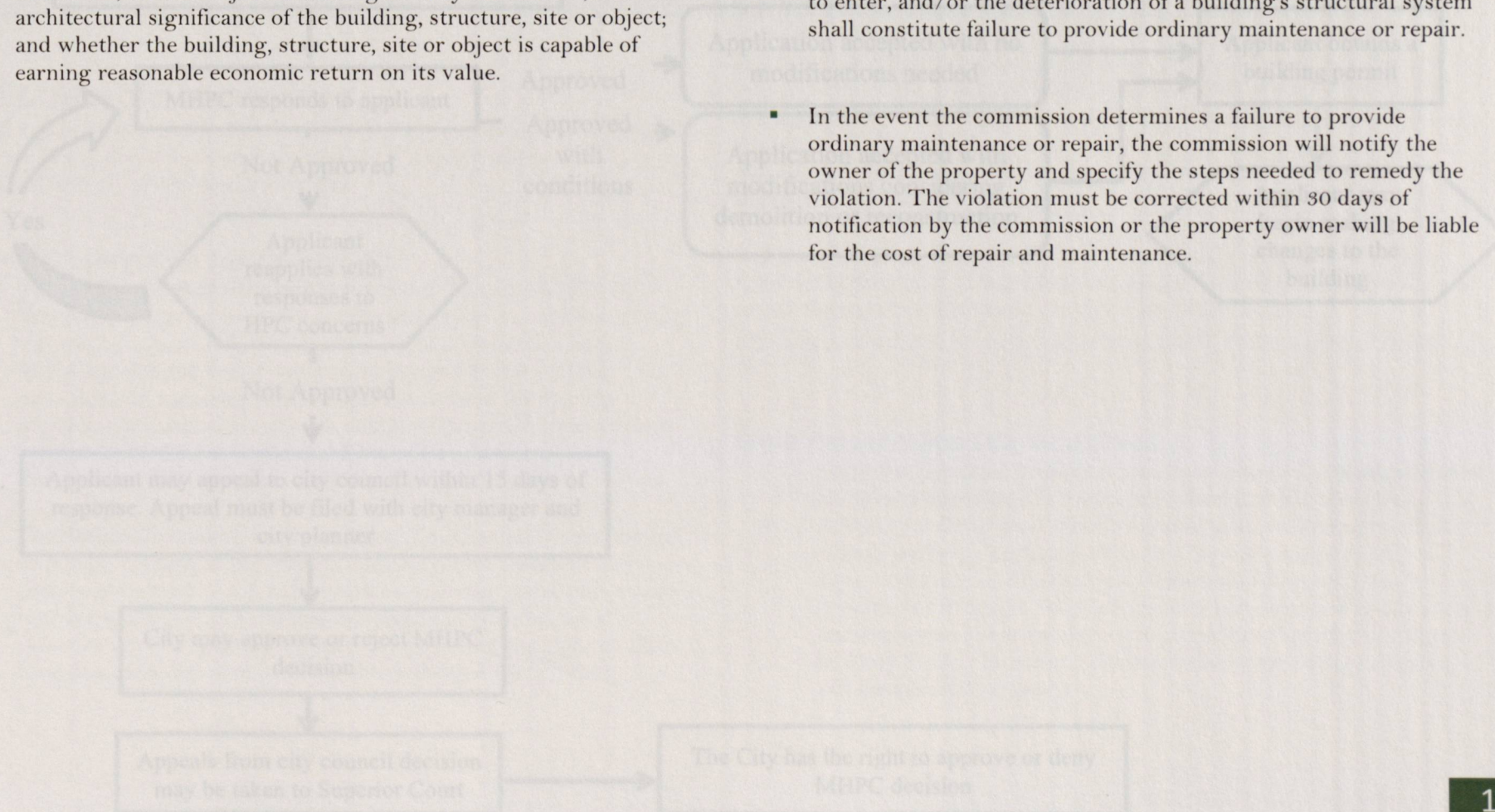
The commission shall issue certificates of appropriateness for the above proposed actions if those actions conform in design, scale, building material, setback and landscaping as further specified in the design guidelines for the city, which shall be developed by the commission, and meet *the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (located in section 8.2).

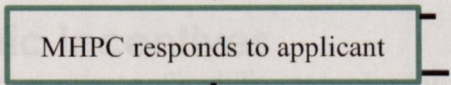
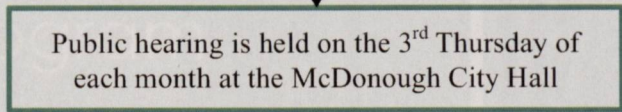
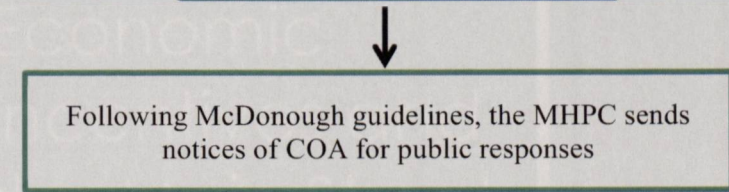
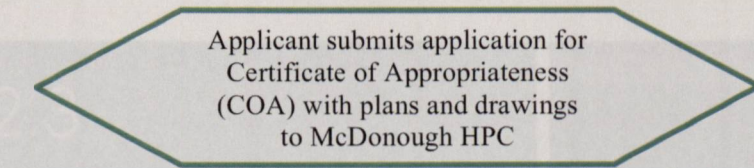
- **Demolition.** A decision by the commission approving or denying a certificate of appropriateness for the demolition of buildings, structures, sites or objects shall be guided by the historic, scenic or architectural significance of the building, structure, site or object; and whether the building, structure, site or object is capable of earning reasonable economic return on its value.

Maintaining of Historic Properties

Property owners of historic properties or properties within historic districts cannot allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The commission is charged with the following responsibilities regarding deterioration by neglect:

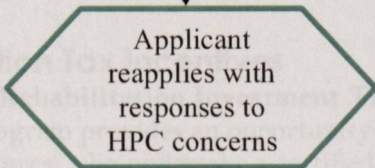
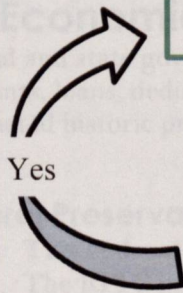
- The commission shall monitor the condition of historic properties and existing buildings in historic districts to determine if they are being allowed to deteriorate by neglect. Such conditions as broken windows, doors and openings which allow the elements and vermin to enter, and/or the deterioration of a building's structural system shall constitute failure to provide ordinary maintenance or repair.
- In the event the commission determines a failure to provide ordinary maintenance or repair, the commission will notify the owner of the property and specify the steps needed to remedy the violation. The violation must be corrected within 30 days of notification by the commission or the property owner will be liable for the cost of repair and maintenance.



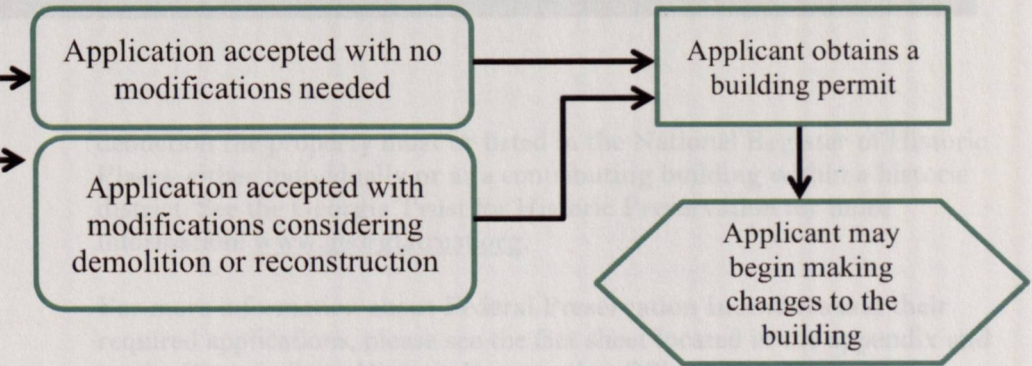
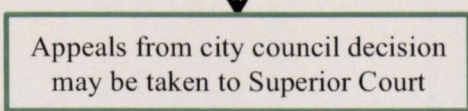
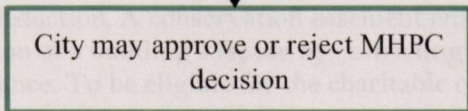
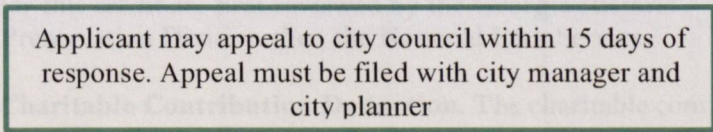


Approved
Approved with conditions

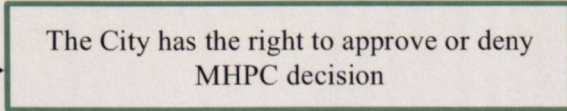
Not Approved



Not Approved



Certificate of Appropriateness Flow Chart



2.3 Economic Incentives and the Main Street Program



2.3 Economic Incentives

Federal and state governments offer different tax incentives in the forms of: grants, loans, deductions and tax credits to property owners in designated historic properties or districts.

Federal Preservation Tax Incentives

- **The Federal Rehabilitation Investment Tax Credit (RITC).** The RITC program provides an opportunity to owners of certified historic structures, who undertake a certified rehabilitation, a federal income tax credit equal to 20 percent of the qualified rehabilitation expenses. Only properties utilized for income-producing purposes can take advantage of the credit. Applications for this credit are first reviewed by the Georgia Historic Preservation Division then the National Park Service.
- **Charitable Contribution Deduction.** The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a certified historic structure to receive a one-time tax deduction. A conservation easement ensures the preservation of a building's façade by restricting the right to alter its appearance. To be eligible for the charitable contribution

deduction the property must be listed in the National Register of Historic Places, either individually or as a contributing building within a historic district. See the Georgia Trust for Historic Preservation for more information: www.georgiatrust.org.

For more information about Federal Preservation Incentives and their required applications, please see the fact sheet located in the appendix and on the Georgia State Historic Preservation Office website: http://georgiashpo.org/sites/uploads/hpd/pdf/Federal_Tax_FS_dec11.pdf

State Preservation Tax Incentives

- **State Preferential Property Tax Assessment for Rehabilitated Historic Property.** The Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property allows eligible participants to apply for an 8 ½-year property tax assessment freeze. The Georgia Preferential Property Tax Assessment Program fact sheet provides an overview of the state tax abatement program and those properties that may be eligible to apply for this incentive. This incentive is for both residential and commercial properties.

- **State Income Tax Credit for Rehabilitated Historic Property.** The Georgia State Income Tax Credit Program for Rehabilitated Historic Property allows eligible participants to apply for a state income tax credit equaling 25 percent of qualifying rehabilitation expenses capped at \$100,000 for personal, residential properties, and \$300,000 for income-producing properties. The Georgia State Income Tax Credit Program fact sheet provides an overview of the state income tax credit program and those properties that may be eligible to apply for this incentive. This incentive is for both residential and commercial properties.

For more information about State Tax Preservation Incentives and their required applications, please see the fact sheet located in the appendix and on the Georgia State Historic Preservation Office website: http://georgiashpo.org/sites/uploads/hpd/pdf/Property_freeze_FS_dec11.pdf

Main Street Program

The proposed Design Guidelines for McDonough encourage community development based on the maintenance of the historic character of the town. McDonough's Main Street Program shares this vision. Established in June 2001, the McDonough Main Street Program is part of a national network of more than 1,800 active Main Street entities. The program is an essential, community-driven initiative that focuses on conscientious revitalization of older, traditional business districts throughout the United States. The underlying premise of the Main Street concept is to encourage economic development, within the context of historic preservation, in ways that are appropriate for today's marketplace. The Main Street program advocates a return to community self-reliance, local empowerment and the rebuilding of traditional commercial districts based on their unique assets — distinctive architecture, a pedestrian-friendly environment, personal service, local ownership and a sense of community.

The philosophy of the Main Street program is to develop a comprehensive strategy that is tailored to meet local needs and opportunities. Work is encompassed in four areas:

1. Design
2. Economic restructuring
3. Promotion
4. Organization

For more information about the McDonough Main Street Program, please visit the Main Street website at www.mainstreetmcdonough.com

Main Street Front Façade Grant Program

The Façade Grant Improvement Program is a reimbursement grant offered to commercial property owners as an incentive to restore the original character of buildings located in the District of Downtown McDonough. Through this program, applicants may be reimbursed up to 50% of the cost of approved renovations. The grant provides matching funds not to exceed a maximum grant amount of **\$500** per applicant.

Requirements for the Front Façade Program include:

- Property must be located in the Main Street District
- Building must be used for commercial purposes— **MUST** be in business at least six (6) months
- Provided for exterior work **only**: awnings, windows, rear of building entries, planters and paint
- All required city permits must be obtained
- Provided for approved designs only, renderings are required, must include current and future design, color schemes and a list of materials
- Must comply with the *Secretary of Interiors Guidelines*.
- Must obtain approval of design prior to starting project from Community Development Department. Their contact information can be found on the application in section 8.1.

Section 3 • History of McDonough



McDonough Rail Depot, ca 1900 (Courtesy: McDonough Main Street Program)

¹ Yaxie Baker, "Henry County Georgia," (McDonough, Ga.), 99-100.

² McDonough National Register Nomination (MNRN), September 24, 2007, 13.

³ MNRN, 13.

⁴ MNRN, 15.

⁵ MNRN, 14.

3.1 History of McDonough



Located in the center of Henry County, Georgia, the city of McDonough was established in 1823 as the county seat. McDonough was originally settled next to Big Spring, a constant water source. The city was planned in a grid pattern with the major thoroughfares forming a square around the courthouse in the center of the commercial area of the city, a common practice for the period.¹ Land was distributed within McDonough through an auction system, with each city block containing around nine parcels. Each measured 25 to 100 feet square, and some inhabitants purchased more than one in order to accommodate larger buildings. McDonough prospered in its first two decades. The land surrounding the square sold first because of its location adjacent to government and economic centers.²

McDonough's early economic prosperity was based on growing cotton.³ With the emergence of the Macon and Western Railroad, which did not run through McDonough, the city's fortunes began to decline. McDonough continued to struggle through the Civil War

and the period of Reconstruction that followed.⁴ Beginning in 1880, as Henry Grady aggressively pursued the transformation of the South from a predominately agrarian economy to a new industrialized one, McDonough began a new period of prosperity. Grady's "New South," saw the rise of industry in Georgia. With it came the need for improved transportation. Capital to build new infrastructure, in the form of railroads, was one of the first things addressed. New rails laid by the Macon and Western changed McDonough's fortunes when they connected the city to larger urban areas including Atlanta and Rome, Ga. Being able to ship cotton directly out of the city via rail brought both businesses and residents into McDonough.⁵

¹ Vessie Rainer, "Henry County Georgia: The Mother of Counties," (McDonough, Ga.), 99-100.

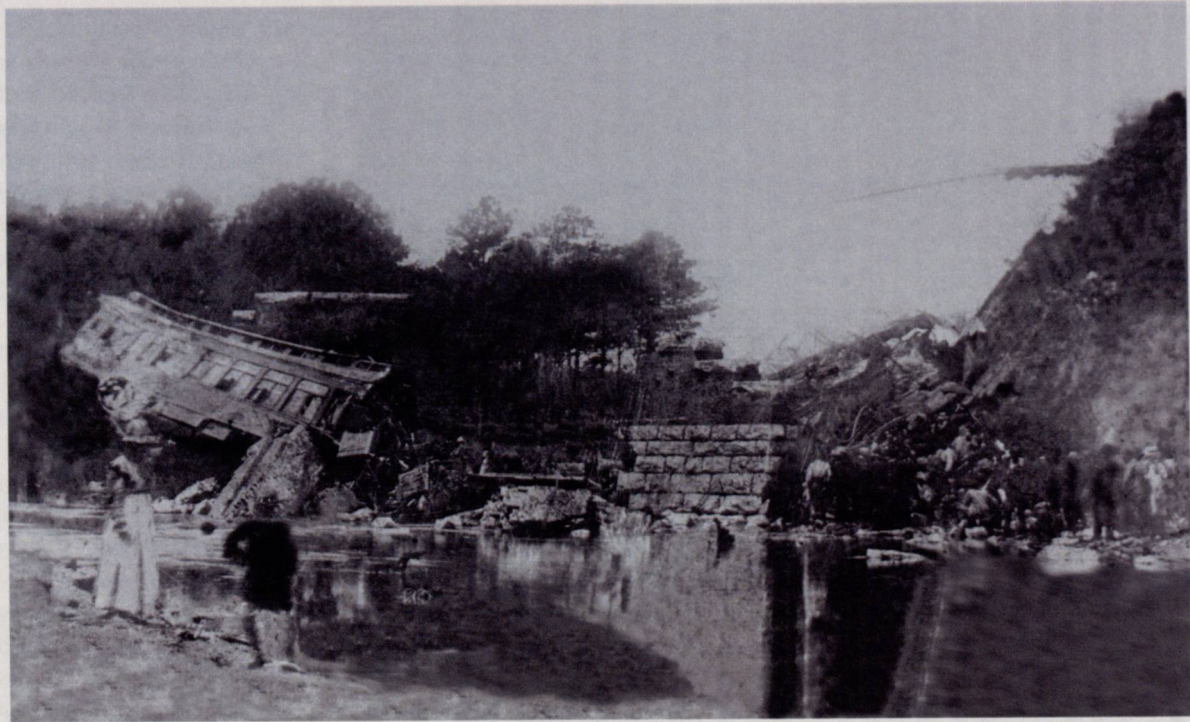
² McDonough National Register Nomination (MNRN), September 24, 2007, 13

³ MNRN, 13.

⁴ MNRN, 15.

⁵ MNRN, 14.

While the railroad was a valuable factor in the growth of McDonough, it also was the source of tragedy. On June 23, 1900, Southern Railway's Engine No. 7, pulling two coach cars and a Pullman sleeper, derailed just outside of town. Rain had fallen heavily for two weeks, and the creek below the Camp Creek Trestle had turned into a raging torrent that washed away the trestle's supports. After departing McDonough, as the train approached the trestle, the engineer realized the danger and applied the brakes, but to no avail. As the train hit the trestle, its weight caused the structure's immediate collapse and the engine fell into the creek. Rescue efforts began immediately, but the train burst into flames. Of 49 passengers aboard, only 10 survived.⁶



1900 Photograph of Camp Creek Train Crash (Courtesy: McDonough Main Street)

⁶ "Whole Car Load Of Travelers Killed." New York Times 25 June 1900.

The new century brought about new changes and challenges. With an influx of cotton producers worldwide, cotton prices sharply dropped. In addition, the boll weevil beetle, which feeds on cotton blooms and other flowering plants, began attacking cotton crops beginning in the late 19th century and reached the peak of its devastation in the first part of the 20th century. Trying to reduce boll weevil damage, McDonough brought in agricultural specialists to teach farmers how to grow crops under boll weevil conditions. In some cases, banks bought loads of highly toxic calcium arsenate to sell to farmers to help defeat the pesky insect.⁷

The post-Reconstruction railroad brought economic stability back to the city and enabled the rebuilding and expansion of the town square. Many of the buildings now located in and around the city square were constructed during this period of expansion, 1892 - 1905. The original courthouse was constructed of wood, as were many of the buildings surrounding the city square. While none of the 1830-era wooden buildings still remain on the square, the historic Globe Hotel and Brown House, both dating from the 1830s, survive near the square. Other buildings of special importance to the community include McDonough's historical churches, as exemplified by McDonough Presbyterian Church built in 1890, McDonough Methodist Church (Now McDonough First Methodist Church) built in 1904, and Shiloh Baptist Church built in 1914.⁸ The current courthouse, built in 1897 in a Romanesque Revival style, sits on the north side of the square adjacent to the original courthouse location within the square. As McDonough's economic prosperity carried into the 20th century, infrastructure expanded in the form of the McDonough Waterworks. No longer in use today, the water was taken from Big Spring, the city's original water source, to a cistern located at the city square, then distributed through pipes to individual homes and businesses.⁹



Ca. 1890 View of the Globe Hotel (Courtesy: McDonough Main Street)



The Globe Hotel ca. 1920 (Courtesy: McDonough Main Street)

⁷ "Farmers in Henry Discuss Methods of Weevil Battle" The Atlanta Constitution February 25, 1923.

⁸ Rainey, 121-122.

⁹ Rainey, 135-137.

While the McDonough square and its businesses are a major part of the city's development, it also has a rich residential history. In the residential area, different sections of McDonough developed in different housing types and styles. For example, between 1890-1920, houses along Macon and Griffin streets were more rooted in the high style of popular types. Architectural styles range from Queen Anne, Colonial Revival and Neo-Classical Revival. In other sections, more vernacular types and styles are present. Folk Victorian houses were erected in large concentrations, mostly on Bryan and College streets. Along the Hampton Street Corridor, most of the houses developed by 1911 were of two types — the first being Folk Victorian and the other deeply influenced by the Craftsman architectural movement.¹⁰

To the north of the square is the National Register of Historic Places-listed Lawrenceville Street Historic District. During its early history, Lawrenceville Street was comprised of mostly farmland. Log cabins were the first houses erected within the district. Then, as the railroad brought new prosperity to McDonough in the 1880s, Lawrenceville Street began to develop as a residential sector for middle-upper class residents. After World War II, sidewalks were added and every lot within the current district was developed. Throughout the city's development, Lawrenceville Street has seen a variety of housing styles and types.¹¹

During the Great Depression of the 1930s, McDonough suffered along with much of the country. However, the impact on McDonough was not as severe because of its connection to the railroad. Also, like many other cities, McDonough's recovery was assisted by the national push for wartime production. This mass mobilization not only lifted McDonough out of its financial woes, but also led to the expansion of the city limits. McDonough has continued to grow. Its post-war houses were, for the most part, early versions of the ranch house, or split-levels. They were mostly constructed in the late 1940's and 1950's along Lowe, Woodruff, and Carmichael streets. With the development of the interstate freeway system, McDonough has flourished and continues to thrive as an important city within the metropolitan region of Atlanta.¹²

¹⁰ Rainey, 182-183

¹¹ Lawrenceville Street National Register Nomination, December 22, 2008.

¹² MNRN, 16.



Ca. 1960 aerial view of McDonough (Courtesy: McDonough Main Street)



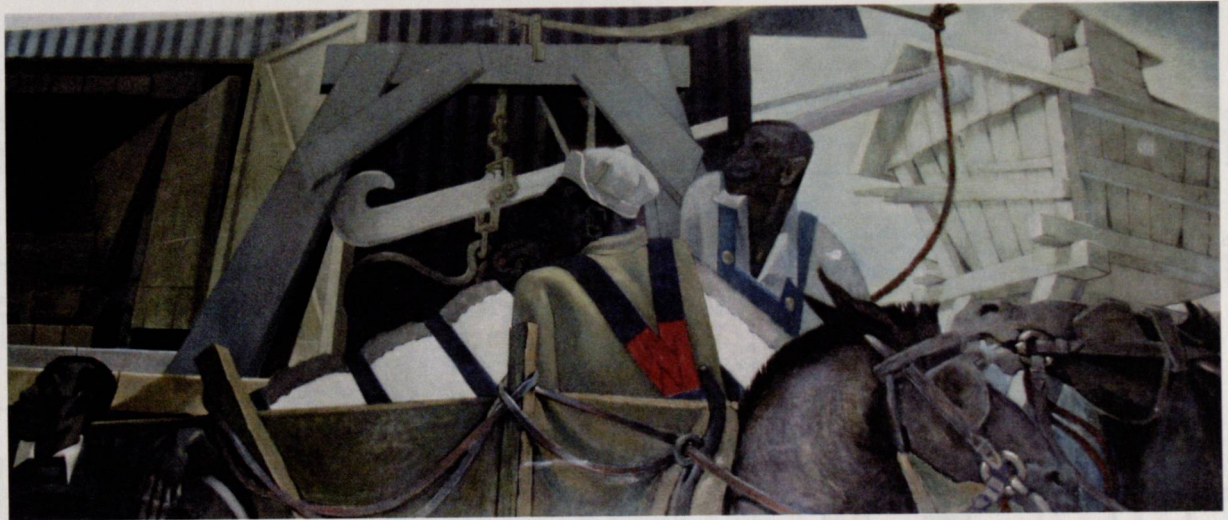
2014 view of the Henry County Courthouse and square looking east

Section 4 • Character Defining Areas of McDonough



"Cotton Gin Mill"- oil on canvas- Jean Charlot (1941)

4.1 McDonough Historic District



The proposed local historic district of McDonough is T-shaped, with four quadrants of historic structures. The downtown quadrant includes the town square and is comprised of commercial buildings and the historic Henry County Courthouse. The northwest quadrant includes a residential neighborhood that runs along Jonesboro Road. The southwest quadrant includes areas between Griffin and Hampton streets. Lastly, the southeast quadrant includes all areas east of Macon Street and south of Keys Ferry Street. Lawrenceville Street is northeast of the square.

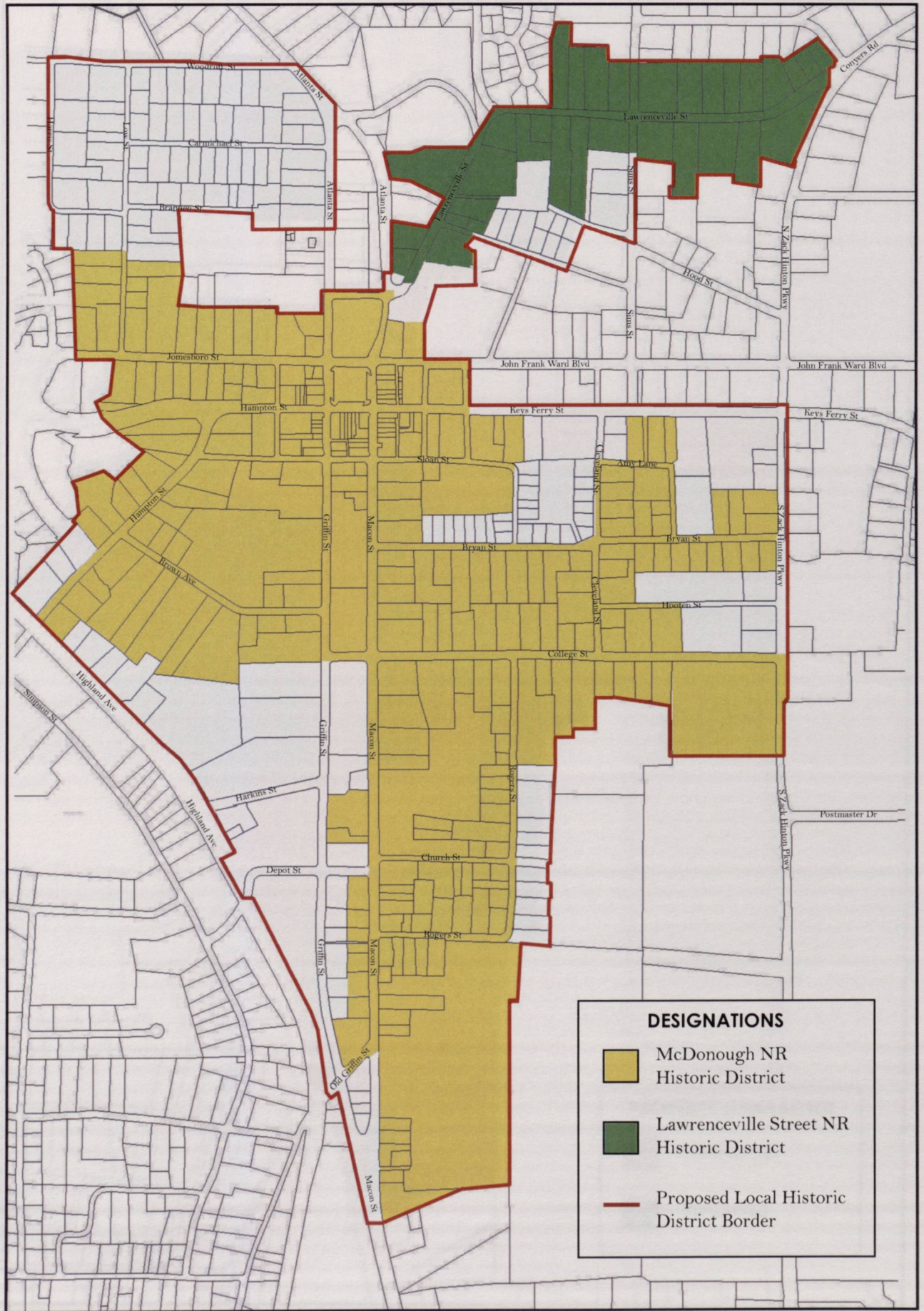
We propose the adoption of a local historic district to include: the area between Keys Ferry and Bryan streets, the area west of Macon Street to Highland Avenue, a row of houses lining Rogers Street and several residential blocks between Brannan and Woodruff streets northwest of the square.

Proposed Locally Designated District Residential Areas

Residential houses are in four main areas of the historic district: to the northwest (between Woodruff Street and Jonesboro Road), northeast (along Lawrenceville Street), southwest (along Griffin Street), and southeast of the town square.

Proposed Locally Designated District Commercial Areas

The majority of commercial buildings in McDonough's proposed historic district are along Atlanta, Macon, Hampton, Jonesboro and Keys Ferry streets. Several commercial buildings are located on the outskirts of the town square, including Sloan, Hampton and Griffin streets.

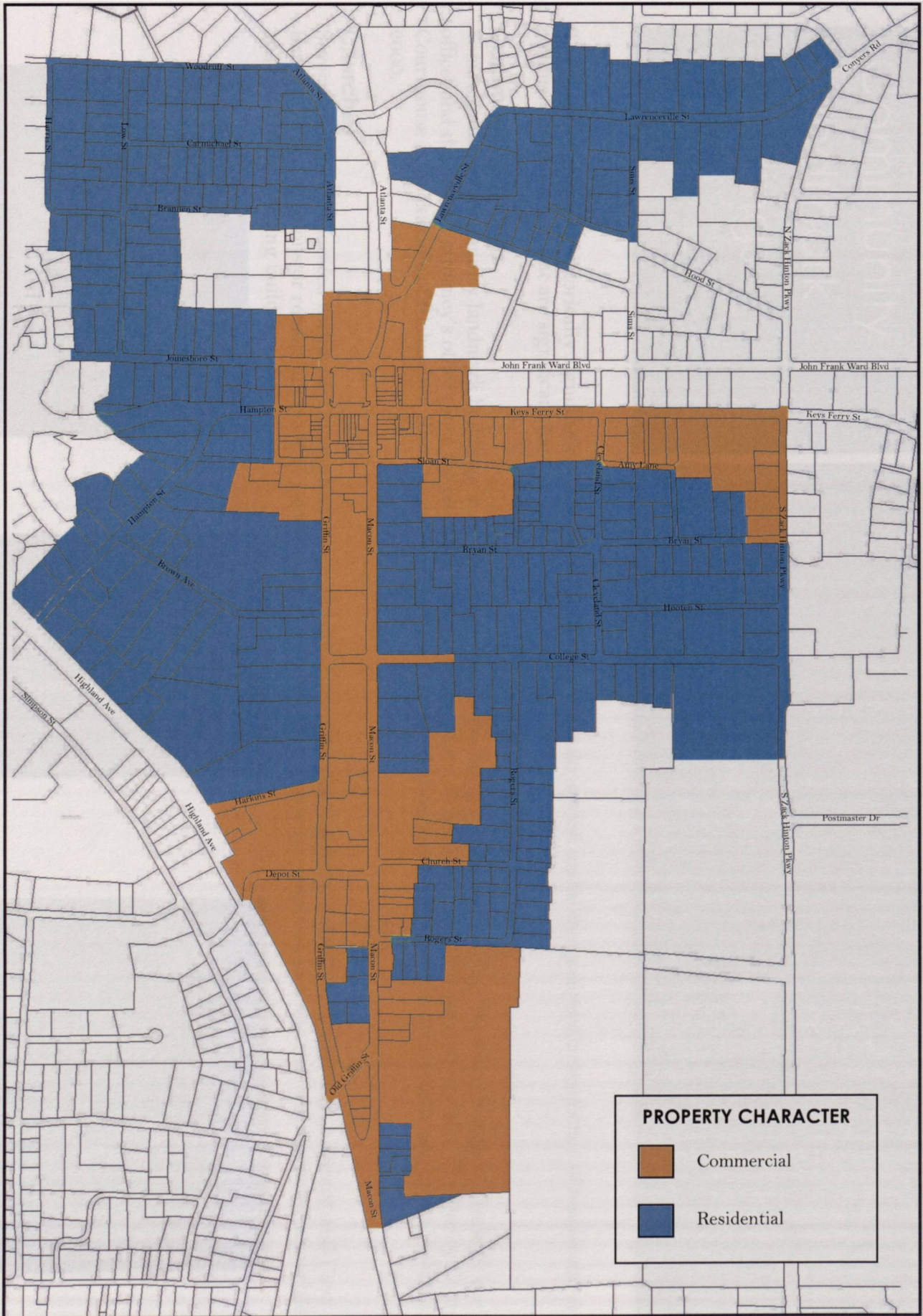


DESIGNATIONS

- McDonough NR Historic District
- Lawrenceville Street NR Historic District
- Proposed Local Historic District Border

McDonough Historic District Designations

250 ft 1000 ft

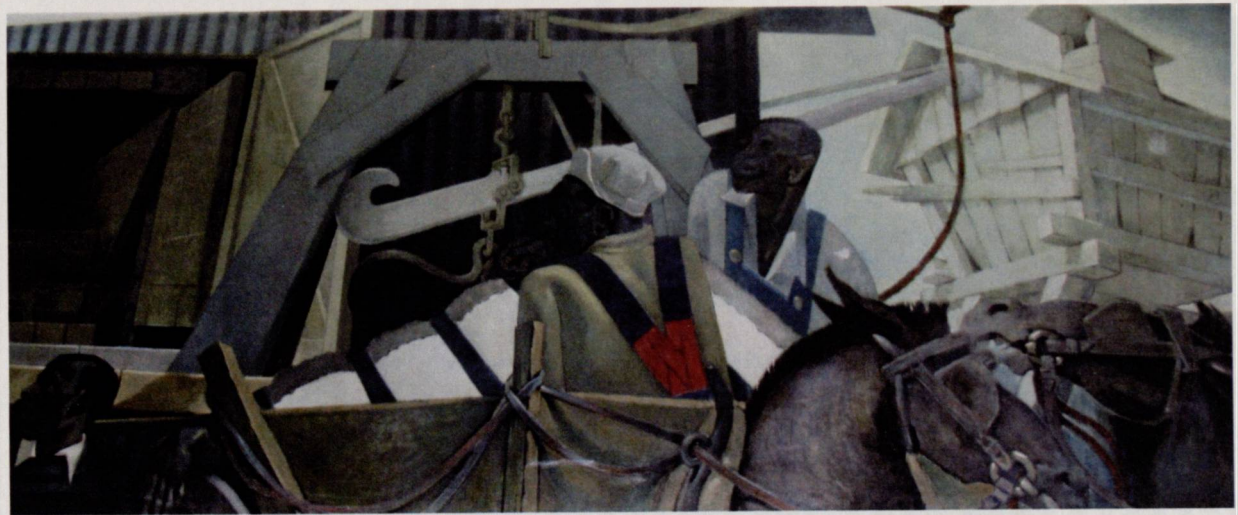


**Proposed McDonough Local Historic District
Commercial & Residential Character Areas**

250 ft 1000 ft



4.2 Community Landmark Buildings



There are a number of historically significant buildings in McDonough that do not fall under the general characteristics of residential or commercial properties, but are significant for their architecture and role in the city's history.

Community Buildings

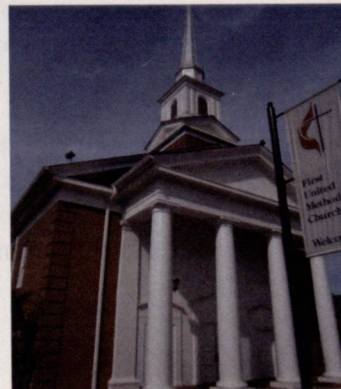
Some significant community landmark buildings in McDonough include the Municipal Court Building, the Pope Building (formerly the post office) and the district attorney's office (once the city jail). These buildings have all been adapted for contemporary use. The Henry County Courthouse is an example of Richardson Romanesque architecture. A large addition was constructed on the western side of the building in 2000.

Churches

Several churches are located within McDonough's proposed historic district including First United Methodist, Shiloh Baptist and First Baptist. When additions or repairs are made to such historic structures, they should be completed in a way that references the materials, size, and color of the existing building.



369 Macon St, Municipal Court Building



151 Macon St, McDonough First United Methodist Church



253 Macon St, Shiloh Baptist Church

4.3 Commercial District Characteristics



The majority of buildings that make up McDonough's proposed commercial district are located along the town square formed by Atlanta, Macon, Hampton, and Keys Ferry streets as well as the courthouse along Jonesboro Street. Seventeen commercial buildings surround the town square with several additional buildings continuing a block to the east, south and west. The majority of buildings on the square were constructed between 1892 and 1910.

Typically one or two stories, the majority of commercial buildings on the square are constructed in a row fashion and share common walls. Commercial buildings sit directly on the sidewalk, with very little setback from the street. Most are constructed of brick and have simple ornamentation. The ground level façade of each storefront typically includes a single, recessed entrance and display windows. Fabric awnings are common above display windows, and signage is frequently placed on the upper façade.

Visitors walk the town square on herringbone brick sidewalks. Street lamps, street furniture and trash receptacles are common. Small planters hang from metal handrails and from the sides of buildings. Metered parking lines the streets of the square, with additional parking located in back alleyways. Landscaping is minimal in the town square, with the exception of the square itself where several trees and shrubs grow in the grassy area.



Commercial Buildings located on McDonough's square.

A number of traditionally residential buildings have been adapted for commercial use. The majority of these are located in areas with residential character. Some examples are 70 Macon St., 40 Jonesboro Rd. and McDonough's former cotton gin located at 261 Griffin St., which has been converted into an art studio. Commercial-use buildings in residential areas are generally two stories and have a setback of 10 to 20 feet from the sidewalk. Parking is located behind the building or on the street. Signage is typically freestanding and placed on the front lawn near the street.



*2014. 70 Macon St., McDonough, Georgia
Formally residential building, now used for
commercial purposes*



*2014. 261 Griffin St., McDonough, Georgia
Cotton Gin, now used for studio space*



*40 Jonesboro Rd., McDonough, Georgia
Residential house now hosts office space*

4.4 Residential Districts Characteristics



McDonough's historic houses are in two main areas of the historic district: Lawrenceville Street, northeast of the town square, and the Macon Street corridor directly south of the square.

Lawrenceville Street

Lawrenceville Street is a small residential neighborhood of about 30 houses in the northeast corner of McDonough. The majority of the street is listed in the National Register of Historic Places. The street is lined with a variety of architectural types including mid-20th century ranch houses, American small houses and English Vernacular Revival residences. With some exceptions, houses are typically one story with small front porches, brick chimneys and minimal landscaping. Sidewalks are separated from the street by a small grassy planting strip and lined with medium-sized crepe myrtle trees. Houses built between 1890 and 1910 are set back 20 to 25 feet from the road. Houses built from the 1910s to 1950s are set back approximately 36 feet, and houses built after 1955 have setbacks between 40 and 110 feet. Cement driveways are common and are typically located at the side of the house. Fences are few on Lawrenceville Street.



Top: 132 Lawrenceville St.
Bottom: 146 Lawrenceville St.

Section • 5

Macon Street Corridor Guidelines

The Macon Street corridor, to the south of the town square, is lined with houses of a variety of architectural styles including Greek and Classical Revival and Queen Anne. Many of these houses were constructed between 1890 and 1920. Houses are typically set back about 20 feet from the street. Most feature large porches, and wood is the most common building material. Parking is to the rear of the house or on the street. Many houses on Macon Street are elevated above the sidewalks and feature cement retaining walls. Several houses on this street have been converted into commercial use buildings.



212 Macon St. McDonough, Georgia



138 Macon St. McDonough, Georgia

Section • 5 Commercial Guidelines

Overview



Hands Barber Shop circa 1930. (Courtesy: McDonough Main Street Program)

5.1 Commercial District Overview



McDonough's commercial district is a community focal point. The core of the buildings that constitute the commercial district are located on streets around the city's square (Jonesboro, Atlanta, Macon, Keys Ferry and Hampton streets) along with a few additional buildings to the east, south and west of the square.

The guidelines in this section cover rehabilitation of existing commercial buildings, commercial additions, new construction, large-scale and mixed-use developments as well as site and setting.

The goal of the commercial guidelines is to assist the city of McDonough in ensuring that the historic integrity of the commercial district is maintained, and future construction helps to reinforce the character of the historic district and ensure commercial value.

Commercial Architectural Types

The streetscape of a commercial district has a unity that is influenced by the common form of building construction. While there are several representations of different stylistic elements from the 1880s through the 1940s, most of the buildings in McDonough's commercial district are of a vernacular type that developed across the United States during the late 19th and early 20th centuries. Because commercial buildings were constructed in areas with higher land values, the lot configuration exercised an important design constraint. Buildings were constructed to abut the sidewalk or street and followed lot lines. The narrow elevation facing the street became the focus of the design and provided the building's identifying features. Façades were organized into distinct sections or zones commonly containing either one or two parts.

One-part commercial block (adapted from Richard Longstrech's "The Buildings of Main Street: A Guide to American Commercial Architecture")

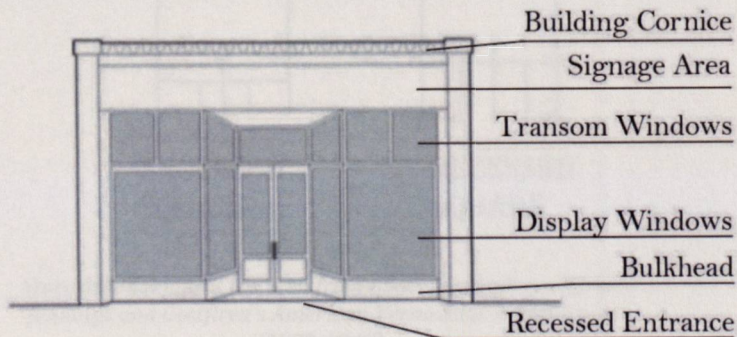
Two-part commercial block (adapted from Richard Longstrech's "The Buildings of Main Street: A Guide to American Commercial Architecture")

One-Part Commercial Block (1880s-1950s)

The majority of commercial properties in McDonough are one-part commercial blocks, which are built alongside identical commercial structures. Also known as “multiple retail,” these structures are a one-story building consisting of a storefront and an upper parapet. Historically, storefronts are designed to display merchandise and light the interior, with large display and large transom windows or a clerestory above. The storefront display windows rest on bulkheads. Entrances have glass and wood doors, either recessed or flush with the sidewalk. Even though one-part commercial block buildings are single story, they have a small upper façade between the storefront and the cornice. Often, these upper façades have a full-width rectangular panel, historically the location for the signage. These panels and the cornice often feature decorative detailing such as brick corbelling.

Characteristics

- Flat or sloping roofs with parapets
- Usually a three-bay façade with a central or side entryway
- One-story in height
- Grouped buildings of this type will have identical façades and storefronts



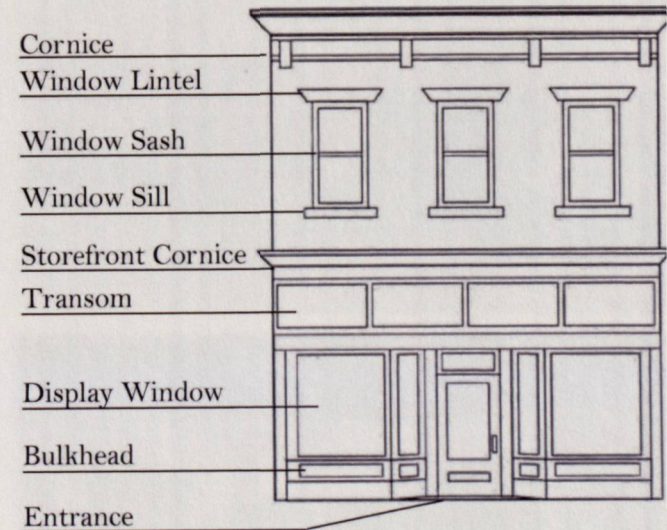
One-part commercial block (adapted from Richard Longstreth's "The Buildings of Main Street: A Guide to American Commercial Architecture")

Two-Part Commercial Block (1870s-1930s)

The two-part commercial block is distinguished by its division of the façade into two distinct sections: the ground floor and an upper floor. The ground floor is very similar to the one-part commercial block containing a storefront, while the upper façade features regularly spaced windows often indicating office space. The two-part commercial blocks tend to exhibit more elaborate detailing and ornamentation. The cornice at the roofline of the building may have more decorative detailing such as classical or colonial detailing.

Characteristics

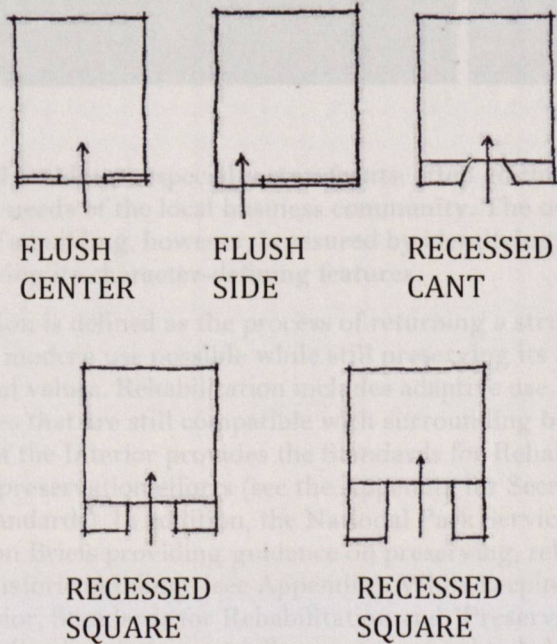
- Horizontally separated spaces that were often designated for different uses
- Multi-story



Two-part commercial block (adapted from Richard Longstreth's "The Buildings of Main Street: A Guide to American Commercial Architecture")

Storefront Arrangements

Store entrances include alternative setbacks, display configurations and access points. These features, taken together, influence the store's presence on the street. The following diagrams illustrate many of McDonough's commercial storefronts. They feature storefronts as viewed from above.



Store Arrangements (as seen from above) and adapted from "Jennings and Gottfried's American Vernacular Architecture" (1870-1940).

Box-Type Gas Station (1930s-1940s)

According to the NPS Preservation Brief 46, blending Art Moderne and International Style motifs, box service stations feature flat or parapet roofs and unadorned exteriors. The rectangular form includes service and repair bays as well as sales areas to market car tires, batteries and accessories. Large display windows and service bay doors were used to highlight these products and services. One example of this type exists in McDonough, at 5 Griffin St.

Characteristics

- Flat or parapet roof
- Unadorned exterior
- Canopy and service bays
- Rectangular plan



McDonough Visitor Center and Main Street Office is an example of a Box Type Gas Station at 5 Griffin St. Here is it pictured in 1948 and 2014.

5.2 Commercial Rehabilitation



Commercial buildings, especially storefronts, often go through changes to meet the needs of the local business community. The overall historic integrity of a building, however, is assured by identifying, maintaining and preserving its character-defining features.

Rehabilitation is defined as the process of returning a structure to a state that makes modern use possible while still preserving its historic and architectural values. Rehabilitation includes adaptive use and additions to structures that are still compatible with surrounding buildings. The Secretary of the Interior provides the Standards for Rehabilitation that help guide preservation efforts (see the Appendix for Secretary of Interior Standards). In addition, the National Park Service has created Preservation Briefs providing guidance on preserving, rehabilitating and restoring historic buildings (see Appendix). While keeping the Secretary of the Interior, Standards for Rehabilitation and “Preservation Briefs” in mind, the following design guidelines are provided to help the citizens of McDonough preserve the historic character of their commercial district as well as to help to plan the rehabilitation individual historic buildings.

General Rehabilitation Guidelines:

- Historic features shall not be covered with materials that permanently damage or change them.
- Replacing a historic feature is not appropriate if repairs are possible. Repair is recommended over replacement using materials of the same kind and type (in-kind).
- For missing elements, use historic documentation (such as photographs, blueprints and Sanborn Fire Insurance Maps) to replicate them.
- Refer to Preservation Briefs (located in the appendix) for appropriate materials and techniques for rehabilitation.

An example of damaged mortar joints

Non-ferrous elements

Historic Materials

In McDonough, predominant materials on historic structures are wood and brick. Brick masonry provides visual continuity and character to the streetscape. These materials are character-defining features and should be preserved whenever possible. Preservation Brief #2 (Repointing Mortar Joints in Historic Masonry Buildings) provides guidance on appropriate repointing. Preservation Brief #27 (The Maintenance and Repair of Architectural Cast Iron) provides guidance on cast iron elements.

Material Guidelines:

- If a non-historic material is covering original siding, its removal is recommended.
- Brick walls that have never been painted should remain unpainted.
- Abrasive cleaning methods, such as sandblasting or pressure washing, shall not be used. To clean, use the gentlest means possible.
- Only replace mortar joints where there is evidence of moisture or significant damage. Original mortar joints, including original style and profile, shall be preserved.
- Synthetic materials, such as aluminum, vinyl siding, synthetic stucco and fiber-cement board, are not appropriate replacements for primary building materials.
- Adding false elements to a building to make it look historic is not recommended.
- Architectural elements such as cast iron should not be removed or changed.



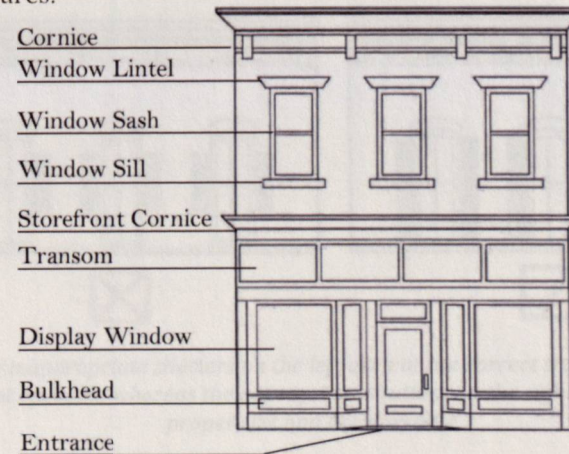
An example of damaged mortar joints.

Storefronts

Preserving historic storefronts is important for maintaining the character of the commercial district. In McDonough, some storefronts have been altered while others maintain their historic integrity. When planning for the rehabilitation of a storefront, the structure's historic integrity should be taken into consideration. Using building plans and historic photographs can be helpful to determine the location of missing storefront features. Preservation Brief #11 (Rehabilitating Historic Storefronts) provides guidance on rehabilitating historic storefronts.

Storefront Guidelines:

- Historic storefront openings should be maintained. Alterations to the size and shape of a historic storefront should be avoided.
- If a storefront has been altered with modern features, consider returning it to its original design, if known or historically compatible storefronts.
- Use of historic materials, such as brick and wood, is recommended.
- There should be no removal of historic columns, pillars or bulkheads.
- Display windows and transoms should not be closed in or covered.
- Historic glass should be preserved. Tinted, reflective or mirrored glass is not recommended.
- New fronts should be designed in a way that is compatible with the size, scale, material and character of the building and surrounding structures.



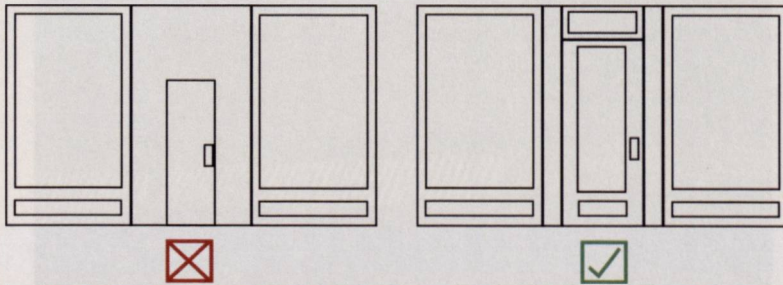
Storefront components.

Entrances and Doors

Doors are some of the most character-defining features of a structure. Historic entrances and doors, the transom windows over them and the lights (glass panes) around them, should be preserved.

Entrances and Doors Guidelines:

- Decorative and functional features of a door should be preserved.
- Hardware and other materials should be repaired before replacement is considered.
- If a door requires replacing, the replacement should match the historic door in material, shape, size, and glass pattern. Using the historic hardware in a replacement door is recommended.
- Relocating or filling in entrances is not appropriate nor is adding entrances. Adding or altering an entrance may be appropriate to meet requirements of the Americans with Disabilities Act (ADA).
- Maintaining original door proportions is recommended. Altering original size and shape is inappropriate.



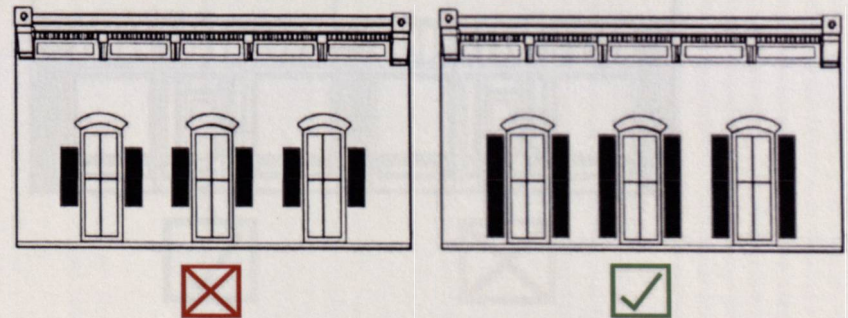
The inappropriate door placement on the left does not maintain the original door proportions whereas the appropriate door on the right maintains the proper proportions as well as glass pattern.

Upper Façade Details and Windows

Not only do windows serve a functional purpose, but they contribute to the character of a structure. Upper façade details and windows that exist should be maintained and preserved. Preservation Brief #9 (The Repair of Historic Wooden Windows) provides guidance on repairing historic wooden windows.

Façade and Window Guidelines:

- Historic windows should only be replaced when repair is not possible.
- If a window requires replacing, the replacement should match the historic window in material, size, and shape. Wood is the recommended material for replacement.
- False muntins inserted onto panes are inappropriate.
- False fronts (a method used to mask buildings) should be removed from the existing structures.
- Historic glass should be preserved. Tinted, reflective or mirrored glass is not recommended.
- Decorative shutters should not be added. If window shutters are present, they should fit the window opening.
- Windows should not be covered, filled in or reduced in size.
- If security is an issue, security bars should not be added to the exterior of the window. Rather, adding security bars to the interior is recommended.



The inappropriate shutters on the left are not the correct size and are not operable whereas the appropriate shutters on the right are the proper size and are operable.

Roofs

Roofs are one of the most vital components of a structure. Not only do they protect a building from the elements, they contribute to its overall character. The roof is a defining feature for most structures. Most commercial buildings in McDonough have flat roofs, which are not visible from the street or sidewalk. Preservation Brief #4 (Roofing for Historic Buildings) provides guidance on roofing for historic buildings.

Roof Guidelines:

- Maintain the structure's existing roof form. Certain forms, such as gabled roofs, are inappropriate. The roof should not be visible from the street.
- If roofs need to be repaired or replaced, utilize in-kind materials if they are visible.
- Regular roof maintenance and cleaning are recommended.



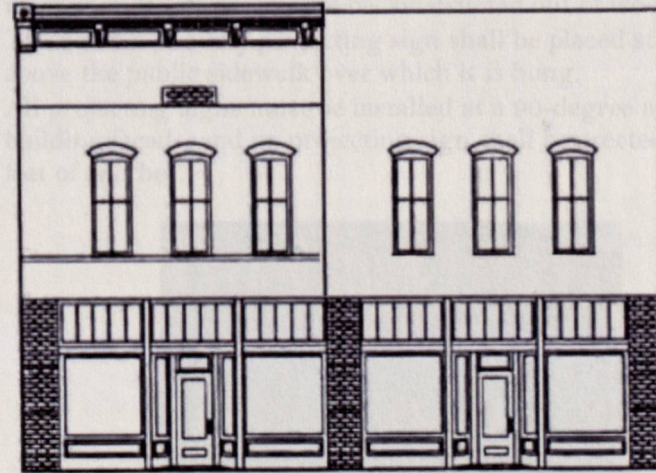
Characteristic flat roofs in McDonough

Roof Cornices

Roof cornices provide decoration and add to the distinct character of a structure and the overall historic district. Decorative cornices can be seen on several structures in McDonough's commercial district.

Roof Cornice Guidelines:

- Existing roof cornices should be maintained and preserved and shall not be removed.
- Missing roof cornices should be replaced based on historic evidence. If evidence is not available, roof cornices should be replaced using brick, wood or another suitable material.
- Maintaining cornice details visible from the street is recommended.



Appropriate and inappropriate roof cornice.

Awnings

Awnings were a common feature found in commercial areas in the late 19th and early 20th centuries. They provide a functional purpose by providing natural climate control and reducing glare. They also help define the visual character of a streetscape. Preservation Brief #44 (The Use of Awnings on Historic Buildings: Repair, Replacement and New Design) provides guidance on the use of awnings.

Awning Guidelines

- Existing awnings should be maintained and preserved.
- Awnings shall fit storefront openings.
- Application of awnings shall not damage the existing historic material of a structure.
- Both retractable and fixed awnings are appropriate.
- Backlit, dome, plastic and metal awnings are not appropriate. Canvas or fabric awnings are acceptable if they match the form of the window or door. Flame-retardant materials are recommended.
- Awnings should not obscure the frame or details of a structure, but should fit the storefront openings.
- Awnings shall have an 8-foot height clearance.



Appropriate awning height and style

Signage

Commercial buildings use signs as a way to advertise and decorate. All signs in McDonough must comply with the city's sign ordinance (City of McDonough Code of Ordinances: Chapter 17.108 Sign Code). Preservation Brief #25 (The Preservation of Historic Signs) provides guidance on the preservation of historic signs.

Signage Guidelines:

- Signs shall not cover or damage architectural details or transom windows.
- Wall mounted signs should be located below any second story windows and above the storefront display.
- Awning signs shall not have lettering or graphics exceeding 10 inches in height nor shall awning signs be internally illuminated.
- Neon, flashing and internally illuminated signs are prohibited.
- Sign design based on that of the late 19th and early 20th centuries is recommended. Signs should be constructed out of wood or metal.
- The bottom of every projecting sign shall be placed at least 10 feet above the public sidewalk over which it is hung.
- All projecting signs must be installed at a 90-degree angle to the building façade, and no projecting sign shall be erected within 20 feet of another.



Appropriate signage for Commercial use.

5.3 Commercial Additions



Over the life of a building, its form may evolve as additional space is needed or new functions are accommodated. Historic structures must allow for expansion to ensure continued use. Accessibility additions may be required to comply with current building codes or policies. They should be addressed so as to allow the historic commercial building to be accessible to all while maintaining historic integrity.

General Guidelines:

- Additions to historic commercial structures should be designed and constructed so as to preserve significant historic materials and features and should be compatible with the historic building.
- Additions should not detract from the historic character of a structure or a district
- New additions should be differentiated from the original building and constructed so that they can be removed without damage to the historic structure of the building.
- The size and scale of additions should not visually overpower historic buildings. The height of additions to buildings should be consistent with the historic structure.

Overall Design

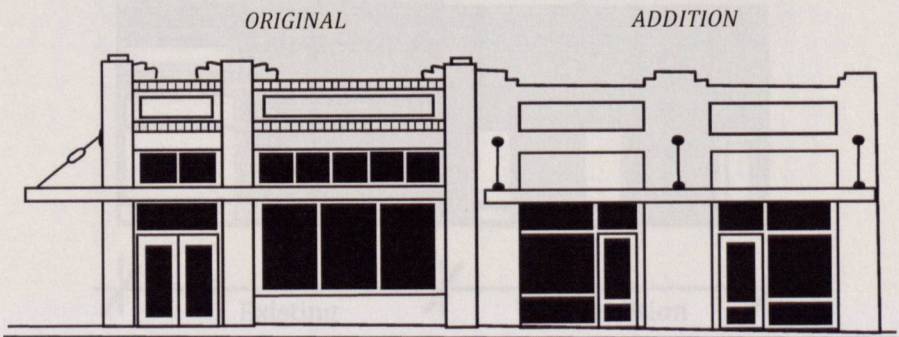
The overall design of an addition should not detract from the historic character of the building. The particular style of the core structure should be respected in the design of the addition, but the ability to identify the new structure from the historic structure is important. The ability to remove the addition without causing damage or destruction to the historic fabric is crucial.

- Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.
- Construct additions so that historic detailing is not obscured, damaged or destroyed.
- Design additions so that they can be differentiated from the historic building.
- Design building additions so that they are compatible in mass, materials, color, proportion, roof form and spacing of windows and doors to those of the historic building.
- Additions to existing buildings should not be in front of the building and should be located as inconspicuously as possible.
- Reversibility of any addition is necessary so that it can be removed without causing alteration or destruction to the historic fabric.

Mass and Scale

Size of an addition is important so as not to detract from the integrity of the historic structure. Form, height and width are key factors to consider in an addition.

- Maintain form and symmetry of a historic structure while creating a discernible break at the junction with a historic structure.
- Maintain the historic element's intent, and adhere to the size and scale of the historic structure. Additions should be smaller in scale and mass than the original structure.
- Follow the same design and pitch as the historic roof for covering additions.
- It is recommended that additions be located in the rear of buildings or as recessed rooftop additions.



It is important to maintain appropriate mass and scale when creating an addition. Note the similar height and width, similar shape and placement of doors, windows and awnings. The new addition is entirely compatible; similar but not identical.

Setback, Orientation and Rhythm

Setback

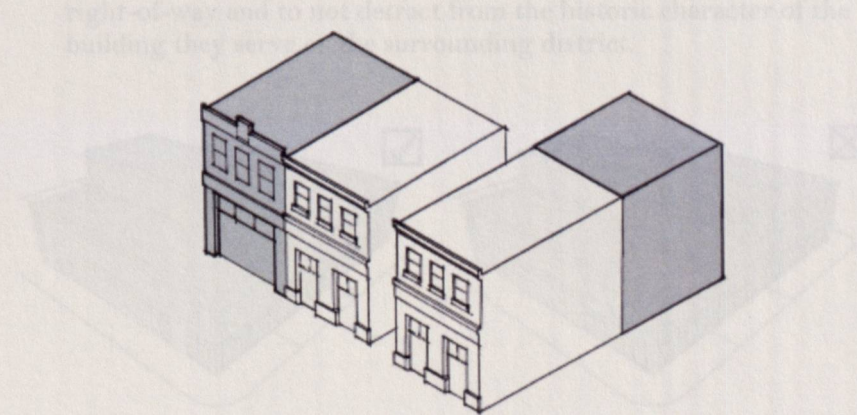
Setback is important to consider so that the commercial district of McDonough remains viable and walkable. Any additions should respect the existing historic commercial setback and stay within the established layout.

- Maintain historic setback or align with the most common existing setback line along the street.

Orientation and Rhythm

The orientation, or direction the historic building faces, and rhythm, or pattern of open space to building space, are important in keeping the overall historic integrity of a commercial area. In planning the addition, the historic building's orientation should be respected.

- Place additions away from public view on a rear or secondary elevation to preserve the historic orientation of the building.
- Respect the setback of current historic buildings both within the lot and other buildings within the locally designated district.
- Additions to the front of a building are not allowed.

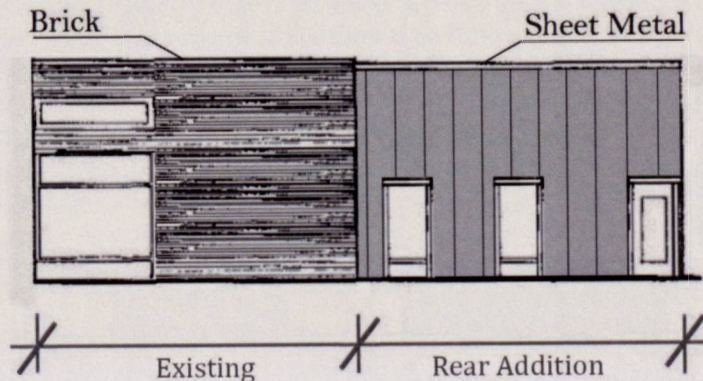


Additions are appropriately placed to the side and rear of the buildings

Materials with Disabilities Act Compliance

The materials used to construct and decorate an addition can detract or complement the historic character of the core building. The overall textural and visual qualities are important when selecting materials for a new addition in a historic area. Even if the addition is not as visible as the front facade, the material should still respect the historic structure. If the historic materials present on the structure are no longer available, then a complementary modern option may be allowed.

- Materials should be in keeping with the character of the historic structure
- Use matching or in-kind materials on front façades with modern materials reserved for rear elevations.

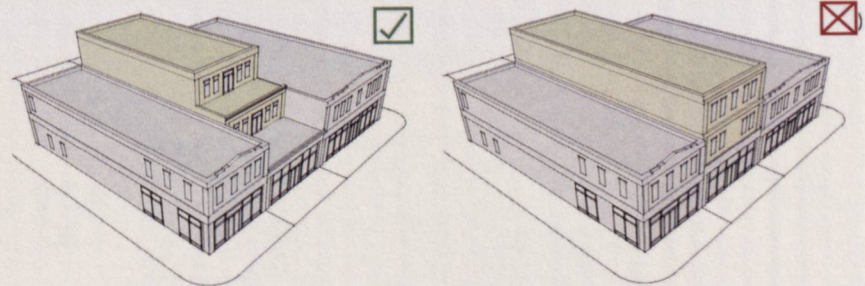


This rear addition is inappropriate its materials are not complementary to the historic structure's materials.

Rooftop Additions

Rooftop additions are generally not recommended around the square. An addition to the roof may be designed that is simple in character and set back substantially from the facade. The materials, window sizes, and alignment of trim elements on the addition should be compatible to those of the existing structure, but also visually subordinate in character so as to avoid calling attention to the addition.

- An addition should be set back from the primary façade so that it is not visible from the sidewalk or façade of the historic building in order to preserve the perception of the historic scale of the building.
- Its design should be modest in character, so it will not attract attention from the historic facade.
- The addition should be distinguishable as new, albeit in a subtle way.
- The roofs of additions should not interfere with the original roof form by changing its basic shape and should have a roof form compatible with the original building.
- Locate decks and terraces as inconspicuously as possible on the rear or least prominent defining elevation of historic buildings.
- Mechanical equipment and roof appurtenances should be located and screened so as to minimize their visibility from the public right-of-way and to not detract from the historic character of the building they serve or the surrounding district.



Set an upper-floor addition back from the primary façade

Americans with Disabilities Act Compliance

It is essential to ensure equal access to amenities for all visitors to a historic commercial building. Care should be taken to prioritize accessibility features while maintaining the overall historic character of a structure.

The National Park Service's "Preservation Brief #32, Making Historic Properties Accessible" should be referenced for additional guidance.

- Install all accessibility features so as not to alter or destroy historic details or materials.
- Install all features so to be easily reversible.
- Use materials in keeping with the historic materials already present on the historic resource.
- Maintain the historic style of the building in all accessibility additions.

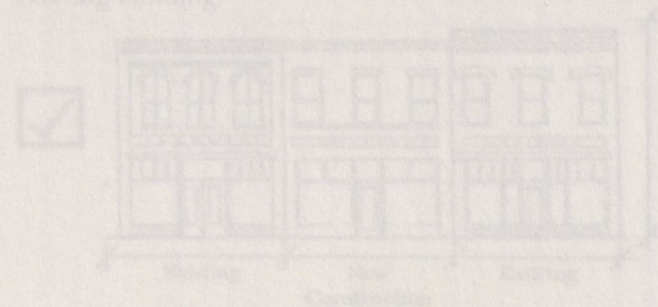
These guidelines are a set of procedures and approaches that can be used to produce design solutions that recognize and honor the historic elements of McDonough. These guidelines should be followed in order to establish a harmony between new and existing buildings as well as to encourage sympathetic design. However, new construction should also conform to the design concepts and trends of the period in which it is built in order to distinguish itself from the historic structures. Presenting a sympathetic yet distinguishable design ensures that visitors properly interpret the evolution of a historic commercial area. Additionally, it is inappropriate for new construction to exactly imitate the designs of the historic area, as close mimicry of historic features will detract the quality of the existing buildings and threaten the integrity of the district.

It is imperative that new construction does not detract from the existing appeal of a historic area while simultaneously relating the elements of a new building to the character of the district. Using the guidelines to clearly define elements such as materials, mass and scale, orientation, setback and spacing, and facade and window details, thereby is guaranteeing that the character-defining features of the historic commercial district can be enjoyed by future generations.

Mass and Scale

The mass of a building is a reference to the height, width and depth of the structure, whereas scale refers to the mass of a building in relation to its surroundings. A majority of the existing buildings within the historic commercial area are one story in height and encompass the entire width and depth of the lot on which they are situated. With a few exceptions, the buildings consistently have a shared wall with the adjoining building. It is recommended that any new construction within this area complement the mass and scale of the existing structures.

- New construction should be consistent with the existing lot size of the historic buildings in the commercial district.
- Any new construction encompassing more than one lot should evoke the mass and scale of single lot developments.
- Facade heights of the new buildings should be within an established range for the block, and be no taller than the highest existing building.



This addition has consistent spacing and height with existing structures.

5.4 New Commercial Construction



The objective of new construction guidelines for the historic commercial area is to establish a set of procedures and approaches that can be used to produce design solutions that recognize and honor the historic elements of McDonough. These guidelines should be followed in order to establish a harmony between new and existing buildings as well as to encourage sympathetic design. However, new construction should also conform to the design concepts and trends of the period in which it is built in order to distinguish itself from the historic structures. Presenting a sympathetic yet distinguishable design ensures that visitors properly interpret the evolution of a historic commercial area. Additionally, it is inappropriate for new construction to exactly imitate the designs of the historic area, as close mimicry of historic features will dilute the quality of the existing buildings and threaten the integrity of the district.

It is imperative that new construction does not detract from the existing appeal of a historic area while simultaneously relating the elements of a new building to the character of the district. Using the guidelines to clearly define elements such as materials, mass and scale; orientation, setback and spacing; and façade and window details, the city is guaranteeing that the character-defining features of the historic commercial district can be enjoyed by future generations.

Mass and Scale

The mass of a building is a reference to the height, width and depth of the structure, whereas scale refers to the mass of a building in relation to its surroundings. A majority of the existing buildings within the historic commercial area are one story in height and encompass the entire width and depth of the lot on which they are situated. With a few exceptions, the buildings commonly have a shared wall with the adjoining building. It is recommended that any new construction within this area complement the mass and scale of the existing structures.

- New construction should be consistent with the existing lot size of the historic buildings in the commercial district.
- Any new construction encompassing more than one lot should evoke the mass and scale of single lot developments.
- Façade heights of the new buildings should be within an established range for the block, and be no taller than the highest existing building.



This addition has consistent spacing and height with existing structures.

Orientation, Setback and Spacing

Additional quantifying elements used to define the commercial district include: orientation, or the direction in which a building faces; the setback of the building from the street; and spacing regarding the distance between buildings. The orientation of a historic building within the commercial district is to face the square, or when this is not possible, the streets surrounding the square. The existing historic buildings are setback from the street by a sidewalk yet maintain a zero-lot line, and are primarily adjoined to neighboring buildings. These characteristics should be retained by new construction in order to maintain the rhythm established by the historic buildings.

- New construction should follow the orientation of adjacent buildings in regards to entrances.
- New construction should maintain the patterns of setback and spacing within the area.
- Zero spacing between the walls of new construction and any adjacent building is encouraged.
- Parking for new construction shall be located in the rear of the lot.



Examples of commercial district setback. The majority of the commercial district buildings on McDonough's square abuts the sidewalk and adjacent buildings.

Directional Emphasis

Directional emphasis references the horizontal and vertical aspects of a building as well as the overall height and shape. The directional emphasis can be determined by looking at the placement of façade details such as doors and windows as well as architectural features that affect the directional elements of a building. Buildings with short front façades and large, vertically placed windows are the predominant building type within the McDonough historic commercial area. In order to provide continuity, new commercial construction should follow the directional emphasis of the surrounding built environment.

- New construction should retain the directional emphasis of the adjacent buildings.
- The horizontal features of a new building, such as windows, doors and cornices, shall be consistent with the features of the historic buildings.

Building Materials

One of the more visible defining characteristics of the historic commercial district is the material used in the construction of the existing buildings. The majority of the buildings within McDonough are comprised of wood, glass, brick or natural stone and frequently include cast iron columns in entryways. New construction within the area should follow the standard set by the historic buildings and use like materials.

- The exterior of any new construction should be limited to brick, natural stone and cast iron.
- The use of exterior siding materials such as vinyl, plastic, fiberglass, exterior insulation finishing system (EIFS), aluminum, concrete masonry units, exposed unfinished concrete and reflective glass are prohibited.
- New construction is encouraged to follow similar brick patterns and detailing as found on historic buildings in the area.

New Storefront Design Details

The front façade of a building is generally its more recognizable feature. The growth of McDonough's historic commercial areas has resulted in the predominance of one-part and two-part commercial block developments made of brick. There are features of the existing construction that develop a sense of character and rhythm in the historic commercial district. New development within the district should strive to be compatible with the historic fabric while maintaining a contemporary appearance.

- The ground floor of a building should be designed to encourage pedestrian activity.
- The use of cornices or other decorative features should be used to present a clear division between floors and adjacent buildings.
- Façade heights of new construction should follow the rhythm, scale and style established by the existing buildings.



Typical storefronts in McDonough

Entrances

The entryway of historic buildings is an important element in the overall design of the McDonough commercial district. It is common for the entrance to be centrally located on the building and situated level with the sidewalk. Another feature found on many of the buildings in the area is a storefront with a recessed entrance. These features provide an ease of access to the buildings in compliance with the American with Disabilities Act, and promote a pedestrian friendly environment. In order to maintain these qualities, new construction should be consistent with the entryway elements of the historic buildings.

- The use of a centrally located entryway is encouraged.
- The use of a recessed storefront is advised in order to emphasize the entrance.
- Entrances shall be clearly identified.
- Entrances shall comply with ADA regulations.
- Entry doors should be of a similar size and material as those on surrounding buildings.

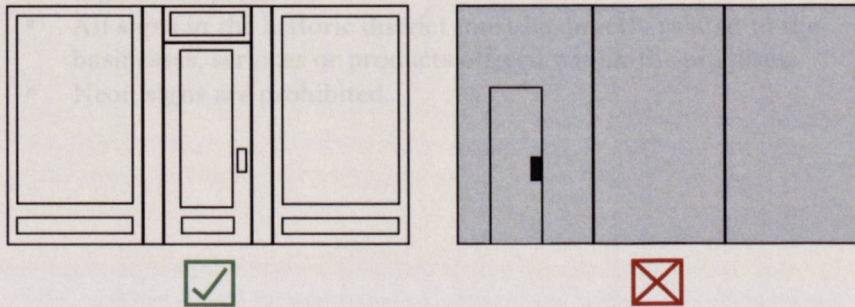


The appropriate door placement on the left is recessed and centrally located reflecting the overall characteristics of the district. The inappropriate door on the right is not centrally located, and not the same size or materials of the surrounding buildings.

Façade and Window Details

The façade of a building refers the exterior walls and all elements of the building, including windows and architectural detailing. In McDonough, these elements are similar for both the one-part and two-part commercial block development storefront designs with large display windows, transom windows and door styles. However, the two-part commercial block has a second story of windows and usually feature more elaborate architectural detailing.

- Windows should be of a similar style and size of the adjacent historic buildings.
- Architectural detailing shall be of similar styling as the historic buildings in the area.
- The use of reflective glass is prohibited.
- Subdued material finishes are encouraged.
- The upper facade and parapet of one-story buildings should not contain windows.



The appropriate entryway details on the left include display windows typical to McDonough, similar materials, and a door of the proper size with a transom window. The inappropriate entryway on the right uses reflective glass with windows and doors not appropriate in size or detail to the character of the area.

Roofs

Overall, the roofs of the buildings within the commercial district follow a distinctive pattern: flat roofs concealed by the use of a sloping parapet declines from the front to the rear of a building. Any new construction in the area should keep to these patterns to maintain the character of the district.

- The use of flat, horizontal roof forms is recommended.
- A parapet wall should conceal flat rooflines.
- Roofs should not be visible from the street.
- Architectural features such as cornices shall be used to clearly mark the building roofline.

American with Disabilities Act (ADA) Accessibility

The city of McDonough recognizes the need to accommodate and include persons with disabilities. In addition to compliance with the Americans with Disabilities Act (ADA), building elements that provide accessibility should be designed as integral parts of the building with the goal of providing access for all persons. Additional information regarding ADA Accessibility can be found in the appendix.

- Elements should be constructed of the same quality and type of materials as the rest of the building.
- ADA accessibility should reflect the same detailing and finish as the rest of the building.
- ADA accessibility to the primary entrance of a building should be used.

Signage

Signage refers to any name, identification, description, display or illustration affixed to or represented directly or indirectly upon a building or structure. Signs within a commercial district often carry the most variation while simultaneously being the most identifiable part of a building. The management of signage within a historic district maintains the historic elements of building while sustaining the rhythm of the streetscape. McDonough has adopted a Sign Ordinance (17.108) which should be referenced and followed when designing signage for new construction.

- Signs for new construction should uphold the character and effect of existing and known historic signs.
- Signs should be in accordance with the scale of the current signs in the area.
- New signage shall comply with the current McDonough Zoning Ordinance (17.108).
- In general single faced, flat signs affixed directly to a building façades are preferred.
- All signs in the historic district must be directly related to the businesses, services or products offered within the premises.
- Neon signs are prohibited.

Awnings

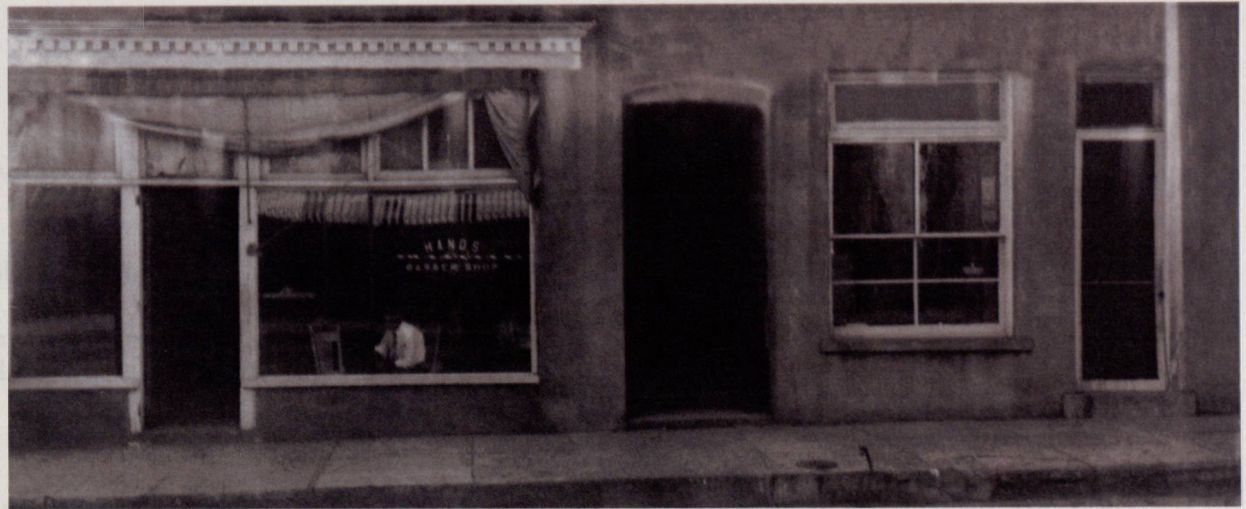
As most of the buildings within the commercial area were built before the advent of modern conveniences such as air conditioning, awnings are a common historic feature. Awnings were used to provide shade as well as a dry area for patrons before entering the buildings. The historic commercial area of McDonough includes both fabric awnings and fixed metal canopies. Therefore, the use of awnings in new construction is appropriate and compatible with the historic character of the area.

- Awnings and fixed canopies for new construction shall be of a similar style and material to nearby historic buildings.
- Metal and vinyl awnings are prohibited.
- Bubble awnings shall not be used for new construction.
- Awning shape should match the shape of the window or door over which it is placed.
- Awnings should be attached to the building.
- Awnings should have a clearance of at least eight feet from the ground.



Appropriate awnings and signage

5.5 Large Scale, Mixed-Use Developments



Mixed-use buildings, both large-scale redevelopment projects and smaller lot-by-lot infill — while not currently present in McDonough, can nevertheless be designed to be compatible with surrounding neighborhoods, historic and otherwise. The purpose of this section is to provide the City of McDonough with mechanisms for allowing sensitive and selective new large scale and/or mixed-use development, while retaining and maintaining the city's historic character and resources. Many of the primary design factors that affect a large mixed-use development in the historic area of McDonough have been outlined in the New Construction guidelines for commercial development. Their importance deserves to be reiterated, and particular relevance to mixed-use projects will be explained.

Mixed-use development should create a new diverse and pedestrian-friendly neighborhood or add to an existing area, with a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access, all within a short walk of each other. A range of types, sizes, amenities and uses will enhance a series of inviting functional public spaces, including shopping streets and pedestrian-friendly streetscapes, open spaces, courtyards, trails, residential, office and retail in mixed-use buildings. The design principles for buildings and streets are taken from traditional small towns that provided a close-in community life.

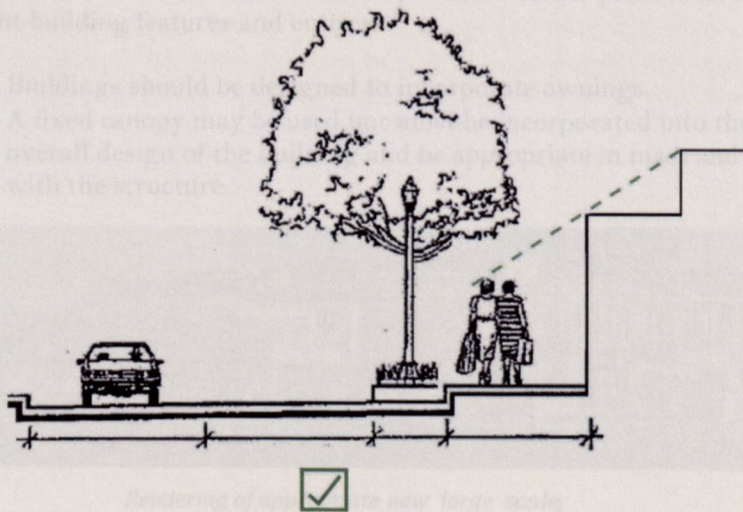


Example of appropriate mixed-use development

Site Design

Site design should provide interest at the street level to encourage walking and to enhance the pedestrian experience.

- Setback and spacing of new construction should be consistent with the dominant patterns of the area.
- Develop the ground floor level of a building to encourage pedestrian activity (blank walls or vacant lot appearance is not appropriate).
- Orientation of main building façades shall be towards the main or principle street.
- Additional floors beyond the second floor should not be seen from the line of sight by an average height of a person standing on the street sidewalk looking up at the building.
- Traditional spacing patterns created by the repetition of uniform buildings widths along the streets must be maintained: Zero to minimal spacing between buildings is encouraged.
- Place on-site parking behind the buildings, either at-grade or within a parking structure.
- The entrance to parking facilities should be located on a secondary street and not on an arterial roadway.
- Mechanical devices on rooftops shall be placed centrally or at the rear so as not to be seen from the street level.

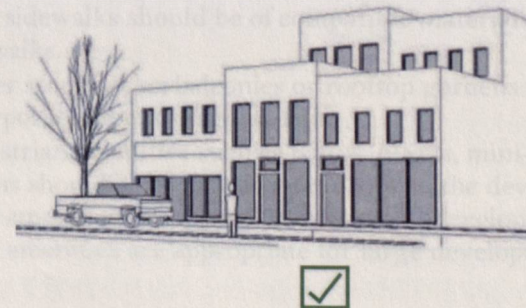


Appropriate second-story setback

Building Mass and Design

New buildings and additions should be delineated both vertically and horizontally to reflect a human scale.

- The height of buildings should provide for a human scale to the overall streetscape while respecting surrounding development in the area.
- Buildings should be divided into “modules” that provide visual interest and serve to create a traditional “Main Street.”
- A clear visual division between upper and lower floors should be incorporated through a change in materials, colors, and use of canopies and awnings.
- Façade heights on the sidewalk of the new buildings should be within an established range for the block, and be no higher than the highest existing building. Additionally new buildings should respect the historic proportions of height to width.
- Floor to floor heights should appear similar and in proportion to those of historic buildings in the area.
- The general alignment of horizontal features (window moldings, tops of display windows, cornices, copings, parapets) on façades must be consistent with the dominant patterns in the area.
- Façades of buildings that face the street should incorporate human-scale detailing through the use of reveals, belt courses, cornices, expression of structural or architectural bays, recessed windows or doors, material or material module changes, color and/or texture differences, or strongly expressed mullions.



Appropriate mass and scale of new large-scale, mixed-use development (Two-story façade with third-story setback)

Form and Roofline

- Simple rectangular forms with horizontal roof forms should predominate.
- Simple rectangular volumes are preferred.
- Horizontal roof forms should predominate and be screened by extensions of the building wall planes.
- Parapet walls should be used for screening flat roofs or additional floors and should be detailed with features such as a cornice to define the building roofline.

Building Entrances

- Clearly identify the primary entrance to a building and orient it to the street.
- Orient the primary entrances to the sidewalk and the primary pedestrian ways.
- Clearly identify the primary entrance,
- Typical in McDonough, storefront entries should be recessed to emphasize the entrance, increase window display area, and provide a sheltered transition to the interior of the store.

Architectural Features

Architectural features should be used to provide weather protection and highlight building features and entries.

- Buildings should be designed to incorporate awnings.
- A fixed canopy may be used but must be incorporated into the overall design of the building and be appropriate in mass and scale with the structure.



Rendering of appropriate new large scale, mixed-use development

Materials and Colors

Building materials and colors should complement the existing buildings and help establish a human scale while providing visual interest.

- While some diversity in exterior building materials and color is a part of the tradition of urban form, the range should be limited in order to promote a sense of visual continuity for the area.
- Material finishes such as stucco or brick are encouraged.

Signage and Lighting

Design buildings with careful consideration for the incorporation of signage and lighting.

- New buildings and additions should be designed to allow for signs appropriate in scale and location to the use and the surrounding area.
- Signs shall comply with the McDonough Zoning Ordinance.

Exterior building lighting should be used to accentuate the building design and the overall ambiance of the area.

Outdoor Spaces and Amenities

Design outdoor spaces and amenities to enliven the sidewalk level and provide for private open space for shoppers, employees and residents.

- Courtyards are encouraged as places for outdoor commercial activities.
- New sidewalks should be of compatible materials with the existing sidewalks.
- Upper story decks, balconies or rooftop gardens should be incorporated for residential uses.
- Pedestrian amenities such as patios, plazas, mini-parks, squares and greens should be proportionate in size to the development. Small-scale amenities are appropriate for small developments, and large-scale amenities are appropriate for large developments.

5.6 Commercial Site and Setting



Overview

The site and setting of McDonough's commercial district is significant to the community's visual and historic character. The historic city square, parks, sidewalks, street furniture and lights, fences, retaining walls, parking facilities and other site features contribute greatly to the district's overall design and distinguish the commercial district from residential and industrial areas.

Signage

"To prevent the further deterioration of the city and to ensure that it remains an attractive residential area as well as a viable commercial area it is necessary to maintain a visually satisfying environment. A plethora of signs of a certain size and nature, no matter how tasteful, can have an undesirable effect upon traffic safety and the well being of the entire community.¹"

The mayor and city council enacted an ordinance regulating signage in order to protect the aesthetics of the city, reduce traffic and pedestrian hazards, maintain the city's historical character, promote economic development and diminish visual blight.

¹ McDonough Sign Ordinance 17.108

Effective and attractive signs are essential for a thriving commercial area. Because of the unique character of the historic district, signs used for traditional storefronts, as well as residential structures used for commercial purposes, must comply with the following guidelines:

- All signs must comply with the McDonough Sign Ordinance 17.108, including required permits and building code compliance.
- Signs should not exceed 10 square feet.
- Only one sign per lot is permitted.
- Signs or lettering shall not be attached to or painted on awnings.
- No signs on historic property shall be internally illuminated.
- Banners shall be considered temporary signs.
- All signs in the historic district shall be constructed with brick, wood or metal.
- All projecting signs must be installed at a 90-degree angle to the building façade.
- Neon signs are prohibited.
- Signs should reflect the architecture of the building.
- Neon signs of more than five square feet shall not be permitted inside windows of commercial buildings within the historic district.

For more information refer to the McDonough Sign Ordinance by visiting <http://www.mcdonoughga.org/departments/community-development/planning-and-zoning-division/zoning-code>.

Street and Site Furniture

The city has added benches and other street furniture in the square and along surrounding sidewalks. In addition, several businesses provide tables and chairs for sidewalk dining.

- Street and sidewalk furniture should be simple in design and compatible with the commercial district and match the existing street furniture in design, materials and scale.
- Businesses with outdoor dining on sidewalks should use furniture that is compatible with the rhythm and character of the district, and provide ample walking space for pedestrians.
- To promote the pedestrian-friendly atmosphere, bicycle racks and pet stations should be considered.

Fences

Fences serve as functional structures, visual barriers and markers between properties. Fences visually and aesthetically join a district.

- Existing historic fences shall be preserved.
- Plastic or metal chain-link fences are prohibited.
- Historic materials are recommended, such as wood and iron.
- Fences should be similar in height and style to historic fence types.
- Fences shall be no taller than four feet.
- Fences shall reflect the design and materials that make up the character of the immediate surroundings or character district.

NOTE:

These guidelines cannot regulate public property such as public sidewalks, parks, streetlights, and other features on public property. However, these guidelines serve as suggestions for any future alterations to publicly owned sites and settings within the historic commercial district.

Sidewalks

Sidewalks provide historic commercial districts with essential pedestrian access and encourage a walking community within the historic district. Well-maintained sidewalks tie together commercial spaces and promote personal interaction as well as interest for downtown retail and other businesses.

- Historic sidewalks and walkways shall be maintained.
- Sidewalks shall continue in the existing style and materials set by the City of McDonough. (see herringbone brick pattern)
- Appropriate materials such as brick and concrete should be used in the creation of new sidewalks and maintenance of existing sidewalks.
- Sidewalks shall not be painted or stained.



The herringbone brick pattern is used in the sidewalks of the square.

Retaining Walls

Retaining walls are, at times, necessary to support sloping ground and prevent erosion. Like fences, retaining walls serve to visually unify an area.

- Historic retaining walls shall be maintained.
- Retaining walls should be constructed and maintained using historically appropriate materials, such as local stone.
- Retaining walls should reflect building walls in scale, materials, and design.
- Retaining walls shall be used only where needed and designed to make a minimal visual impact.

Streetlights

Street lights hold an important position in both residential areas and commercial districts by illuminating the sidewalks and other exterior spaces, providing safety and visibility for pedestrians as well as drivers.

- All streetlights shall match existing city-installed lamps in scale, design, and material.
- Streetlights shall be consistent within the historic district in design, scale, material and placement.

Transitional Buffers

Steps should be taken to properly buffer areas separating parking and sidewalks with vegetation that is compatible with the character of the historic district.

Parking Facilities and Parking Decks

The McDonough city square experiences heavy vehicular traffic. Parking for its visitors to access shopping, dining and government buildings is paramount to the overall quality and economic health of the commercial district.

Parking facilities and decks affect the historic character of a district.

- On-street parking is acceptable.
- Parking should be located on the side or rear of structures. Access to these rear or side parking facilities should be kept at minimum dimensions.
- The height and placement of parking decks should be carefully planned, sited and detailed to be as compatible as possible with the surrounding district.

Americans with Disabilities Act Accessibility

The Americans with Disabilities Act (ADA) requires the elimination of barriers that prevent handicap accessibility in shops, restaurants, theaters, museums, and other businesses including those located in historic buildings. For details, please refer to the appendix.

Section • 6

Residential Guidelines

Overview



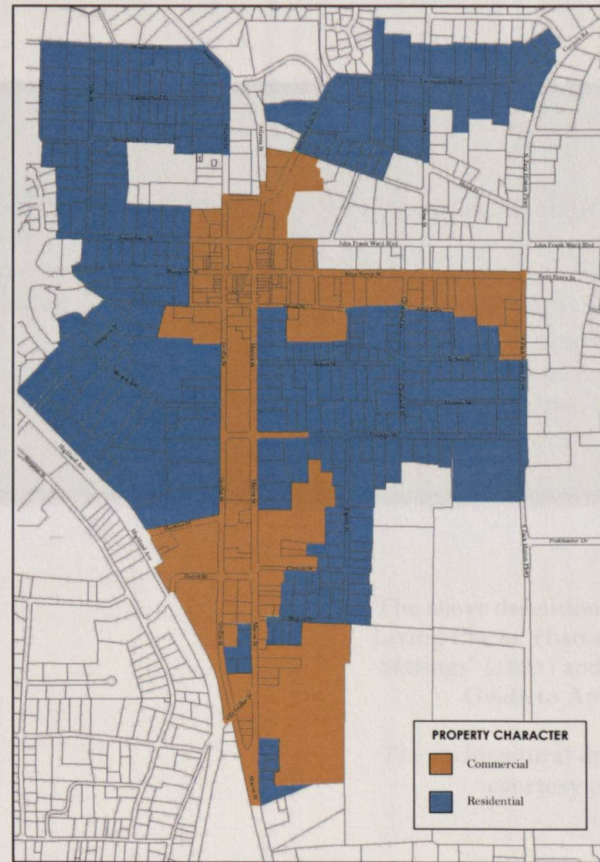
*Hazelhurst House, 77 Sloan St, McDonough, Georgia.
(Courtesy: McDonough Main Street Program, unknown date.)*

6.1 Residential District Overview



McDonough's historic resources represent several architectural types and styles. These resources are sometimes located near industrial or commercial areas. In other examples, former residences have been turned into commercial businesses and some areas, like Lawrenceville Street, are almost solely residential. The historic residential and commercial districts of McDonough can be seen on the map at the right.

These design guidelines represent a philosophical approach to preservation. Their purpose is to give McDonough's citizens, administrators and the Historic Preservation Commission the tools to preserve the character of historic houses and houses that now have a commercial use.



Proposed McDonough Local Historic District
Commercial & Residential Character Areas

850 ft 1000 ft

6.2 Residential Architecture



Residential Architectural Styles and Types

Residential architectural styles and types define the overall historic character of McDonough and create the basis for design guidelines. Diverse in style and scale, the houses in the district represent a wide range of eclectic and contemporary architecture. **Architectural styles** are generally based on the exterior elements of buildings, such as ornamentation, but may also include the massing and scale of the structure. **Architectural types** describe the overall form of a structure and are generally defined by a building's height and floor plan. A building typically has an architectural type and may also have an academic architectural style. These two elements, both type and style, form the basis of each house. There are several different styles and types in McDonough, many of which are described in this section

STYLE:

The exterior ornamentation or decorative elements of a residence determine its style. Two houses can be of the same architectural type but a different architectural style.

TYPE:

Floor plan + Height = Type

To determine a house's type, the floor plan, or interior layout, is taken into account with the number of stories. A single story residence is considered a cottage, while a residence with two or more stories is considered a house.

The above definitions were derived from "Georgia's Living Places: Historic Houses in Their Landscaped Settings" (1991) and Virginia McAlester's "A Field Guide to American Houses" (2013).

The architectural drawings of residential types are courtesy of Joseph Smith, AIA.

STYLES Historical Revival

(1850s-1920s)

Queen Anne Style (1880s-1910s)

Making its way to the United States via the 1876 Centennial Exposition, the Queen Anne style quickly caught on with architects, builders and the general public. Queen Anne style houses feature an irregular plan and an irregular massing of building and roof forms. Roof forms include hipped, gable, pyramidal and gambrel, but usually feature a dominant, front-facing gable. Queen Anne-style houses have one or more porches that usually wrap-around with turned posts, classical columns or chamfered posts. Also a multiplicity of window sizes and shapes, including round, oval, square and rectangular in the form of double-hung sash and casement are common. On double-hung sash windows, the upper sash often has multiple lights, sometimes in a diamond or lozenge pattern. The Queen Anne Style is frequently found on the Queen Anne House and Cottage types of McDonough's historic residential districts.

Folk Victorian (1870s-1910s)

The Folk Victorian style was very popular in Georgia and borrowed stylistic elements from the Queen Anne and Italianate styles that were transferred to more traditional house forms. In McDonough, the Folk Victorian style frequently appears as decorative elements applied to a gabled-ell or central hallway house.

Characteristics

Characteristics

- Steep and irregular roof shapes, usually with a front-facing dominant gable.
- Decorative detailing, bay windows, and/or patterning with shingles to avoid smooth-walled appearance.
- Asymmetrical façades with either full or partial porches covering one or two walls.



Queen Anne style at 207 College St.

Characteristics

Characteristics

- Decorative details on the porch, in the gables, and around the window and door openings.
- Details are usually turned or jigsawn woodwork such as brackets, spindle work, porch posts and gingerbread.



Folk Victorian style at 85 Bryan St.

Neoclassical Revival (1890s-1920s)

The Neoclassical Revival style was very popular in Georgia. Almost every town in the state has at least one example. The style was part of the revival of interest in classically inspired architecture as well as a reaction against Victorian styles. It drew mostly on the Greek Revival of the early 19th century and was often a combination of both Greek and Roman details. The most common feature of Neoclassical Revival buildings is the full portico with Ionic or Corinthian columns. A full-height entry portico is often coupled with a second-story porch or balcony. The buildings rely on symmetry but may often have an irregular shape from appendages such as a porte cochere or side porches. Few apparent examples of the Neoclassical Revival style appear in McDonough.

Colonial Revival (1900s-Present)

The Colonial Revival style was very popular in Georgia from the 1890s through the 1940s. It is often identified by a symmetrical, regular plan and exterior appearance, with a rectangular, or nearly square, front façade. The Dutch Colonial Revival style, generally used after 1910 for more modest houses, is a variant of the Colonial Revival style and its most distinctive feature is the use of the gambrel roof. The Colonial Revival style makes very few appearances in the historic residential districts of McDonough.

Characteristics

Characteristics

- Two-story portico coupled with a one-story balconette.
- Presence of a porte cochere and/or side porch often creating an asymmetrical shape
- Paired windows with large one-over-one panes.
- Elaborate column capitals.



Neoclassical Revival Style at 126 Macon St.

Characteristics

- A symmetrical, regular plan
- Hipped or side-gable roofs, often punctuated rhythmically by gable-roofed or hip-roofed dormers, sometimes with pedimented heads
- Classically derived columns.
- Double-hung windows.
- A central entrance often topped by a transom and/or a pediment. Fluted pilasters and/or rectangular sidelights often flank the door.



*Dutch Colonial Revival at
124 Lawrenceville St*

Craftsman Style (1900s-1930s)

The Craftsman style was popular in middle-class neighborhoods due to its economy and lack of high-maintenance exterior ornament. Although not exclusively, the majority of craftsman-style houses were readily available from builders' and department store catalogues such as from Sears & Roebuck and Montgomery Ward. Component pieces were shipped via rail to the owner's town and assembled on the lot by a carpenter or builder. The craftsman style is rare in the city of McDonough with modest applications of the style on Bungalow type houses on Lawrenceville and Cleveland streets.

McDonough but do not appear as frequently as other late 19th and early 20th century architectural types.

Characteristics

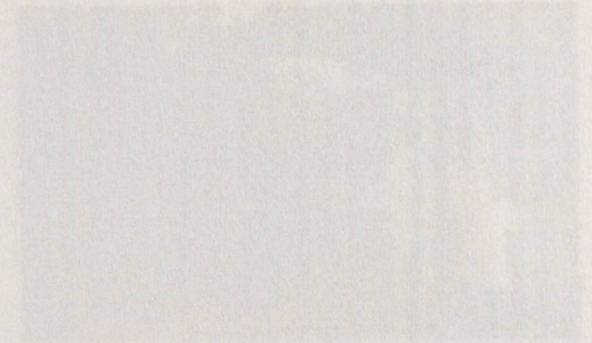
- * One room deep and two rooms wide
- * Frequently has a wide-gable roof and exterior end chimneys on both ends
- * Frequently has a side-gable roof and exterior end chimneys on both ends

Characteristics

- A prominent and steeply pitched gable or jerkin head roof with wide, overhanging eaves
- Exposed structural elements such as rafter tails as well as knee braces
- The main body of the house was typically wood framed. Stone, brick or concrete block was used for the foundation (rusticated concrete block was particularly popular)
- Windows usually had 3/1, 4/1, or 6/1 double hung sash, although casement windows were also popular
- An exterior stone or brick chimney



Craftsman style at 69 Lawrenceville St.



Craftsman style at 720 Lawrenceville St.

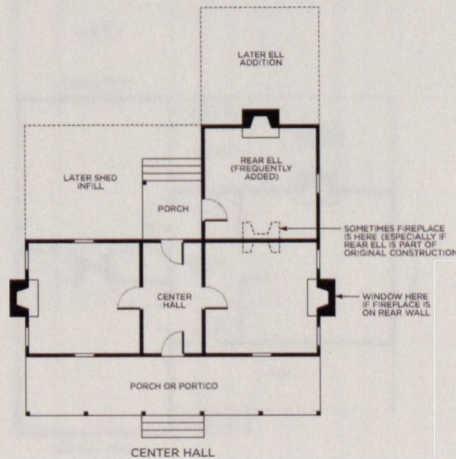
TYPES

Central Hall Cottage/ I-House (1890s-1920s)

This type, as the name suggests, consists of a central hallway or passageway between two rooms. It is distinguished from other types that have central hallways by being only one room deep. An I-House has the same architectural footprint of a Central Hall Cottage but is two stories in height. Examples of both types are found in McDonough but do not appear as frequently as other late 19th and early 20th century architectural types.

Characteristics

- One room deep and two rooms-wide
- Frequently has a side-gable roof and exterior end chimneys on both ends
- Frequently has a side-gable roof and exterior end chimneys on both ends



Central Hall Cottage at 75 College St.



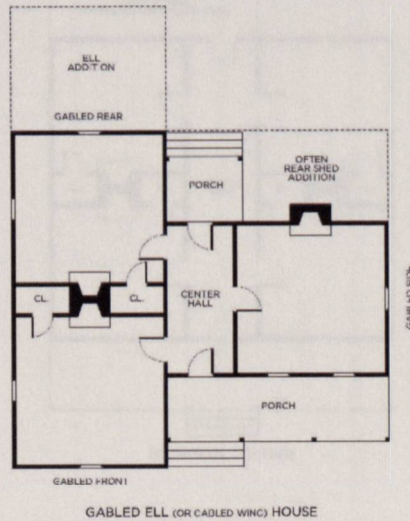
I-House at 105 Jonesboro Rd.

Gabled Wing Cottage/House (1880s-1910s)

The gabled wing form, also known as a Gabled Ell and popularized through plan books and builders' magazines, appeared throughout the country from around 1880 to 1910. The building has a distinctive "L" or "T" shape, which creates a front gable and a side gable. Almost always built of wood-frame construction, gabled wing cottages could be quite simple or very decorative, which created houses with various stylistic elements such as bracketing, fishscale shingling, gingerbread, scrollwork trim, and Queen Anne style windows with stained glass. The Gabled Wing Cottage is a modest house type found frequently in McDonough. Several examples can be found along Brown Avenue, Cleveland Street and College Street.

Characteristics

- T- or L-shaped in form, usually with a gabled roof
- A gable-front at one end of a recessed wing that is perpendicular to the façade
- A porch usually occupies the space between the wings



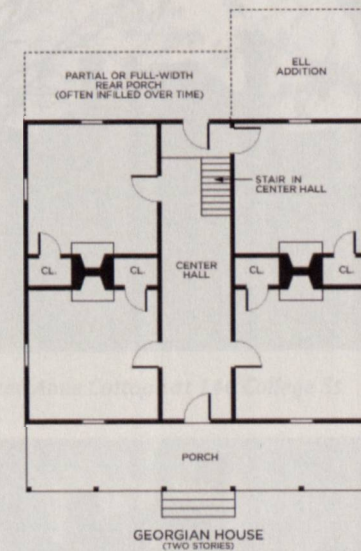
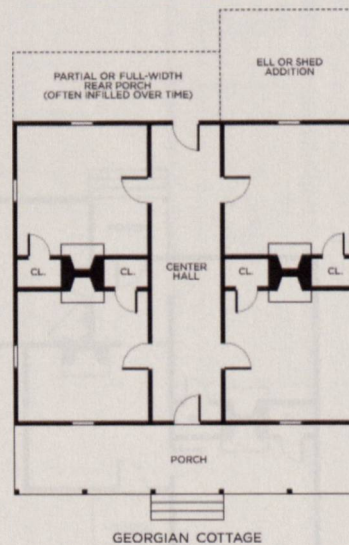
Gabled Wing Cottage at 114 Cleveland St.



Gabled Wing Cottage at 154 College St.

Georgian Cottage/House (1850s-1890s)/(1890s-1930s)

The Georgian cottage (one-story) was the most popular house type and was built for the longest period of time in Georgia. Both the one-story cottage and the two-story plan (Georgian House) consist of a central hallway with two rooms on either side. The configuration is square or nearly square and the roof is often hipped. The chimney location is the most identifying characteristic as they are usually symmetrically placed between each pair of front and back rooms. Examples of both the Georgian Cottage and Georgian House can be found in McDonough but they appear less frequently than other popular residential types of the late 19th and early 20th centuries.



Characteristics

- A central hallway with two rooms on either side
- Generally a square shape with a hipped or gabled roof
- Often two chimneys placed in the interior of the house between each pair of rooms or placed in the exterior walls



Georgian Cottage at 97 Lawrenceville St.



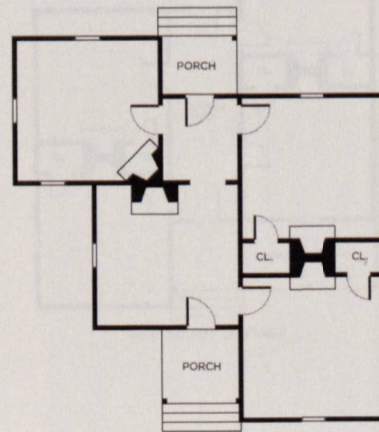
Georgian House at 212 Macon St.

Queen Anne Cottage/House (1880s-1890s)/(1880s-1910s)

Queen Anne Cottages, built during the 1880s and 1890s, were popular as one-story residences in both urban and rural areas. Queen Anne Houses are two-story Queen Anne Cottages with identical characteristics except for the height. This house type can have architectural decoration from other styles or may have no academic style. The Queen Anne House and Cottage were popular residential house types in historic McDonough. Examples can be found in every residential area of the proposed historic district and are concentrated along Hampton, Bryan, College and Macon streets.

Characteristics

- A square main mass with projecting gables on the front and side
- Asymmetrical with no central hallway
- Pyramidal or hipped roof with chimneys located in the interior



QUEEN ANNE COTTAGE



Queen Anne Cottage at 146 College St.



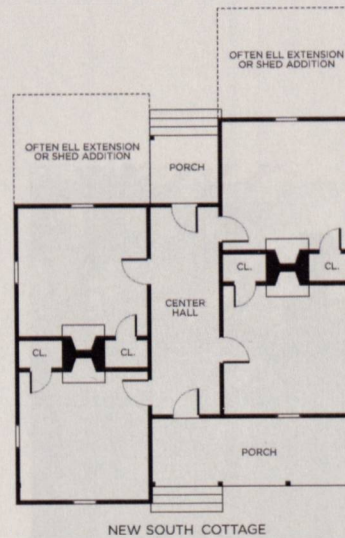
Queen Anne House at 91 Hampton St.

New South Cottage (1890s-1920s)

The New South Cottage was a popular house type built between the 1890s and 1920s during a period of great economic growth in the South. It resembles a Queen Anne Cottage but is distinctive with its emphasis on symmetry and a central hallway. Only a couple examples of the New South type exist in McDonough as the Queen Anne House and Cottage types were more popular in the region during the same time period.

Characteristics

- Similar to a Queen Anne Cottage with central square mass, hipped roof, and gabled projections
- Central hallway is flanked by pairs of rooms, often one side will project forward
- A paired gable, flush with the wall of the main mass, provides additional symmetry



New South Cottage at 80 Macon St.

American Mansions at 65 College St.

American Foursquare (1900s-1930s)

The American Foursquare was one of the most popular house types during the beginning of the 20th century. Strictly residential, the house is two to two-and-one-half stories tall, with a nearly square floor plan, topped by a hipped or pyramidal roof with central dormer, and a full-width porch. Very few clear examples of the American Foursquare exist in historic McDonough.

Characteristics

- Cubical-shaped, two to two-and-one-half-story house
- Simple floor plan usually quartered
- Hipped or pyramidal roof, often with wide eaves
- Roof generally has at least one mirrored dormer
- Deep, partial-width, full-width or wrap around porch that is one-story in height.
- Centered front entrance; or off-centered entrance with symmetrical window arrangement
- Design elements from various styles are incorporated, usually in restrained applications such as on doors, windows, porches, and eaves.



American Foursquare at 65 College St.

American Small House

Bungalow (1900s-1940s)

Bungalow types generally followed the ideals of the Craftsman movement and are often mistakenly referred to as a style. The house form features long, irregular floor plans, but are rectangular in shape. Low-pitched roofs with wide overhangs and integral porches are common. The interior space was divided between the living space and sleeping areas either to the side or to the rear. The Bungalow is a rare house type in McDonough with only a couple examples existing in the proposed historic district. Examples of the type are located on Lawrenceville and Cleveland Streets.

Characteristics

- The narrow side of the house usually faces the street.
- Square bay on side elevation indicating presence of the kitchen.
- Integral or engaged porch roofs that extend beyond the house to create a porch, are common.
- Low-pitched roofs with wide overhangs.



Bungalow at 69 Lawrenceville St.

American Small House (1930s-1960s)

During the 1930s, home styles throughout Georgia evolved to include the American Small House. The type often incorporates Colonial Revival or English Vernacular Revival style details with the modern preference for restrained ornamentation. The homes were often fairly small, single to one-and-a-half-story houses with four to six room plans. After World War II, small frame and brick American Small Houses often incorporated the basic form of a Cape Cod, but introduces a forward facing gable, small covered porch and, occasionally, corner-wrapped windows. Several examples of the American Small House can be found in historic McDonough. Most examples are concentrated towards the edges of the proposed historic district where more recent residential development begins.

Characteristics

- Hipped roofs are not uncommon, but more typically houses have gabled roofs, with no eaves
- Variety of exterior materials including weatherboard, shingles brick, and stone
- Generally asymmetrical with the front entrance off center



American Small House at 434 Macon St.



American Small House at 106 Cleveland St.



American Small House at 56 Cleveland St.



American Small House 446 Macon St.

English Cottage (1930s-1940s)

A variation of the American Small House often displaying English Vernacular Revival style details is the English Cottage. The most distinctive features are cross-gables and a large exterior front chimney. The projecting front gable bay does not display the same massing as the main block and is often compact and only slightly projects. The interior rooms of the house cluster around the small entrance vestibule and like the American Small House are divided by function. The English Cottage was a popular early 20th century house type in historic McDonough. Several examples exist on Lawrenceville Street as well as on Cleveland, Bryan and Jonesboro streets.

Characteristics

- Cross-gabled massing
- Projecting front gable bay
- Exterior front chimney



English Cottage at 196 Lawrenceville St.



English Cottage at 290 Lawrenceville St.

Ranch (1950s-1970s)

Although the Ranch house traces its roots to California in the 1930s, the type did not become popular nationally until after World War II. Some Ranch houses echo the low profile of the Craftsman bungalows and wide overhanging eaves and hipped roofs of the Prairie style. Others are an extension of the American Small House with the wrapped corner windows of the Modern style. As was true of most 20th century American architecture, the Ranch is eclectic and individual houses may incorporate elements of any of its antecedents. The Ranch house became a popular architectural type in historic McDonough towards the second half of the 20th century. Examples of the type tend to be concentrated on the edges of the proposed historic district where more recent residential development has begun. Several examples are located along the easternmost portion of Lawrenceville Street.

Characteristics

- Asymmetrical façade
- Spreading, horizontal orientation
- Hipped or gabled roof often wide eaves
- Logical, open floor plan in a rectangular, L-, or U-shaped configuration
- Minimal ornamentation
- Some have an incorporated carport or attached garage

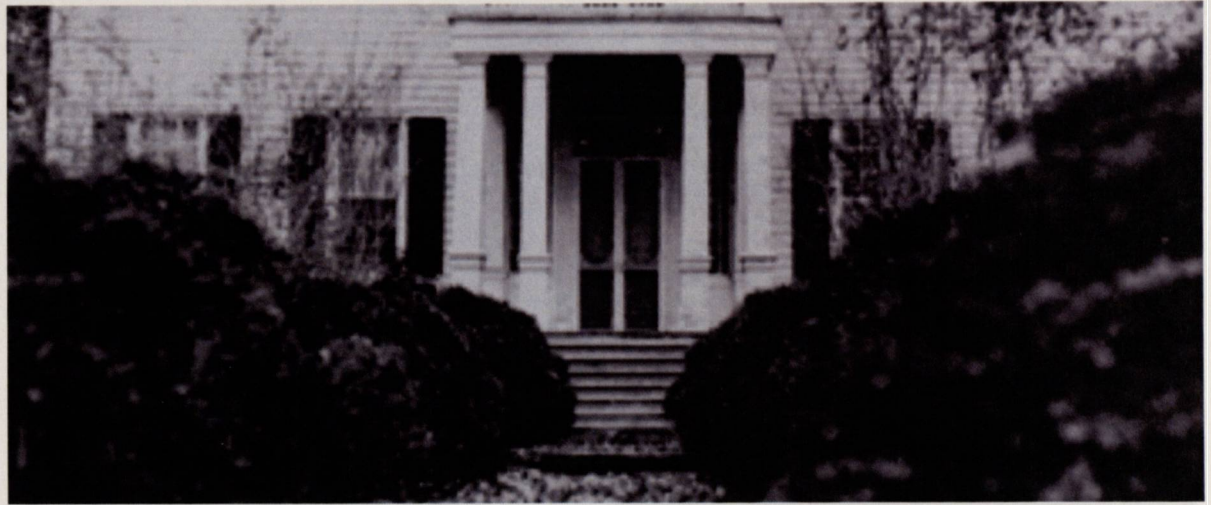


Ranch house at 73 Lawrenceville St.



Ranch house at 250 Lawrenceville St.

6.3 Residential Rehabilitation



Overview

Historic buildings inevitably change to meet the needs of the people who occupy them, and it is important to maintain and preserve a historic house's character. This will keep the integrity of the building and the historic district intact. These design guidelines give owners of historic houses the tools to better rehabilitate and maintain their properties.

In these guidelines, specific rehabilitation issues will be addressed individually, but there are several core concepts that apply to any rehabilitation project. These are encompassed by the Secretary of the Interior's Standards for Rehabilitation, published by the National Park Service. The standards represent a nationally recognized approach to preservation, and can be viewed online or in this document's appendices.

For more specific questions on preservation, rehabilitation, and restoration of historic buildings, the National Park Service also has available a series of Preservation Briefs. The topics of these briefs range from improving energy efficiency to roof repair to identifying architectural character. A complete list of the Park Service's Preservation Briefs can be found in the appendices of this document.

These briefs as well as the Secretary of the Interior's Standards for Rehabilitation are the foundation of the following rehabilitation guidelines, tailored specifically to McDonough. Note that the guidelines only apply to a house's exterior. **Interiors are not regulated by the design guidelines.**

Historic Building Materials

The historic building materials used on the exterior of historic houses in McDonough are an important part of their historic character. These should be maintained and/or repaired whenever possible.

Guidelines

- Do not cover historic building materials with new material such as wood, vinyl, or metal siding. If these materials have been added and currently cover historic materials, their removal should be considered as long as it does not damage the historic materials. More information on appropriate siding materials is available in the National Park Service's Preservation Brief #8 on aluminum and vinyl siding.
- Any architectural details in the building materials, such as engravings, stampings or plaques, should be maintained through any rehabilitation project, as these make a significant contribution to a house's historic character.
- Whenever possible, historic building materials should be repaired, not replaced.
- If damage makes repair of historic materials impossible, new materials must be in-kind to the historic materials. This means the replacement material must have a similar appearance, composition and size to the historic material.
- Paint color is not regulated by these design guidelines, but property owners are encouraged not to paint unpainted materials like brick, masonry or wood. If materials are painted they must remain painted.
- Do not use abrasive cleaning methods such as sandblasting on historic materials. These methods can irreparably damage the materials. When cleaning, use the gentlest method possible. More information on the dangers of abrasive cleaning is available in the National Park Service's Preservation Brief #6.
- If historic documentation of a building exists, for example in photographs or architectural drawings, the restoration or reconstruction of historic details visible in these documents is encouraged.



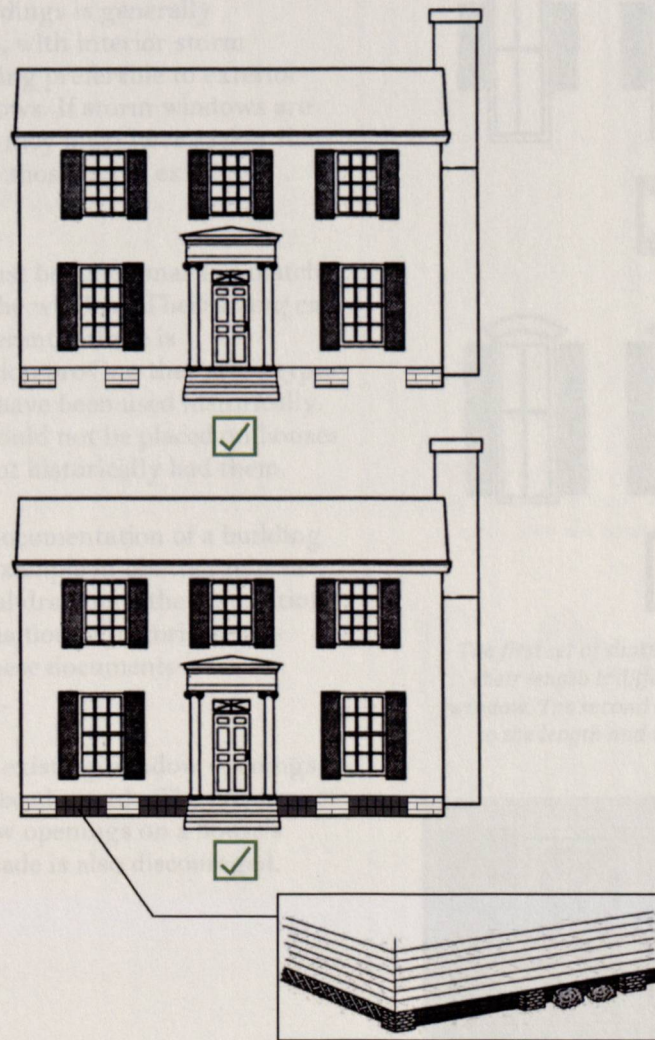
This image of disintegrated brick shows the damage that can be caused by abrasive cleaning techniques like sandblasting.

Foundations

A building's foundation is another important facet of its features. The foundation is part of the building's type and style, and its maintenance and preservation ensures a building's long-term stability. Brick and masonry foundations are the most common forms found in McDonough, though there are variations.

Guidelines

- Restore instead of replace historic foundation materials whenever possible.
- If historic materials have deteriorated to the point that replacement or other repairs are necessary, the new material must be in-kind to the historic material. For example, replacement bricks must be similar in color, bond and size to the historic brick.
- In any situation where new foundation materials, such as concrete masonry units (CMUs) have already been used, it is recommended that those materials are differentiated from the historic building.
- If historic documentation of a building exists, for example in photographs or architectural drawings, the restoration or reconstruction of historic details visible in these documents is encouraged.



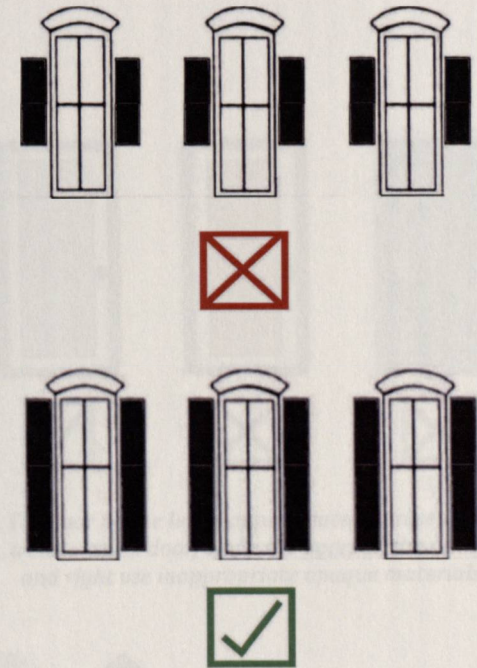
Appropriate foundation rehabilitations that maintain the brick pier foundation.

Windows, Storm Windows and Shutters

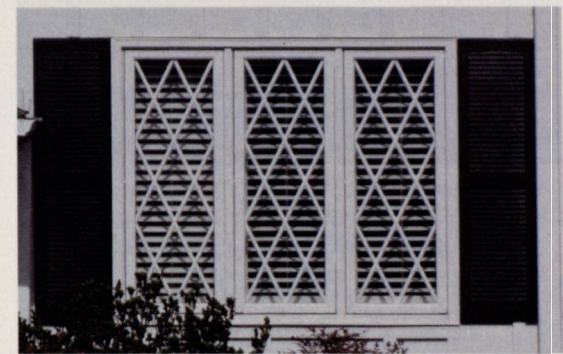
Windows, both their placement and materials, are an important part of the historic character of a building, especially when it comes to architectural style and type. More information on the rehabilitation of historic windows can be found in National Park Service Preservation Brief #9.

Guidelines

- Historic window materials, such as wooden frames and glass panes, are to be maintained whenever possible. If a window must be replaced, the replacement window must match historic windows in size, material, style and placement as closely as possible.
- Decorative window panes like stained glass must fit within the window's existing frame, and are only appropriate when they are in keeping with the house's historic character.
- Windows should not be tinted or colored unless there is historical documentation about the house to support this decision.
- The addition of storm windows on historic buildings is generally discouraged, with interior storm windows being preferable to exterior storm windows. If storm windows are put in place they must have sashes that line up with those in the existing windows.
- Shutters must be functional and match the size of the window. Their sizing can only be different if there is documentation proving that other types of shutters have been used historically. Shutters should not be placed on houses that have not historically had them.
- If historic documentation of a building exists, for example in photographs or architectural drawings, the restoration or reconstruction of historic details visible in these documents is encouraged.
- The size of existing window openings should not be changed. The creation of new window openings on a house's primary façade is also discouraged.



The first set of shutters is inappropriate because their length is different than the length of the window. The second set of shutters is proportional to the length and width of the window and is



Historic window panes on a house at 250 Lawrenceville St.

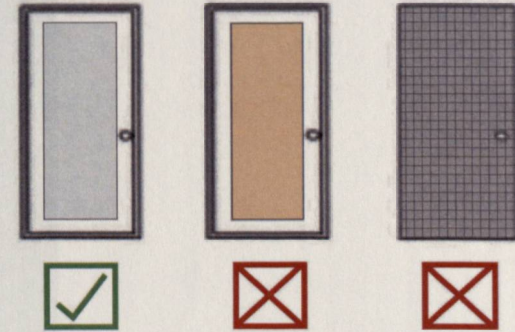
Doors, Storm Doors, and Screen Doors

Doors, their placement and materials, are an important part of the historic character of a building. Changing the style and location of a door on a historic building can fundamentally alter its historic character.

Guidelines

- Historic door materials are to be maintained whenever possible. If a door must be replaced, the replacement door must match the historic door in size, material, style and placement as closely as possible. This includes the door's paneling.
- Storm doors are not a recommended addition, but when they are added the best choice is a clear, full-length glass door. A glass door allows the historic door to be visible.
- Screen doors can be a historic feature of a house, and in this case they should be maintained.

- When screen doors are damaged to the point that they must be replaced, it is recommended that the historic screen door frame is re-screened instead of an entirely new door being put in place.
- If historic documentation of a building exists, for example in photographs or architectural drawings, the restoration of historic details visible in these documents is encouraged.



The door on the left is appropriate because it has a clear storm door, while the doors at the center and right use inappropriate opaque materials.



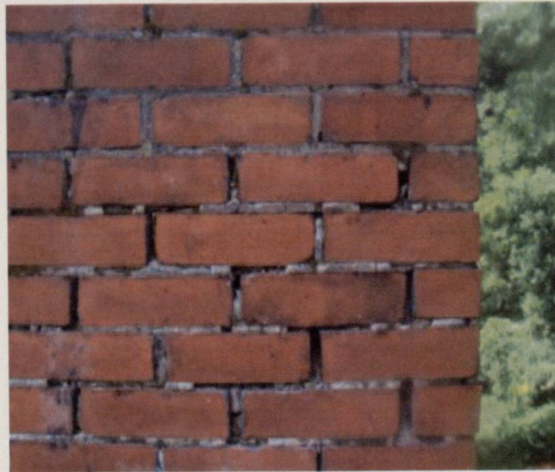
This house at 114 Cleveland St. has a transparent storm door that is almost invisible from the street and does not detract from the house's main door.

Chimneys

A historic house's chimney materials and placement play an important role in its character defining features, particularly when it comes to architectural style and type. A majority of McDonough's historic chimneys are brick, although there are also examples of stone chimneys.

Guidelines

- A chimney's historic building materials must be preserved whenever possible. If repairs or replacements are necessary, the new materials must match the historic materials in-kind. This means they must be of the same material, size and style.
- One of the most important aspects of maintaining a historic chimney is cleaning it regularly. This will reduce the risk of fire and deterioration. Maintenance also includes repointing mortar between bricks or stones. Mortar repair is outlined in greater detail in National Park Service Preservation Brief #2.
- Some chimneys were built with decorative design details in the brick or stone. These should be maintained.
- Chimneys should not be removed or covered with new materials like stucco siding.



The damage to this chimney is visible in the gaps between the bricks. A proper rehabilitation would re-mortar the brick joints.



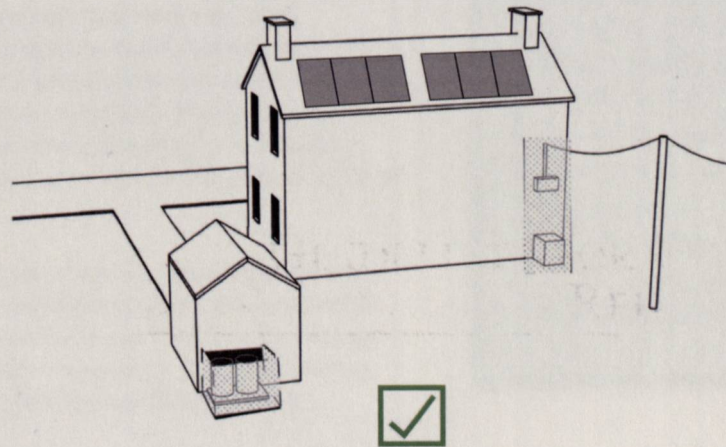
Example of a chimney design detail from 91 Hampton St.

Roof Material and Pitch

More information on the rehabilitation of historic roofs can be found in National Park Service Preservation Brief #4.

Guidelines

- Historic roof materials should be maintained. However, if repair or replacement is necessary, identical or in-kind materials should be used. Meaning the new materials match the historic materials as closely as possible in type, appearance and size.
- A roof's shape and pitch are some of its most important features, particularly in terms of preserving a house's historic architectural style and type. So, any repair or replacement must not alter the historic roof's shape and pitch.
- Roof features, such as dormers and eaves, should be preserved in keeping with the historic character of the house. Dormers and other features may be added if historical documentation, such as pictures, proves that those features were a part of the historic house, or if these additions have minimal impact on the visual character of the roof.
- Added roof elements, such as skylights or solar panels, should be placed so that they are not visible from public right-of-ways. These features also must not significantly obstruct a roof's shape or pitch.



The solar panels on the bottom are inappropriate because they are in a very visible area and not flush with the roof. The solar panels on the top are appropriate because they are on a less visible roof area and do not dramatically change the roofline.

Siding and Masonry

The types of materials used on a house's exterior walls are central to its visual presentation. Altering these features can alter historic character, thus, historical wall materials should be preserved and properly rehabilitated. Though a variety of siding materials exist in McDonough's historic houses, the most common materials are brick and wood.

Guidelines

- Historic siding and masonry should be maintained and repaired whenever possible. If historic materials need to be replaced, new materials must be in-kind, meaning the new materials match the historic material's size, shape, look and grain.
- When historic materials are replaced with in-kind new ones, the new materials must not cover, disrupt, or obstruct the view of decorative elements in the siding.

- Synthetic siding materials, such as vinyl siding or aluminum, must not be used as a replacement material for wood siding. These siding materials can mask underlying structural damage in a house and can lead to water damage when it is improperly installed. More information on these types of siding is available in National Park Service Preservation Brief #8.
- Do not use abrasive cleaning methods, such as sandblasting, on wall materials. These methods can irreparably damage the wood or masonry. When cleaning, use the gentlest method possible.

"Since aluminum and vinyl sidings are typically marketed as home improvement items, they are frequently applied to buildings in need of maintenance and repair. This can result in concealing problems which are the early warning signs of deterioration."

- *From the National Park Service's brief on Aluminum and Vinyl Siding on Historic Buildings (#8)*



The wood siding on this house at 79 Lawrenceville St. is an example of properly maintained historic siding.

Architectural Details

A house's architectural details are an important part of what makes the house unique, and as such play a big role in understanding historic character.

Guidelines

- A historic house's architectural details need to be preserved and repaired whenever possible. If replaced, new materials should be in-kind and should not change the detail.
- Additional architectural details that were not a part of the historic house should not be added. An inappropriate addition would create a false sense of the house's architectural style and/or historic character.
- If historic documentation of a building exists, for example in photographs or architectural drawings, the reconstruction or restoration of historic details visible in these documents is encouraged.



Intricate wood details are visible in the gable of this house on 85 Bryan St.



This craftsman style house on 72 Cleveland St. boasts unique porch details.



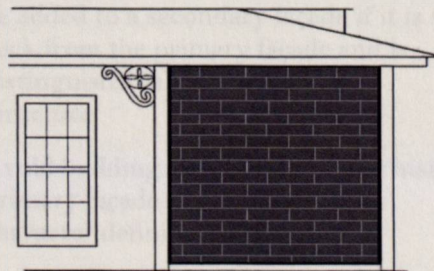
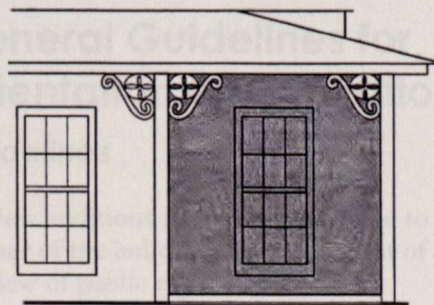
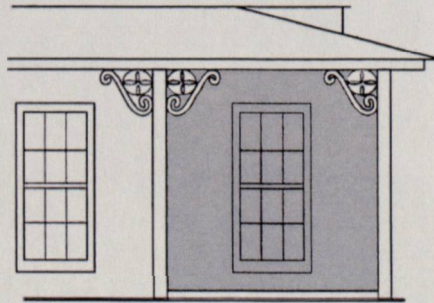
The columns on this neoclassical style house on 126 Macon St. are just one of its many architectural details.

Porches

Porches are an often seen feature in many historic house types and styles. Many houses in McDonough have historic porches, and they are important to preserve. More information on the preservation of wooden porches can be found in National Park Service Preservation Brief #45.

Guidelines

- A porch's historic material should be maintained and repaired whenever possible. If the historic materials must be replaced, then new materials must be in-kind, meaning they mirror the historic materials in type, size, look and texture whenever possible.
- Design details on a porch should be preserved whenever possible. Design details cannot be added to porches unless historic documentation, such as a picture, shows design details on the historic house.
- The enclosure of porches is not recommended. Enclosure changes the porch's historic use, thereby detracting from its character. If a porch is enclosed, glass is the best option, and should be placed slightly behind the porch's historic features (like columns). An opaque enclosure like brick or other masonry is inappropriate.



(1) Appropriate enclosure with full height glass. (2) Inappropriate enclosure with mesh screen. (3) Inappropriate enclosure with brick.



This house at 115 Bryan St. used transparent materials to create an appropriate porch enclosure that leaves the porch's historic materials clearly visible.



This porch enclosure is inappropriate because it was done using opaque siding materials that heavily alter the porch's historic look and use.

6.4 Residential Additions



Overview

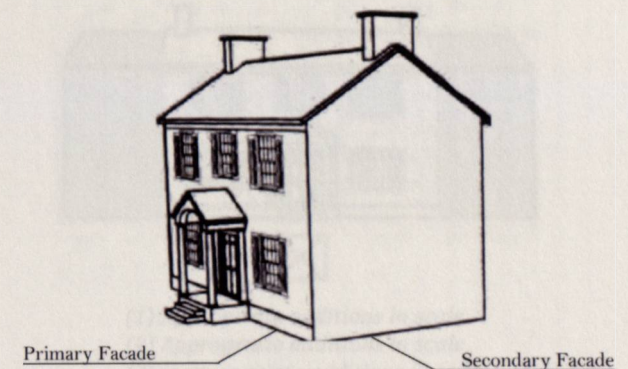
A number of the houses in the Lawrenceville Street District and the residential areas surrounding McDonough's historic square have added one or more additions to their original structures. Additions can be a part of the natural evolution and history of a residence and may attain their own historic significance over time. However, some additions may not have the same workmanship as the historic house and are not compatible with its design and historic characteristics. Additions may visually or physically compromise the historic integrity of a house if not carefully planned. The following design guidelines will help property owners maintain the integrity of a historic house when designing and implementing plans for residential additions. Further information on additions to a historic residence can be found in the National Park Service's Preservation Brief #14 (New Exterior Additions to Historic Buildings: Preservation Concerns).

General Guidelines for Orientation and Location

Guidelines

- New additions should generally be to the rear of the building, preferably out of the view of public right-of-way.
- When an addition cannot be located to the rear of the building, an addition may be added to a secondary façade if it is set back from the primary façade and is distinguishable from the historic structure.
- Avoid building an addition on the historic primary façade or any façade with character defining features.

- The original orientation of the house should remain unchanged. For example, if the existing front door faces the street, the primary entrance should remain on the front façade. Any additional entrances visible from the street should be less elaborate and clearly secondary.
- Utilities and equipment for additions should not visually dominate nor damage the historic structure, and should be placed so that they have minimal impact on the streetscape.

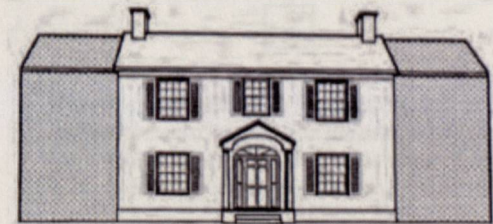
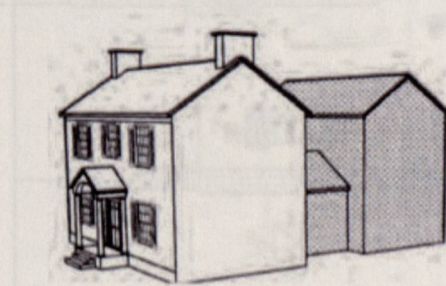
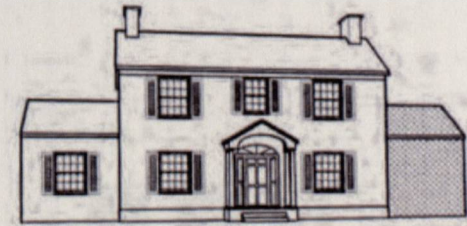


Design and Scale

Guidelines

- Modern construction technology and design on an addition will be distinguishable from the historic structure. However, additions should be compatible with the scale, proportions and size of the historic building.
- Minimize the loss of historic materials by limiting the size of a new addition, especially at the location where the addition meets the historic structure.
- The height of new additions should be lower than the height of the historic residence.
- The size of an addition should not dominate the original historic structure and should be compatible with the massing, proportions, size and scale of the historic structure, its site and the adjacent context.
- New additions and alterations should not destroy or compromise existing elements that characterize the property, such as porches, patterns of windows and styles of siding.
- The foundation of an addition should be compatible with the scale, materials, style, proportion and the visual quality of the foundation of the historic building.

- The design, shape, pitch and materials of the roof of a new addition should be visually and physically compatible with the roof of the historic building. New rooflines should not exceed the height of the primary roof or obscure the lines of original dormers.
- Window and door openings of the addition should be visually and physically compatible with the scale, size, proportion, number of pane divisions, materials and placement of the windows and doors of the original structure.
- Architectural ornamentation on additions should relate to and be compatible with the design, location, rhythm, scale, proportion, texture and materials of the ornament on the historic residence. Ornamentation should be simple and minimal.
- Do not remove, damage, or cover a previous addition that has obtained its own architectural or historical significance over time.
- Avoid the use of architectural ornament that gives a false historic character to the new addition.

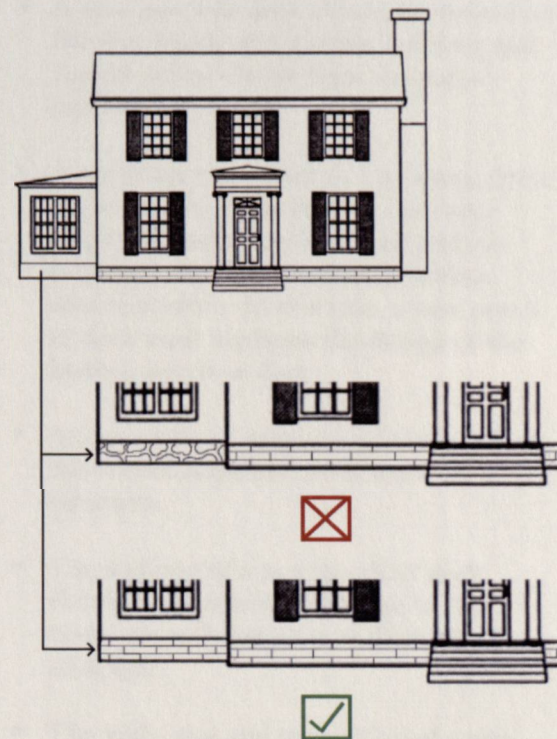


(1) Appropriate additions in scale
(2) Appropriate additions in scale
(3) Inappropriate additions in scale and placement.

Building Materials

Guidelines

- An addition should be distinguishable from the historic structure by using modern construction technology and designs, but also be compatible with the materials and character of the historic building.
- The visible construction materials used for the addition should be in-kind materials as the original historic building, meaning they are visually and physically compatible with the proportions, scale, size, color, texture and installation technique of the historic materials.
- The materials used on an addition can provide some differentiation in material, color, and/or detailing to distinguish it from the original historic structure as long as the design, materials and installation technique are visually and physically compatible with that of the historic structure.
- The foundation of an addition should be compatible with the scale, materials, style, proportion and the visual quality of the foundation of the historic building.
- Do not use concrete slab foundation for an addition to a historic residence that was not originally built with a concrete slab foundation.
- When possible, avoid the use of the following construction materials:
 - Synthetic materials that imitate stone or masonry
 - Metal siding
 - Any material that is not visually or physically compatible with the material of the historic structure



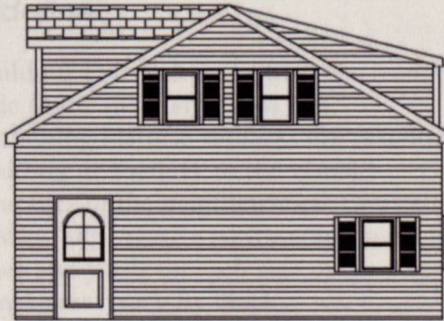
Inappropriate addition foundation does not reflect the existing historic foundation of the house while the appropriate foundation reflects the materials of the existing historic foundation.

Rooftop Additions

Guidelines

- Upper level and rooftop additions should be minimal so that the historic building's character is not permanently altered. This means that a full floor addition or an addition that alters the height or pitch of the roof is not permitted.
- Upper level additions, when permitted, should be located at the rear of the historic structure or sufficiently set back from the wall plane of the primary façade so the original form and character of the historic residence remains defined.
- Upper level and rooftop additions should not increase the overall height of the historic structure.
- New roof elements such as chimneys, dormers and roof vents should be located so that they will have the least impact on the exterior appearance of the primary façade(s).
- New roof elements including chimneys and dormers should not increase the overall height of the historic structure.

- The design of new roof elements, including dormers and chimneys, should be compatible with the historic characteristics of the building including scale, size, proportion, materials and design.
- New roof elements including skylights, decks, balconies, solar panels, mechanical screening and satellite dishes must be placed to the rear of the property and should not be visible from the public right-of-way.



The dormer shown on the left and the roof pop-out shown on the right are both inappropriate rooftop additions that alter the exterior appearance of this primary façade.

Decks and Porches

Guidelines

- A new porch or deck should be located on the rear façade of a historic building and should not be visible from the public right-of-way.
- A porch may be added to a primary, front or side façade if the historic residence originally had a porch or deck and its existence can be proven with historic documentation. In this case, a new porch or deck must replicate the design of the historic porch or deck.
- A new porch or deck should not increase the overall height of the historic structure.
- The addition of a new porch or deck should cause minimal damage to the materials and character of the historic structure.
- The scale, size and proportion of a new porch or deck should be compatible with the character of the historic residence.
- The materials and design of a new porch or deck should be compatible with the character of the historic residence.

6.5 Residential New Construction



Overview

A historic district can be defined by new construction that may be built within the district limits. The new construction can either enhance or interrupt the historic character of the buildings. These proposed design guidelines may ensure that new construction in historic McDonough fits in well with the existing houses.

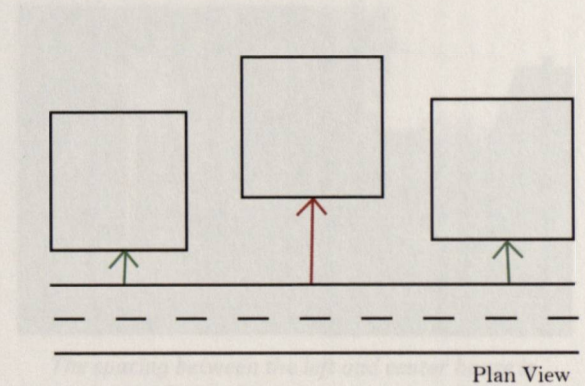
Guidelines are useful and help establish criteria for new construction. More specifically, the proposed guidelines will give guidance on the setback, rhythm, orientation and scale of new buildings. All help maintain the consistency of the entire neighborhood.

Setbacks

Guidelines

A building's setback is the distance from its facade to the main street lot line. Maintaining historic setbacks are essential for adding uniformity to the visual appearance of the neighborhood. Consistent setbacks help create a continuous view of the houses and yards on each side of the street. Setbacks may vary by block.

- The setback of new construction must be comparable to the setback of historic buildings.
- New construction front setbacks should not be less than the minimum setback or greater than the maximum setback of historic buildings on the block face.



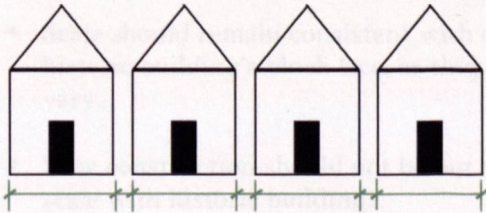
The center building is inappropriate because its setback is not line with the existing houses.

Rhythm and Spacing

Spacing is the distance between the side yards of each house. It is an important factor that adds visual consistency in a historic district. New residential construction should be spaced with the same rhythm to uphold a unified block face.

Guidelines

- New construction should use spacing similar to historic buildings when constructing new buildings.
- Spacing may vary by street. New buildings should adjust according to each street's spacing between front facades.
- Spacing between historic buildings and new construction should remain consistent on the same block.



These houses have a uniform spacing between houses, which helps to define the rhythm along the street.

Orientation

Orientation refers to the placement of the front façade and main entrance on a building and the direction they face. Most of the historic houses in the proposed district are oriented directly facing the street. New residential houses should be oriented facing the street as well to maintain a consistent block face.

Guidelines

- New construction should be oriented in a consistent manner with the historic buildings on the block.
- Front façades of new buildings must be oriented towards the street.
- A new building with side orientation is not allowed.



These houses on College Street feature appropriate orientation towards the street.



The spacing between the left and center house is inappropriate because it was greater than the spacing between the center and right house.

Scale

Scale refers to the height, width and proportions of a building. It is important that new construction respects the size and massing of the historic buildings in the proposed district. Therefore, new construction must be compatible with the existing historic buildings.

Guidelines

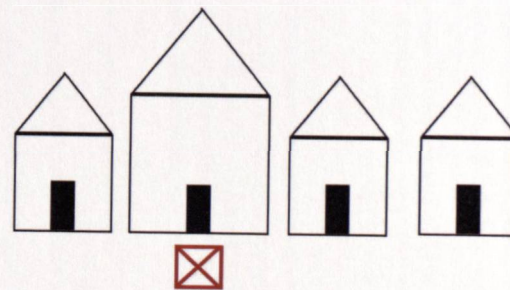
- New construction should mirror the scale of surrounding historic buildings.
- The height of a new building should not be taller than the tallest historic building or shorter than the shortest historic building on the block.
- The width of a new building's front façade should not be wider than the widest historic building or narrower than the narrowest historic building.
- Scale should remain consistent with each historic building's block face, as they may vary.
- New construction should not be out of scale with historic buildings.
- Any exterior details, such as a porch, should be in proportionate scale to historic buildings on the block.

Materials

Building materials for new residential construction are very important to remain consistent with the building materials of the historic houses. The building materials may contribute a lot to the success of the proposed district. A lot of consideration should be used when choosing the various materials.

Guidelines

- Compatible materials that are consistent with the historic houses' materials should be used on new construction.
- Modern materials should be avoided if they do not follow the consistency of the materials of the materials on the historic houses on the block.



This building is inappropriate because the scale is too large compared to the existing houses.

Roofs, Porches and Outbuildings

Roofs, porches, and outbuildings are all significant visual elements. The size, style and materials of each are important that they retain the visual appearance and consistency of the historic district. The form of roofs, gabled or hipped for example, and the pitch should be comparable to the forms and pitches of roofs of historic houses. Historic building materials are encouraged.

The size, style and layout of porches should be respectful to the porches of the historic houses. All of the details, such as railings, balustrades and columns must be considered as well.

Outbuildings should be carefully placed in the rear of the yard and not visible from the street. The architectural style should stay consistent with the style of the house.

Guidelines

- Traditional building roof materials that are compatible with the historic district should be used.
- The form and pitch of new construction roofs should be respectful to the form and pitch of the historic houses' roofs.
- Porches must remain in the same style as the house.
- The scale of the porch should match the scale of the house.
- The size of the porch should be respectful of the historic houses on the block.
- Two-story porches are allowed if historic houses on the block also feature two story porches.
- Outbuildings should remain in the rear of the yard.
- The style and size of outbuildings should be respectful to the historic houses and remain comparable to the new construction.
- The materials for the outbuildings should match the materials of the house.

6.6 Residential Properties with Commercial Use



Example of an inappropriate monument-style sign

(Photocourtesy of www.1870.com)

Overview

As the need for commercial space increases, businesses may need to spread out from the historic square. Adapting residential structures to commercial use reduces the need for new construction and helps maintain the character of the historic district by encouraging the preservation and rehabilitation of historic houses. Elements such as signage, additions and accessibility ramps may be necessary for a house's adaptation to a commercial purpose, but the property's residential character must be maintained.

Guidelines

- Additions and rehabilitation shall follow the guidelines established for residential structures.
- Alterations such as additions, rehabilitation and new construction that drastically change, damage or destroy the historic architectural features, spatial relationships and materials shall be avoided.
- Any features or equipment added to the property necessary for its conversion to commercial use should not be visible from the street.



This former residence at 105 Jonesboro Rd. is an example of a residential structure that has been appropriately adapted to commercial use.

Signage and Driveways

Guidelines

- Signs painted on building sidewalls are prohibited on structures that were originally residential.
- Signs or lettering shall not be attached to or painted on awnings or windows.
- No signs on historic property shall be internally illuminated.
- Monument-style signs are prohibited.
- Exterior neon signs are prohibited. Neon signs shall not be permitted inside windows of commercial buildings within the historic district.
- All signs for residential structures used for commercial purposes within the proposed historic district will comply with the McDonough sign ordinance.
- All signs in the historic district shall be constructed with finished wood and/or metal.
- External illumination for signs is permitted, but must be unobtrusive and provide the minimum amount of light necessary for sign identification.
- Signs should reflect the architecture of the building in style, scale and materials. This is especially important for residential properties used for commercial purposes because of the property's residential character.
- Signs shall be supported by either one or two grounded posts constructed out of finished wood or metal.



*Example of an inappropriate monument style sign.
(Photo courtesy of yushsign.com)*



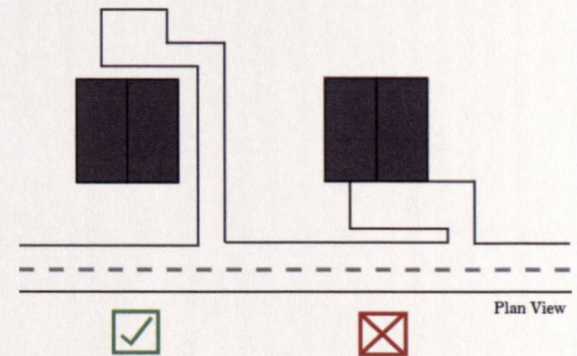
*Example of an appropriate monument sign
with a post and arm design.
(Photo courtesy of yushsign.com)*

Parking and Driveways

Guidelines

- Parking lots should be screened from public view. Parking lots should not be in front of a house.
- Modern paving materials are acceptable in the historic districts. However, it is important that the design, location and materials be compatible with the property. Property owners are encouraged to research and replicate historic materials when rehabilitating a site.
- Asphalt is inappropriate for walkways, but it may be used in parking lots.
- Gravel or brick are the preferred paving materials.
- Off-street parking should be located behind, or to the side of, commercial structures, not in front of the building.
- Parking lots should be screened from public view either by a wall or by landscaping that is high enough to screen cars.

- Parking lots with a large capacity should consider landscaped islands with trees to divide the lot into small areas so that the visual impact of a large paved area is reduced.
- The introduction of additional off-street parking must be weighed carefully and should only be considered if the parking area can be located unobtrusively in the rear or rear side yard.
- No parking will be allowed in the front yard.



The parking lot on the left is appropriate because it is located behind the building while the driveway to the right is inappropriate because it is located in the front of the building.



This residential turned commercial building on 55 Jonesboro Rd. has an appropriate side driveway to leading to parking to the side or rear of the house.

Fire Escapes

Guidelines

- New fire escapes should be placed at the rear or side of building.
- Fire escapes should consider materials and construction that do not inhibit the historic character of the building.

Americans with Disabilities Act (ADA)

Guidelines

All residential buildings used for commercial purposes must comply with the Americans with Disabilities Act (ADA). Please refer to the appendix for more information.



This residential turned commercial building has incorporated the Americans with Disabilities Act through a wheelchair ramp leading to the front porch.

6.7 Residential Site and Setting



Overview

The historic site and setting elements of a residential district helps define the unique characteristics of the neighborhood. This includes, but is not limited to items such as walkways, landscaping, fences and driveways. These elements have a direct relationship with the physical structures located around them. Because of this, when planning rehabilitation or new development within McDonough's historic residential districts, the owner must be sensitive to the existing features on the property that exemplify the historic characteristic of the district.

Site characteristics are specific to an individual property whereas setting characteristics refer to the relationship of an individual property to the surrounding properties and public space. Site elements may include walls, fences, paths and landscaping. Setting elements may include curbing material, street trees and other streetscape components.

NOTE:

It is important to note that these guidelines cannot regulate public property such as public sidewalks, parks, streetlights and other features on public property. However, these guidelines serve as suggestions for any future alterations to publicly owned site and setting within the historic commercial district.

Landscaping Suggestions

Landscaping is an important feature of the historic district. It is a unifying element that enhances the overall character of a neighborhood. Even though landscaping is not regulated by the Historic Preservation Commission, it is suggested that development of the landscape be respectful of the topography of the site as well as its relationship to the historic structure. The design could reflect the style of the house as well as the surrounding properties.

Guidelines

- Where possible, proposed plant material should be native species.
- All proposed landscape development should reflect the historic character of the district.
- Historic trees, shrubs and ground covering should be preserved.
- All tree altering and removal must comply with the City Ordinance, Chapters 15.52 and 15.56.
- If a tree is removed, a new one should be planted in its place.
- All new development projects must make arrangements prior to start of construction to protect and preserve historic landscape features.

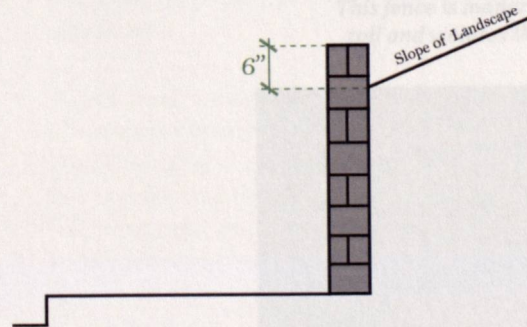
Retaining Walls

Retaining walls are built to stop soil from eroding over an area where a change in slope is desired.

Guidelines

- Newly constructed retaining walls should be built out of stone or brick.
- They should not protrude more than six inches over the natural slope of the landscape. If applicable, an appropriate fence may be installed on top of a retaining wall.

Retaining walls must comply with the City Ordinance, Chapter 18.06.



This retaining wall protrudes 6-inches from the slope of the landscape.

Exterior Lighting

Exterior lighting is used to promote a safe environment. Typically, the porch ceiling is the best place for exterior lighting. Recessed modern lighting fixtures can be installed as to not disturb the historic character of the front façade of the house.

Guidelines

- Existing historic lighting fixtures should be preserved and maintained.
- New lighting should only be installed in locations that do not interfere with the historic rhythm of the house, meaning the distance between the house's façade and the street.
- Security lighting may be installed along the eaves or rooflines of secondary or rear facades.

Fences

Historic fences are an important characteristic of the site and setting of a historic residential district. Within McDonough's residential district, fences are not a prominent feature. The lack of fences in the front yards of properties contributes to the continual flow from one property to another.

Guidelines

- Historic fences must be preserved whenever possible.
- Fences should not enclose the front lawn.
- New fences to the front or side of houses should be limited to four feet in height while fencing to the rear of houses is limited to six feet in height.
- New fences visible from the public right-of-way must be constructed of brick, wood or iron. Chain-link fencing is an inappropriate fencing material unless it is located in the rear of the building.
- New fences visible from the public right-of-way must practice a 50:50 visibility ratio. This means that fencing material must only cover 50 percent of the fence. The remaining 50 percent of the fence will be open.



This fence is inappropriate because it is too tall and violates the 50:50 visibility ratio.



Brick path at 98 Brown Ave.

Driveway Configuration

Driveways became a necessity with the invention of vehicular travel. Where the driveway is located in relationship to the road and house helps determine the period in which a house was built.

Guidelines

- Driveways should maintain historically appropriate configuration and location in relationship to the house.
- Driveways should be placed to the side of the house.
- Driveways should be placed perpendicular to the street.
- Driveways should not be located in front of the house. If there is not a feasible alternative, driveways installed in the front of a house must be hidden from public view with vegetation to minimize visual impact.

Parking and Garages

Guidelines

- Locate parking and garages at the rear of buildings or use available on-street spaces.
- Do not park vehicles or construct parking pads in front yards. Parking and loading areas for home occupation or business uses must not be located in the front yard.
- Off-street parking is recommended for all commercial buildings with residential character.
- Additional parking must be behind commercial structures with residential character.
- There must be a minimum amount of room for adequate turning radii for commercial and noncommercial needs (i.e. fire trucks and ambulances). Refer to McDonough Ordinance Chapter 10.16 for roads where no parking is allowed.



This house at 79 Lawrenceville St. has appropriately located a new parking structure in the rear of the house.



This historic house has an appropriate driveway located to the side of the house.

Paving Material

Existing historic paving materials for sidewalks or driveways provide insight into the development of the historic district. The first widely used paving material was brick. However, over time brick became expensive. In the early 20th century when personal cars were becoming more widely available, poured concrete became the most widely used paving material. Not only was it easier to lay but it provided for a much smoother ride than brick. Asphalt is also a paving material found within the historic district.

Guidelines

- Gravel, brick and concrete are all appropriate paving materials.
- New construction should avoid asphalt paving material.
- Concrete, brick and asphalt must not be painted, but may be repainted if paint is already present.

Mechanical Systems

Mechanical systems are a necessity of the modern lifestyle. Since most systems are bulky and loud, they should be installed in locations that are inconspicuous and cause little or no visual interference with the structure. Mechanical equipment includes, but is not limited to air conditioning units and satellite dishes.

Guidelines

- Mechanical equipment should not be visible from the public right of way.
- Mechanical equipment should be installed at the rear of the property. If a central air conditioning unit, or other types of mechanical equipment, cannot be placed in the rear of the property, it may be placed on the side of the property but it must be properly concealed behind fencing or vegetation so that it is not visible from the public right-of-way.
- Window air conditioning units should only be placed on secondary or rear façade.
- Satellite dishes must be placed to the rear of the house. Roofline integrity should be preserved, meaning that satellite dishes should not be visible from the public right-of-way.



An air-conditioning unit like this one is inappropriate for a house's primary façade.

Section 7 • Other Considerations



The Globe Hotel ca. 1920 (Courtesy: McDonough Main Street Program)

7.1 Demolition



Demolition permanently alters not only a historic resource, but also the surrounding neighborhood. Historic structures are often very economical to rehabilitate, and can provide a benefit to McDonough by keeping reuseable building materials out of landfills and reiatlizing properties.

Demolition should only be undertaken when the building is structurally unsalvagable or determined to be a hazard to health and safety, as determined by the Historic Preservation Commission and local housing authorities.

Once it has been determined that the structure will be demolished, the property should be recorded through documentation. This will allow future researchers, developers and community members to understand the history and context of the building.

Conditons for demolition consideration are:

- If the state of the building poses a threat to the safety and well-being to the public, as deemed by the city.
- If the buidings historic character has diminished beyond the historical character of the district, as deemed by the Historic Preservation Commission.
- If the building is no longer considered a part of the Historic District and the owner desires the demolition.



Once an application for demolition has been submitted to the Historic Preservation Commission, a survey of the site should be done in accordance with the Historic American Building Survey (HABS) or the Historic American Engineering Record (HAER).

7.2 Moving Historic Buildings

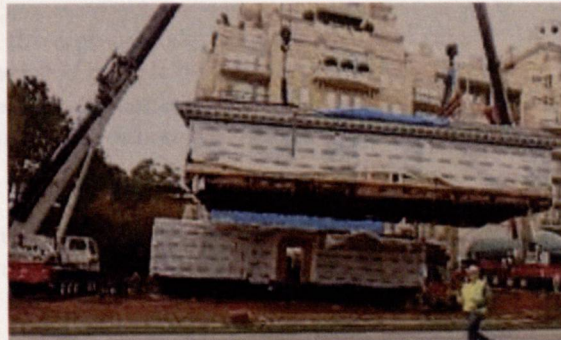


According to the Secretary of Interior's Standards for Rehabilitation, "each property shall be recognized as a physical record of its time, place and use." An essential goal of preservation is to maintain all historic resources within their original settings where all aspects of their environment and characteristics can be viewed and understood together. Only in extreme circumstances, such as when the only other option would be demolition, does relocation of a historic structure become a viable option.

In these rare circumstances, the historic resource should be relocated to its new location after careful selection of a new site based on the historic mass, scale, site and setting. Consideration should be given to the historic setback, lot site and setting. Only sites that best match the historic structure's current location should be considered.



The Randolph-Lucas House on the original site of 2500 Peachtree Road Atlanta, Georgia



The Randolph-Lucas House being moved to its new site.



The Randolph-Lucas House at the new location: 78 Peachtree Circle Atlanta, Georgia

7.3

Maintenance of Existing Buildings within The Historic District



Suggested Maintenance and Rehabilitation

The Historic Preservation Commission does not regulate maintenance of structures within locally designated historic districts. However, best practices include regular maintenance and inspection of all aspects of a historic building. The roofs, windows, chimneys, doors, doorways and entrances are elements that contribute to the overall historic character and architectural design of a building. The rehabilitation of these should be appropriate to the age and character of the structure.

Protecting existing historic materials and construction through periodic maintenance and repair saves the historic character and avoids replacement expense. Historic buildings should be maintained to prevent deterioration of materials and historic elements. Undertaking regular inspections and repairs will help homeowners and businesses avoid costly repairs and protect the value and character of the historic district.

Valuable tools for those caring for historic buildings are the Preservation Briefs. These publications by the National Park Service provide guidance on preserving, rehabilitating and restoring historic buildings. The briefs include specific recommendations based on material, age and deterioration. There is a list of all available Preservation Briefs in the Appendix section of this document. Complete text of the Preservation Briefs can be found at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

No Certificate of Appropriateness is required to perform regular maintenance.

AREAS TO INSPECT

- Brick and mortar
- Doors and doorways
- Glass and trim
- Signage and lighting
- Awnings and hardware
- Walkways and landscaping
- Paint
- Roof and foundation

7.4 Paint Colors and Designs

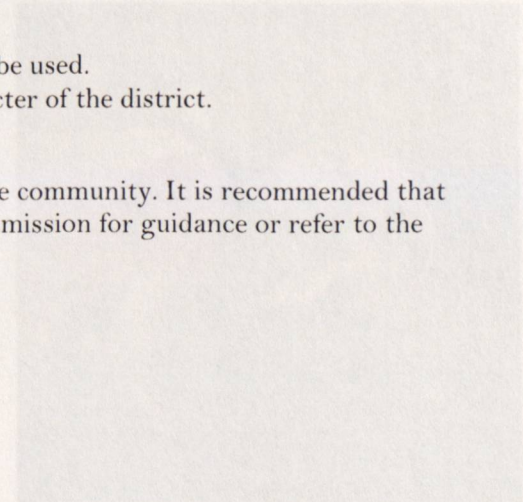


Although **paint color is not regulated**, paint application and paint color do play an important role in the historic character of a historic district.

- Historic brick buildings that are unpainted should remain unpainted.
- If the historic color of the building can be determined, then it is recommended that color be used.
- If the historic color cannot be determined, then the color should match the historic character of the district.

Paint colors are not regulated, but they do however influence the character and consistency within the community. It is recommended that anyone wanting to maintain this character and consistency speak with the Historic Preservation Commission for guidance or refer to the National Parks Services' Preservation Briefs.

104 Washington Street, SW
Fourth Level
Atlanta, Ga. 30334
404-526-0740
<http://www.nps.gov/architecture>



Picture courtesy of Rachel Dragg

7.5 Archaeology



Many historic resources are preserved below ground. These resources may be prehistoric or historic in nature, such as structural postholes or quartz projectile points. Care should be taken to avoid disturbing potential archaeological deposits. Artifacts may be discovered anytime the ground is disturbed, such as when building a foundation for new construction or an addition. If artifacts are discovered during construction or rehabilitation, an expert should be consulted. Archaeological sites have great potential to shed light on the history of McDonough, but very little can be understood if the artifacts are not in their original, below-ground location.

For more information contact:

Georgia Department of Natural Resources
Historic Preservation Division
254 Washington Street, SW
Ground Level
Atlanta, Ga. 30334
404-656-2840
<http://georgiashpo.org/archaeology>



Picture courtesy of Rachel Bragg

Section 8 •
Appendices



Pediment on 20 Macon Street

8.1 Contact Information



McDonough Contact Information

Below is a list of contact information and resources for the city of McDonough.

City of McDonough

136 Keys Ferry St
McDonough, GA 30253
www.mcdonoughga.org

McDonough Community Development Department

City Hall- 3rd Floor
136 Keys Ferry Street
McDonough, GA 30253
Office: 678-432-4622
Fax: 678-432-4665
www.mcdonoughga.org/departments/community-development

McDonough Hospitality & Tourism Board, Inc.

5 Griffin St
McDonough, GA 30253
770-898-3196
<<http://tourmcdonough.com/contacts/#sthash.qnYnF2wk.dpuf>>

McDonough Main Street Program

5 Griffin Street
McDonough, Georgia 30253
770-898-9311
www.mainstreetmcdonough.com
www.mcdonoughga.org/departments/business-development/mcdonough-main-street

General Historic Preservation Resources

Historic Preservation Division Georgia Department of Natural Resources

254 Washington Street, SW
Ground Level
Atlanta, GA 30334
Main telephone: 404-656-2840
Main fax: 404-657-1368
www.georgiashpo.org

The Georgia Trust for Historic Preservation

1516 Peachtree St NW
Atlanta, Georgia 30309
Main telephone: 404-881-9980
www.georgiatrust.org

National Register of Historic Places

<http://www.cr.nps.gov/nr/>

National Trust for Historic Preservation

2600 Virginia Avenue NW, Suite 1000
Washington, DC 20037
Phone: 202.588.6000 or 800.944.6847
Fax: 202-588-6038
www.preservationnation.org/who-we-are/contact.html

National Park Service

The National Park Service has information on various preservation topics including preservation tax incentive programs, standards for rehabilitation, standards for cultural landscape, Preservation Briefs, and the National Register of Historic Places.

The Federal Historic Preservation Tax Incentives Program

www.nps.gov/tps/tax-incentives.htm

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Published by the U.S. Department of the Interior National Park Service Preservation Assistance Division Washington, D.C. Located online at: www.nps.gov/hps/tps/standguide/rehab/rehab_standards.html

8.2 Preservation Information



Preservation Information

Secretary of the 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 archeological 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.

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

For more information on the *Standards*, go to the National Park Service website at: www.nps.gov/history/hps/tps/standguide/rehab/rehab_standards.htm.

Historic Preservation Federal Tax Incentive Programs

From the Historic Preservation Division Georgia Department of Natural Resources: www.georgiashpo.org

Two federal tax incentive programs (Public Law 99-514) currently apply to preservation activities: the **Rehabilitation Investment Tax Credit program (RITC)**, and the **charitable contribution deduction**. The RITC effectively reduces the costs of rehabilitation to an owner of a historic income-producing property. The charitable contribution deduction is a donation of the historic value of a structure and is available to owners of residential and income-producing properties, through a non-profit agency, not the Historic Preservation Division.

Rehabilitation Investment Tax Credit (RITC)

The RITC program provides an opportunity to owners of certified historic structures, who undertake a certified rehabilitation, a **federal income tax credit equal to 20 percent of the qualified rehabilitation expenses**. Only properties utilized for income-producing purposes can take advantage of the credit.

To be eligible for the 20 percent tax credit:

- The building must be listed, or eligible for listing, in the National Register of Historic Places, either individually or as a contributing building within a historic district.
- The project must meet the “substantial rehabilitation test.” This test means that the cost of the rehabilitation must be greater than the adjusted basis of the property and must be at least \$5,000. Generally, projects must be finished within two years.
- After the rehabilitation, the building must be used for an income-producing purpose for at least five years.
- The rehabilitation work itself must be done according to The Secretary of the Interior’s Standards for Rehabilitation; these are common-sense guidelines for appropriate and sensitive rehabilitation

All rehabilitation tax credit projects must be reviewed by the Georgia Historic Preservation Division (HPD) and certified by the National Park Service (NPS). A property owner interested in participating in the RITC program must submit the Historic Preservation Certification Application and supporting documentation to HPD for review and comment. After HPD reviews the work, the project is forwarded to NPS for final certification.

The application has three parts: **Part 1** requests documentation that the building is a historic structure, listed or eligible for listing in the National Register of Historic Places. **Part 2** requests a detailed description of the rehabilitation work supplemented with before rehab photographs and proposed floor plans. The **Part 2 should be submitted to HPD before work begins** to ensure compliance with the Standards. **Part 3** is the Request for Certification of Completed Work. This application is submitted after the rehabilitation is complete and requests photo-documentation of the rehabilitation in compliance with the Standards for Rehabilitation.

There is also a 10 percent federal income tax credit available to property owners who rehabilitate non-historic buildings built before 1936.

To be eligible for the 10 percent tax credit:

- The building must be built before 1936 and be non-historic. A non-historic building is one that is not listed in the National Register, either individually or as a contributing building within a historic district. If the property is located in a National Register Historic District, a Part 1 must be submitted and reviewed by HPD and NPS for certification of non-historic significance.
- A building must meet the physical wall retention test. At least 50 percent of the building's walls existing before the rehab must remain as external walls, at least 75 % of the external walls must remain in place as either external or internal walls, and 75 percent of the internal structure must remain in place.
- The project must meet the "substantial rehabilitation test." This test means that the cost of the rehabilitation must be greater than the adjusted basis of the building and must be at least \$5,000. Generally, projects must be finished within two years.
- The building must be used for non-residential, income-producing purposes for at least five years after the rehabilitation. Therefore, properties used for residential rental income, such as apartments are excluded.

Charitable Contribution Deduction

The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement ensures the preservation of a building's facade by restricting the right to alter its appearance. Qualified professionals should be consulted on the matters of easement valuations and the tax consequences of their donation.

To be eligible for the charitable contribution deduction:

The property must be listed in the National Register of Historic Places, either individually or as a contributing building within a historic district. If a property is located in a National Register Historic District, a Part 1 must be submitted to HPD for review and certification by NPS.

Upon request, HPD will offer technical assistance to rehabilitation tax projects by meeting with individuals at HPD's office or on-site of the project to discuss specific rehab issues. HPD encourages early communication with our office.

For more information, see: www.georgiashpo.org.

Georgia State Income Tax Credit Program for Rehabilitated Historic Property

**Reprinted from the Historic Preservation Division Georgia
Department of Natural Resources**

In May 2002, the Georgia state income tax credit program for rehabilitated historic property was signed into law (O.C.G.A. Section 48-7-29.8). The Georgia Department of Natural Resources' Historic Preservation Division (DNR-HPD) and the Georgia Department of Revenue are administering the program. Owners of historic residential and commercial properties who plan to start a substantial rehabilitation on or after January 1, 2004 were eligible to apply for the credit. The program, amended effective January 1, 2009, provides owners of historic residential properties, who complete a DNR-approved rehabilitation the opportunity

to take 25 percent of the rehabilitation expenditures as a state income tax credit, capped at \$100,000. (If the home is located in a target area, as defined in O.C.G.A Section 48-7-29.8, the credit may be equal to 30 percent of rehabilitation expenditures, also capped at \$100,000.) For any other income producing, certified structure, the credit is 25 percent of rehabilitation expenditures, with the cap at \$300,000. This includes rental residential properties. The credit is a dollar for dollar reduction in taxes owed to the State of Georgia and is meant to serve as an incentive to those who own historic properties and wish to complete a rehabilitation project. The amended program's percentages and caps become effective for projects completed after January 1, 2009.

What properties are eligible?

The property must be eligible for or listed in the Georgia Register of Historic Places. To find out if a property qualifies, please contact the

Historic Preservation Division's National Register specialist at 404- 651-5911.

Does the rehabilitation have to be reviewed and approved?

Yes, the rehabilitation must meet DNR's Standards for Rehabilitation. The Department of Natural Resources' Historic Preservation Division reviews all projects to certify that the project meets the *Standards* according to DNR Rules 391-5-14. The rehabilitation project must be completed after January 1, 2009.

How much does a project have to cost to qualify?

Every project must meet the substantial rehabilitation test and the applicant must certify to the Department of Natural Resources that this test has been met. The substantial rehabilitation test is met when the qualified rehabilitation expenses exceed the following amounts:

- 1) For a historic home used as a principal residence, the lesser of \$25,000 or 50 percent of the adjusted basis of the building
- 2) For a historic home used as a principal residence in a target area, \$5,000
- 3) For any other certified historic structure, the greater of \$5,000 or the adjusted basis of the building

At least 5 percent of the qualified rehabilitation expenditures must be allocated to work completed to the exterior of the structure.

Acquisition costs and costs associated with new construction are not qualified rehabilitation expenses.

Department of Revenue Substantial Rehabilitation Worksheet

Since it is the applicant's responsibility to certify that the substantial rehabilitation test has been met when a project is complete, it is recommended that the applicant determine if this test will be easily met before a project starts. The Georgia Department of Revenue developed a worksheet, included in the application packet, in order to help applicants determine if a rehabilitation project will meet the substantial rehabilitation test. After the project is complete, applicants will officially certify on the Part B application that the substantial rehabilitation test has been met.

Application Process

The Rehabilitated Historic Property Application is a two-part process: Part A and Part B, with supplemental information and amendments when necessary. **The program is designed to review Part A Preliminary Certification applications before rehabilitation work begins; therefore, the earlier application materials are submitted to HPD for review, the better.** Early submission of projects allows HPD to consult with the applicant if necessary and to comment on projects in a meaningful way in hopes of bringing them into conformance with the *Standards*.

Part A – Preliminary Certification

Part A is submitted to HPD to determine if the property is listed or eligible for listing in the Georgia Register of Historic Places and to determine if the proposed work meets the *Standards for Rehabilitation*. Ideally this is submitted to HPD before rehabilitation begins. An application-processing fee of \$50.00 must accompany the Part A (Preliminary Certification). If you are also participating in the Georgia Preferential Property Tax Assessment program, the total fee for both programs is \$75.00. A cashier's check, money order, or official bank check, made payable to the Georgia Department of Natural Resources, are the only acceptable forms of payment. Personal checks are not accepted. The fee is nonrefundable. Once all application materials are submitted, allow at least 30 days for HPD to review and comment on the rehabilitation project. After the review, HPD mails the applicant the signed Part A preliminary certification form. Rehabilitation work should be completed within 24 months, or 60 months for a phased project.

Amendments

Amendments are submitted to HPD when there is a change in the scope of work described in the Part A application. This allows a certain amount of flexibility as the project continues to be developed.

Part B – Final Certification

Part B is submitted to HPD after the project is complete. Once all application materials are submitted, allow at least 30 days for HPD to review and certify the rehabilitation project. After HPD reviews the Part B application and approves the rehabilitation, the certified Part B form is mailed to the applicant. The applicant is then responsible for filing the DNR certified Part B application with the appropriate schedule when filing the State of Georgia income tax forms. The DNR-approved Part B

application certifies to the Department of Revenue that a certified rehabilitation has been completed in accordance with DNR's *Standards*, and that the owner has certified that the substantial rehabilitation test has been met.

Upon request, HPD will offer technical assistance to rehabilitation tax projects by meeting with individuals at HPD's office or on-site of the project to discuss specific rehab issues. HPD encourages early communication with our office.

For more information, see: www.georgiashpo.org

State Preferential Property Tax Assessment Program for Rehabilitated Historic Property

Reprinted from the Historic Preservation Division Georgia Department of Natural Resources

During its 1989 session, the Georgia General Assembly passed a statewide preferential property tax assessment program for rehabilitated historic property (Ga. Code Annotated Vol. 36, 48-5-2- 48-5-7.2). This incentive program is designed to encourage rehabilitation of both residential and commercial historic buildings by freezing property tax assessments for eight and one-half years. The assessment of rehabilitated property is based on the rehabilitated structure, the property on which the structure is located, and not more than two acres of real property surrounding the structure. This program requires action by the Historic Preservation Division (HPD) of the Department of Natural Resources (DNR) through Rules 391- 5-11 and by the appropriate local county tax commission.

What properties are eligible?

The property must be listed or eligible for listing in the Georgia Register of Historic Places either individually, or as a contributing building within a historic district.

Requirements to Participate

The cost of rehabilitation must meet the substantial rehabilitation test. This test is met by increasing the fair market value of the building by the following percentages. The county tax assessor is the official who makes this determination.

Residential (owner-occupied residential property): rehabilitation must increase the fair market value of the building by at least 50%

Mixed-Use (primarily owner-occupied residential and partially income-producing property): rehabilitation must increase the fair market value of the building by at least 75%

Commercial and Professional Use (income-producing property): rehabilitation must increase the fair market value of the building by at least 100%

1) The property owner must obtain preliminary and final certification of the project from HPD. 2) Rehabilitation must be in accordance with the Department of Natural Resources' *Standards for Rehabilitation* and must be completed within two years.

Application Process

The Rehabilitated Historic Property Application is a two-part process: Part A and Part B, with supplemental information and amendments when necessary. **The program is designed to review projects before work begins; therefore, the earlier the application materials are submitted to HPD for review, the better.** Early submission of projects allows HPD to consult with the applicant if necessary and to comment on projects in a meaningful way in hopes of bringing them into conformance with the *Standards*.

Part A – Preliminary Certification

Part A is submitted to HPD to determine if the property is listed or eligible for listing in the Georgia Register of Historic Places, and to determine if the proposed work meets the *Standards for Rehabilitation*. Ideally this is submitted to HPD before rehabilitation begins. An application processing fee of \$50.00 must accompany the Part A (Preliminary Certification). If you are also participating in the Georgia State Income Tax Credit program, the total fee for both programs is \$75.00. A cashier's check, money order, or official bank check, made payable to the Georgia Department of Natural Resources, are the only acceptable forms of payment. Personal checks are not accepted. The fee is non-refundable. Once all application materials are submitted, HPD has 30 days to review and comment on the rehabilitation project. After the review, HPD mails the applicant the signed preliminary certification form. The applicant is then responsible for filing the Part A certified form with the county tax assessor to initiate the assessment freeze period beginning the following tax year for two years.

Amendments

Amendments are submitted to HPD when there is a change in the scope of work submitted in the Part A application. This allows a certain amount of flexibility as the project continues to be developed.

Part B – Final Certification

Part B is submitted to HPD after the project is completed and must be certified by HPD and submitted to the tax assessor within two years of filing the Part A preliminary certification form. Once all application materials are submitted, HPD has 30 days to review and certify the rehabilitation project. HPD is the final certification authority concerning all state rehabilitation applications. After HPD reviews the Part B application and approves the rehabilitation, the certified Part B form is

mailed to the applicant. The applicant is then responsible for filing the Part B certified form with the county tax assessor in order to maintain the assessment freeze for an additional 6 1/2 years. In the ninth year, the assessment will increase 50% of the difference between the value of the property at the time the freeze was initiated and the current assessment value. In the 10th year, the property tax assessment will increase to the 100% current assessment value.

Upon request, HPD will offer technical assistance to rehabilitation tax projects by meeting with individuals at HPD's office or on-site of the project to discuss specific rehab issues. HPD encourages early communication with our office.

“What’s the Difference Between a National Register Historic District and a Local Historic District?”

– Prepared by the Historic Preservation Division Georgia Department of Natural Resources

A National Register District Identifies; a Local District Protects

Both National Register district 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 also might 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. The following 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 tool.

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 doing so, 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. 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 the 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:

- Identifies significant properties and districts for general planning purposes
- Analyzes and assesses the historic character and quality of the district
- Designates historic areas based on uniform national criteria and procedures
- Sets district boundaries tightly, based on the actual distribution pattern of intact historic properties in the area preservation purposes
- Provides a limited degree of protection from the effects of federally assisted undertakings
- Qualifies property owners for federal and state grants for preservation purposes, when funds are available
- Does not restrict the use or disposition of property or obligate private property owners in any way
- Does not require conformance to design guidelines or preservation standards when property is rehabilitated unless specific preservation incentives (tax credits, grants) are involved
- Does not affect state and local government activities
- Does not prevent the demolition of historic buildings and structures within designated areas

Local Historic District:

- Protects a community's historic properties and areas through a design review process
- Protects the historic character and quality of the district with specific design controls
- Designates historic areas on the basis of local criteria and local procedures
- Sets district boundaries based on the distribution pattern of historic resources plus other preservation and community planning considerations
- Provides no tax incentives for preservation purposes unless such are provided by local tax law
- Provides no additional protection from the effects of federally assisted undertakings
- Does not qualify property owners for federal or state grants for preservation purposes
- Does not restrict the use to which property is put in the district or require property owners to make improvements to their property
- 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
- Does not affect federal, state, or local government activities
- Provides for review of proposed demolitions within designated areas; may prevent or delay proposed demolitions for specific time periods to allow for preservation alternatives.

8.3 Glossary



Glossary

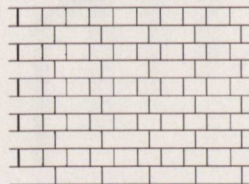
This glossary is divided into a pictorial glossary and a traditional glossary. The pictorial glossary is arranged into categories for ease of use.

This information was gathered principally from two sources, The *Pennsylvania Architectural Field Guide* (http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370), and *Jennings and Gottfried's American Vernacular Architecture (1870-1940)*.

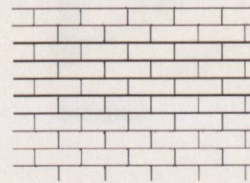
Pictorial Glossary

Exterior Treatment Masonry

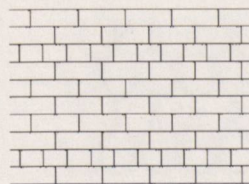
Typical brick bond types.



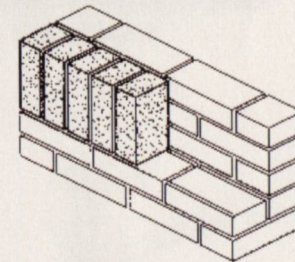
English Bond



Running (Stretcher) Bond

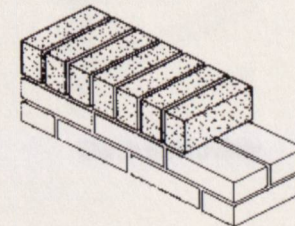


Common Bond



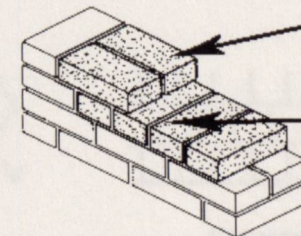
Soldier Course

A brick laid on its end, with its narrow face toward the outside of the wall.



Rowlock

A brick laid on its long edge, with its end exposed in the face of the wall.

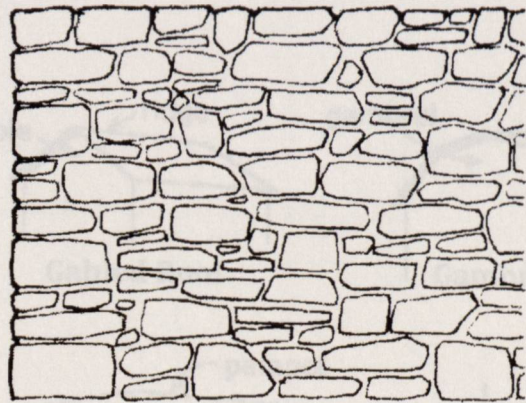


Stretcher

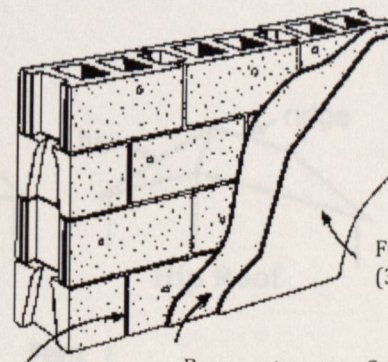
A brick or masonry unit laid in its most usual position, with the broadest surface of the unit horizontal and the length of the unit parallel to the surface of the wall.

Header

A brick or other masonry unit that is laid across two wythes with its end exposed in the face of the wall.



Fieldstone



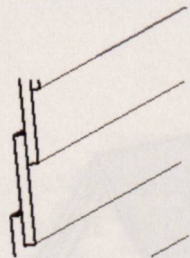
Mortar joints struck flush

Base coat approx. 3/8 in. (9.5mm) thick.

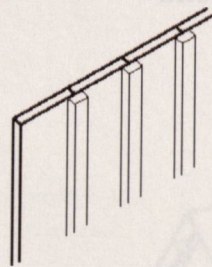
Finish coat approx. 1/8 in. (3mm) thick.

Typical Stucco on Concrete Block Construction

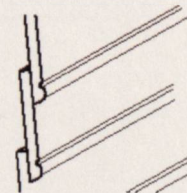
Typical Wood Siding



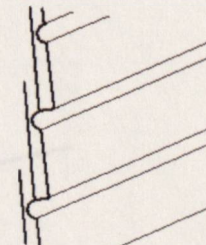
Lapped/Bevel



Board & Batten

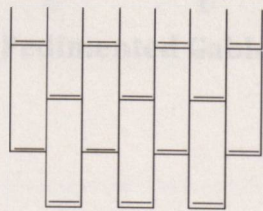


Beaded

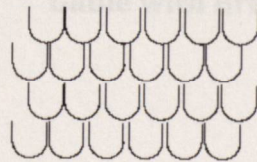


German/Novelty

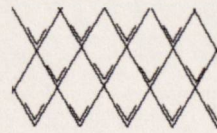
Typical Shingle Types



Decorative Squared



Fishscale

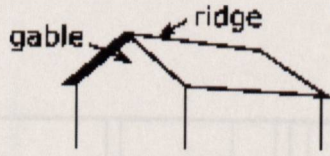


Diamond

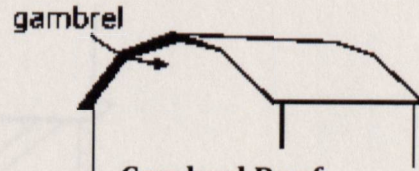


Coursed

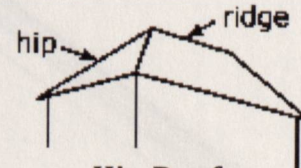
Roofs
Roof Types



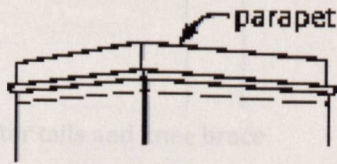
Gabled Roof



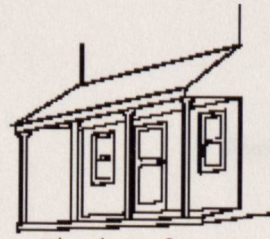
Gambrel Roof



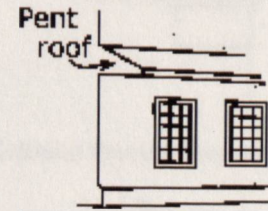
Hip Roof



Flat Roof

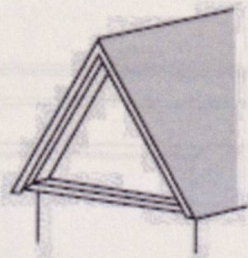


Shed Roof

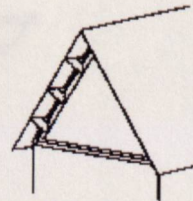


Pent Roof

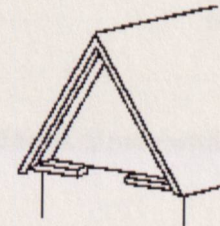
Roof Trims



Pedimented Gable

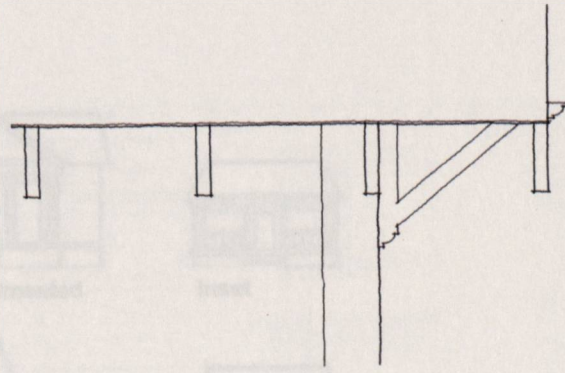


Gable with Brackets

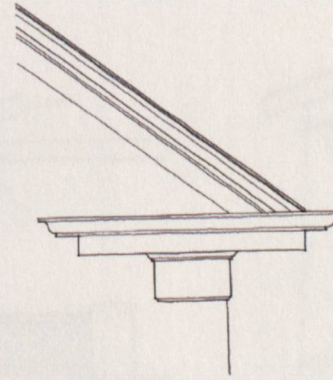


**Gable with Boxed Cornice
and Returns**

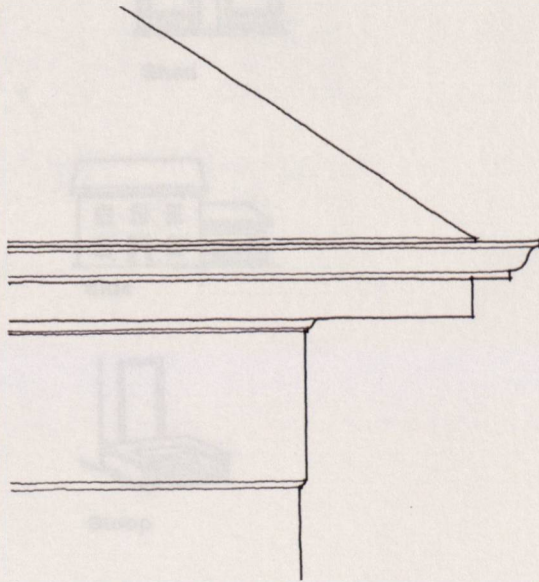
Typical eave detail with deep overhang



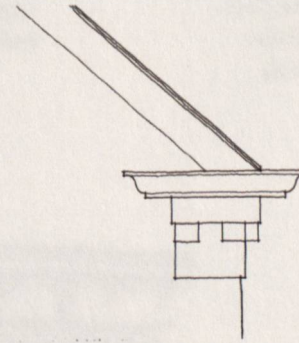
Exposed rafter tails and knee brace



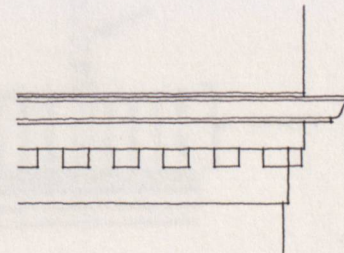
Typical Colonial Revival eave and cornice return



Typical eave detail with deep overhang



Corbelled brick cornice with brick dentils

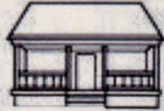


Porches
Porch Styles

Columns and Posts



Central Pedimented



Inset



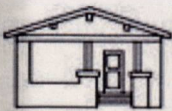
Wrap-Around



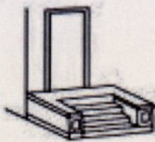
Shed



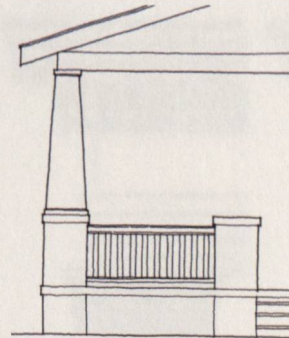
Side



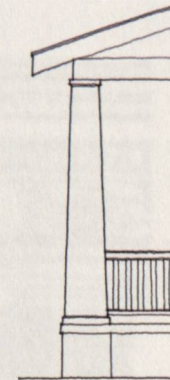
Craftsman



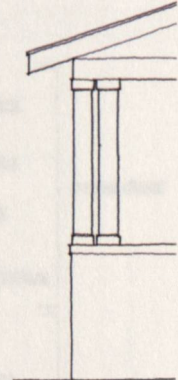
Stoop



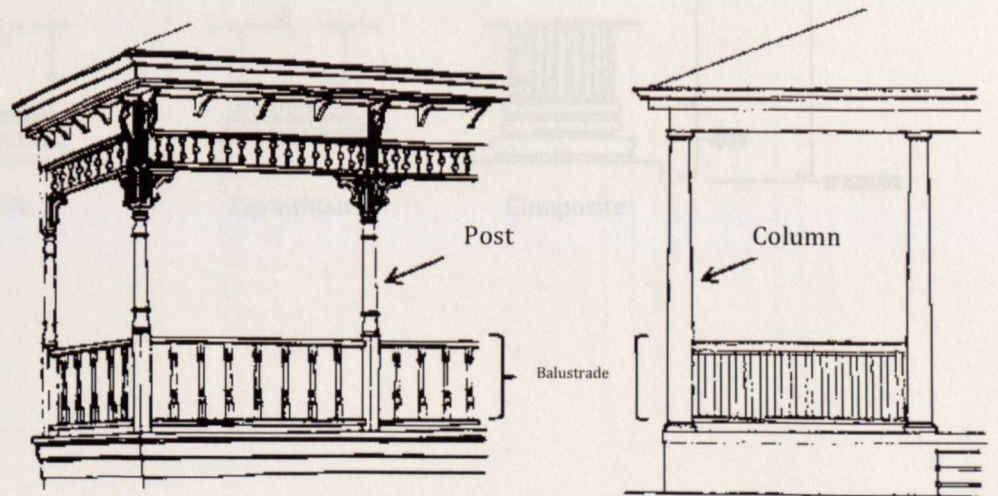
Tapered
post on low
pier

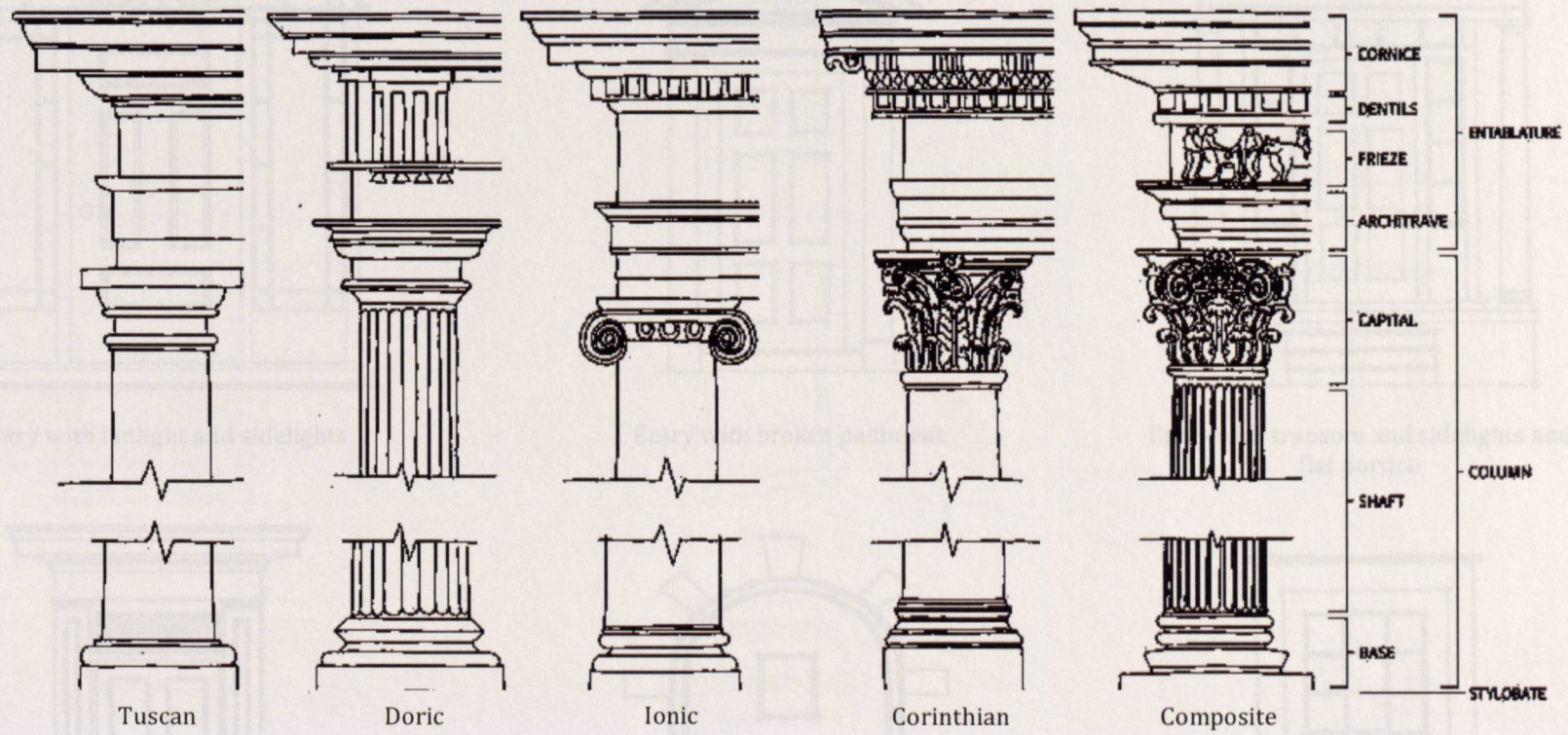


Full-height
tapered
post



Paired
columns on
knee wall





Tuscan

Doric

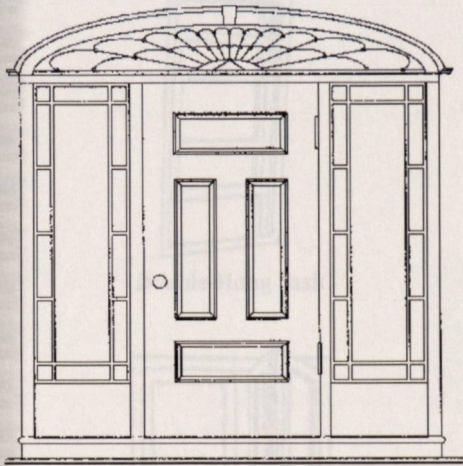
Ionic

Corinthian

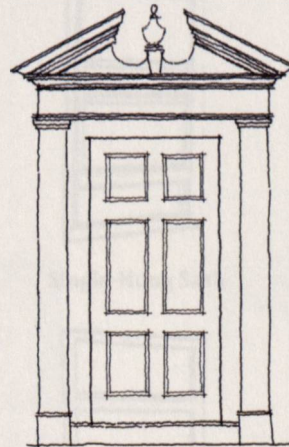
Composite

CORNICE
DENTILS
FRIEZE
ARCHITRAVE
CAPITAL
SHAFT
BASE
ENTABLATURE
COLUMN
STYLOBATE

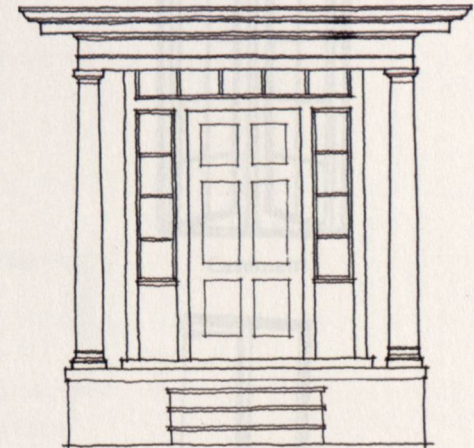
Fenestration
Door Treatments



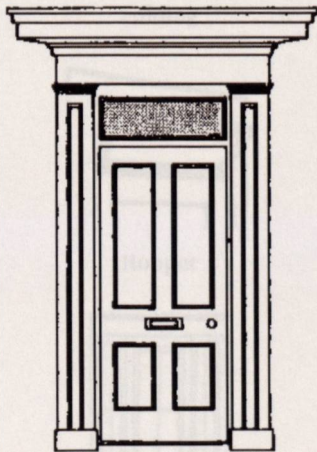
Entry with fanlight and sidelights



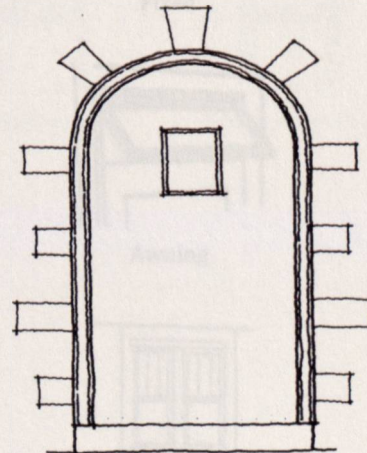
Entry with broken pediment



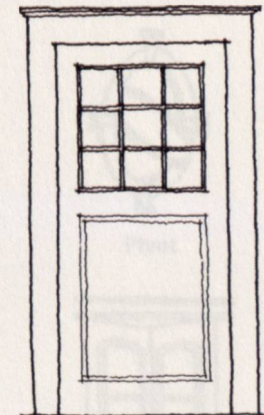
Entry with transom and sidelights and flat portico



Entry with transom and pilasters

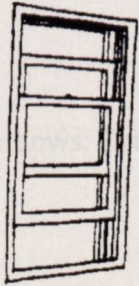


Arched doorway accented by stone quoins

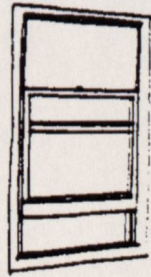


Craftsman-style nine-light door

Windows: Operation



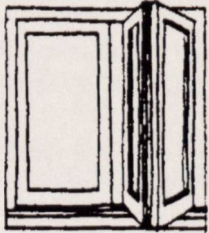
Double-Hung Sash



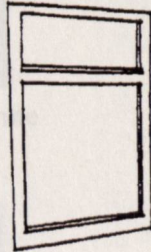
Single-Hung Sash



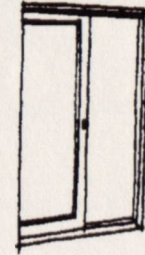
Casement



Folding



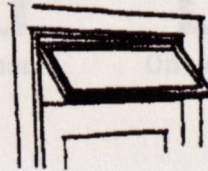
Fixed



Sliding



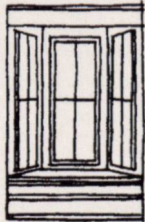
Hopper



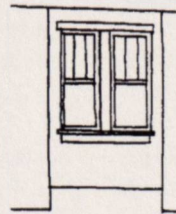
Awning



Pivot



Canted Bay



Square Bay



2-sided canted bay

PASSIVE USE: Rehabilitation of a historic structure for use other than original, such as a residence converted into offices.

PIEDIMENT: A base or platform, such as all or part added to an entrance, building or structure.

REGENERATION: A visible change which impacts any exterior architectural features including construction, reconstruction, repair or renovation of any building element.

SEMI-APPROPRIATE: Especially suitable or appropriate for a particular use.

SEGMENT: A curved symmetrical structure, such as an arch, supporting the weight of a bridge, roof, or wall.

ARCHITECTURAL STYLE: The overall appearance of the design of a building, structure, landscape, object, or design, including construction, form, space, surface, texture, and materials, which is a unique individual expression of a particular broad cultural or historical period.

ARCHITECTURAL TYPE: The building's architectural form or type, such as a house, church, or school.

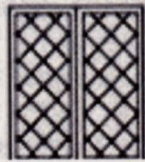
AWNING: A roof-like shelter of canvas or other material extending over a doorway or window.

BALCONY: A railing or parapet supported by a row of short pillars or columns.

BAY: The number of bays refers to the width of a building by counting the number of openings defined by vertical divisions, including both doors and windows.

CHAMFER COURSE (STRING COURSE): A projecting horizontal band of masonry set in the exterior wall of a building.

Windows: Common Pane



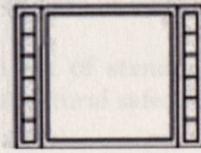
Diamond



Queen Anne



Cottage



Picture



Four-Over-One



Craftsman



One-over-One



Two-Over-Two

BOND: An arrangement of masonry units such as bricks to provide strength, stability, and beauty.

BRACKET: Ornamented supports, usually of wood or pressed metal, which appear at the cornice line of a building. They may be incised into a scrolled pattern or be more simply incised.

BROKEN PEDIMENT: A pediment where the sloping sides do not meet at a point but instead remain, creating an opening that sometimes contains a decorative element or form on a pedestal.

BY-LAW: A regulation of municipal government established and enforced by local government for the control and maintenance of buildings.

CLIPPING: The upper part of a column or pilaster and may be of several types of decorative design.

CURTAIN WINDOW: A window with a top sash hinged on one side so that it opens by swinging from the top.

DEED OF CONVEYANCE: A document awarded by a local government or authority allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a locally designated area or site, following a determination of the proposal's suitability according to applicable criteria.

CERTIFIED LOCAL GOVERNMENT: Any city, county, parish, township, municipality, borough, or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level.

CHARACTER: The qualities and attributes of a structure, site, street, or district.

Traditional Glossary

ADAPTIVE USE: Rehabilitation of a historic structure for use other than its original, such as a residence converted into offices.

ADDITION: New construction, such as a wing, ell or porch added to an existing building or structure.

ALTERATION: A visible change which impacts any exterior architectural features including construction, reconstruction, repair, or removal of any building element.

APPROPRIATE: Especially suitable or compatible.

ARCH: A curved symmetrical structure spanning an opening and typically supporting the weight of a bridge, roof, or wall above it.

ARCHITECTURAL STYLE: The overall appearance of the design of a building, structure, landscape, object, painting, or decorative design, including construction, form, space, scale, materials, and ornamentation; may be a unique individual expression or part of a broad cultural pattern.

ARCHITECTURAL TYPE: The building's interior floor plan combined with height.

AWNING: A roof-like shelter of canvas or other material extending over a doorway or window.

BALUSTRADE: A railing or parapet supported by a row of short pillars or balusters.

BAYS: The number of bays refers to the width of a building by counting the number of openings defined by vertical divisions, including both doors and windows.

BELT COURSE (STRING COURSE): A projecting horizontal band of masonry set in the exterior wall of a building.

BOND: An arrangement of masonry units such as bricks to provide strength, stability, and beauty.

BRACKET: Ornamental supports, usually of wood or pressed metal, which appear at the cornice line of a building. They may be incised into a scrolled pattern or be more simply molded.

BROKEN PEDIMENT: A pediment where the sloping sides do not meet at the apex but instead return, creating an opening that sometimes contains an ornamental vase or similar form on a pedestal.

BUILDING CODE: Set of standards established and enforced by local government for the structural safety of buildings.

BULKHEAD: The structural supporting wall under the display windows of a storefront.

CAPITAL: The upper portion of a column or pilaster and may be of several distinct types or orders.

CASEMENT WINDOW: A window sash hinged on one side so that it opens by swinging in or out.

CERTIFICATE OF APPROPRIATENESS: A document awarded by a historic preservation commission allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a locally designated area or site, following a determination of the proposal's suitability according to applicable criteria.

CERTIFIED LOCAL GOVERNMENT: Any city, county, parish, township, municipality, borough, or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level.

CHARACTER: The qualities and attributes of a structure, site, street, or district.

CLAPBOARD: A long, thin, flat piece of wood with edges horizontally overlapping in series, used to cover the outer walls of buildings.

COLUMN: A support pillar, typically round and made of stone or concrete, found on porches and as a decorative detail.

COMPATIBLE: In harmony with location and surroundings.

CONCRETE MASONRY UNIT (CMU): Large rectangular, concrete blocks.

CONTEMPORARY: Reflecting characteristics of the modern period.

CONTEXT: The setting in which a historic element, site, structure, street, or district exists.

CONTRIBUTING RESOURCE: A building, site, structure, or object adding to the historic significance of a property or district.

COPING: The capping at the top of a wall which covers and protects the wall from the effects of weather.

CORBELING: Courses of masonry that project out in a series of steps from the wall or chimney.

CORNICE: The finished edge of the roof where it meets the exterior wall, of varying sizes, sometime plain, but often decorative and marked by brackets, dentils, modillions or some other decorative feature.

COURSE: A layer of masonry units running horizontally in a wall and bonded with mortar.

CRESTING: A lacy decorative fencing made of wrought iron, rimming the edge or peak of a roof

DEMOLITION: Any act which destroys in whole or in part a building or structure.

DENTILS: One in a series of small blocks forming a molding in an entablature, often used on cornices.

DESIGN GUIDELINES: Criteria developed by a preservation commission to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated building and districts.

DORMER: A small window with its own roof projecting from a sloping roof.

DOUBLE-HUNG SASH: A type of window with lights on both upper and lower sashes, which move up and down in vertical grooves one in front of the other.

DOWNSPOUT: A pipe for directing rain water from the roof to the ground.

EAVE: The edge of the roof that overhangs the exterior walls.

ELEVATION: A scale drawing of the side, front, or rear of a structure.

ENTABLATURE: The band of horizontal elements on a column above the capital. From bottom to top, it is composed of the architrave, frieze, and cornice.

FABRIC: The basic physical elements of a building.

FAÇADE: The front face or elevation of a building.

FANLIGHT: A semi-circular (fan shaped) window placed atop a door.

FENESTRATION: The arrangement of the windows and doors of a building.

FLASHING: Pieces of metal used for water-proofing roof joints.

FOOTPRINT: The extent of a building's impression in the earth.

FRIEZE: The panel beneath the cornice at the top of a building's exterior wall which is often ornamented with brackets, dentils or modillions.

GLAZING: Another term for glass or other transparent material used in windows.

HISTORIC DISTRICT: A geographically definable area with a significant concentration of building, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations.

HOOD MOLDING: Projecting molding over a door or window.

INFILL: A new building built on a vacant lot in a block or row of existing buildings.

IN-KIND REPLACEMENT: To replace a feature of a building with a material similar in composition, size, shape, design and texture.

INTEGRAL PORCH: Also known as an inset porch, it is one whose floor is set within the main structure, rather than being attached to the house, as in a projecting porch.

JACK ARCH: A straight masonry arch without a keystone. Also called a flat arch.

KEYSTONE: The center unit of an arch.

LIGHT: A section of a window; the glass or pane.

LINTEL: A horizontal beam over an opening carrying the weight of the wall.

MAINTAIN: To keep in an existing state of preservation or repair.

MASSING: The overall shape of a building, as differentiated from wall treatment and fenestration.

MOLDING: A curved or decorative raised surface along the edge of an architectural feature such as a window, column, door or wall.

MORTAR: A mixture of lime with cement, sand, and water, used in building to bond bricks or stones.

MORTAR JOINT: the spaces between bricks, concrete blocks, or glass blocks, that are filled with mortar or grout.

MUNTIN: A bar or strip that separates panes of glass.

NEW CONSTRUCTION: Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.

NON-CONTRIBUTING: A building, site, structure, or object that does not add to the historic significance of a property or district.

ORDER: In classical architecture, a particular style of a column with its entablature having standardized details.

ORIENTATION: The relative physical position or direction of something.

OVERHANG: The projection of an upper story or roof beyond a story below.

PARAPET: A low, protective wall along the edge of a roof, bridge, or balcony.

PEDIMENT: A low-pitched triangular gable above a façade, or a smaller version over porticos above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice.

PIER: An upright structure of masonry or wood serving as a principal support.

PILASTER: A pier attached to a wall with a shallow depth and sometimes treated as a classical column with a base, shaft, and capital.

PITCH: The degree of slope of a roof.

POINTING: Cement or mortar used to fill the joints of brickwork, especially when added externally to a wall to improve its appearance and weatherproofing.

PORCH: A covered entrance space projecting from or integrated into the facade of a building.

PORTICO: An entrance porch often supported by columns and sometimes topped by a pedimented roof; can be open or partially enclosed.

PRESERVATION: The sustaining of the existing form, integrity, and material of a building or structure and the existing form and vegetation of a site.

PRIMARY ELEVATION: The principal facade of a building, usually containing the main entrance and the highest level of ornamentation.

PROPORTION: Harmonious relation of parts to one another or to the whole.

QUOIN: A large, rectangular block that adorns the corner of a building or surrounds a door opening. Typically appears in a toothed pattern with alternate quoins projecting and receding.

RAFTER: A sloped roof beam that supports the roof covering.

RAFTER TAIL: The portion of a rafter that extends beyond the exterior wall to support the eave.

RECONSTRUCTION: The act or process of reproducing by new construction the exact form and detail of a demolished building, structure, or object, or a part thereof, as it appeared at a specific time.

REHABILITATION: Returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features that are significant to its historical, architectural, and cultural values.

REMODEL: To alter a building in a way that may or may not be sensitive to the preservation of its significant architectural forms and features.

REPLICATION: A copy or reproduction of an original feature.

REPOINT: To remove old mortar from courses of masonry and replace it with new mortar.

RESTORATION: Accurately recovering the form and details of a property and its setting as it appeared at a particular period of time, by removing later work and/or replacing missing earlier work.

RETROFIT: To furnish a building with new parts or equipment not available at the time of original construction.

RISING DAMP: A condition in which moisture from the ground rises into the walls of a building.

RUSTICATED: A coarse surface finish resembling stone. Often used to describe foundation material.

SASH: The movable part of a window holding the glass.

SCALE: The proportions of the elements of a building to one another and the whole, and sometimes to adjacent building; may be related to a module.

SECONDARY ELEVATION: A semipublic facade that may contain an additional entrance or front a public right-of-way.

SETBACK: The distance between a building and the front and sides of the property line.

SHUTTER: A hinged panel that covers a door or window opening.

SIDELIGHTS: Narrow windows flanking a door.

SILL: The horizontal water-shedding member at the bottom of a door or window.

SINGLE-HUNG WINDOW: A double-hung type of window in which the top sash is fixed or inoperable.

SOFFIT: The finished underside of an overhead spanning member.

SPALLING: A condition in which pieces of masonry split off from the surface, usually caused by weather.

STABILIZATION: The reestablishment of a weather resistant enclosure and structural stability of an unsafe or deteriorated property.

STILE: A vertical framing member of a paneled door.

STOOP: A platform, generally connected to a short series of steps, which bridges the area between grade and an entrance.

STORIES: The number of stories a building reflects its height by counting the stacked floors. If a building has dormer window(s), that top section of the building is called a half-story.

STREETSCAPE: The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

SYNTHETIC SIDING: Any siding of vinyl, aluminum, or cementitious material made to resemble a variety of authentic wood siding types.

TEXTURE: The tactile and visual quality of a surface or substance other than its color.

TRANSOM: A horizontal window opening above a door.

VERNACULAR: Indigenous architecture that generally is not designed by an architect and may be characteristic of a particular area and time. Many simpler buildings that were constructed in the late-nineteenth century and early-twentieth century are considered vernacular because they do not exhibit enough characteristics to relate to a particular architectural style or are a hybrid of several styles.

WALL DORMER: A dormer that is flush with the facade of the building.

8.4 Additional Resources



National Park Service (NPS) Preservation Briefs

Preservation Briefs are free resources developed by preservation professionals. The purpose of these briefs is to provide owners of residential and commercial historic buildings with concrete practical advice on how to preserve, rehabilitate, and restore historic buildings.

How to Access the Briefs:

The Preservation Briefs are available online or as hard copies.

Online: www.nps.gov/tps/how-to-preserve/briefs.html

Hard Copies: Preservation Briefs can be ordered online at: <http://www.nps.gov/tps/education/print-pubs.html>

National Park Service Preservation Briefs:

1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character

18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster—Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

Sources Cited

- "Farmers in Henry Discuss Methods of Weevil Battle." *The Atlanta Constitution*, February 25, 1923.
- "House Types in Georgia." Georgia Department of Natural Resources. Historic Preservation Division. 1991.
- "Residential Architectural Styles in Georgia" *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Georgia Department of Natural Resources. Historic Preservation Division. 1991.
- "The Dairy Train is Coming." *The Atlanta Constitution*, February 6, 1916.
- ADA.gov. "United States Department of Justice Civil Rights Division."
<http://www.ada.gov/>.
- Americans With Disabilities Act of 1990. Public Law 101-336. 108th Congress, 2nd session (July 26, 1990).
- City of Locust Grove Historic Commercial District Design Guidelines & Proposed Historic Residential District Design Guidelines. Prepared for the City of Locust Grove by the Preservation Planning Class Georgia State University in the Spring of 2013.
- Garey, Daniel. "Thirty One Lives Lost in McDonough Disaster." *The Atlanta Constitution*, June 25, 1900.
- Genest Concrete. "Genest Concrete Masonry Units." Genest Concrete. (accessed March 31, 2014).
http://www.genestconcrete.com/masons/genest_concrete_masonry_units/
- Georgia Department of Natural Resources, comp. *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Atlanta: Georgia Department of Natural Resources Historic Preservation Commission, 1991.
- Georgia Department of Natural Resources. "Historic Preservation Division of Georgia Department of Natural Resources."
<http://www.georgiashpo.org>.
- Georgia Department of Natural Resources. "State of Georgia Tax Incentive Program."
<http://georgiashpo.org/incentives/tax/state>.
- Gibbs, Kenneth. *Historic House Types in Georgia*. Atlanta: Georgia Department of Natural Resources Historic Preservation Commission, 1997.
- Historic Preservation Guide at Eufaula, Alabama website
- Jennings, Jan and Herbert Gottfried. *American Vernacular Architecture (1870-1940)*. W. W. Norton & Company, 2009.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington D.C.: Preservation Press, The National Trust for Historic Preservation, 1987.

McAlester, Virginia. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2013.

McDonough Code of Ordinances, Part II: Code of Ordinances, Title 15: Buildings and Construction, Chapter 15: §15.44.010-070.

McDonough National Register Nomination, September 24, 2007.

National Park Service. "National Park Service Preservation Brief No. 32 - Making Historic Properties Accessible."
<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm#historic-landscapes>.

News Daily. "Oral, written history, sought on Rosenwald schools." (accessed April 19, 2013).
<http://www.news-daily.com/news/2012/mar/19/oral-written-history-sought-rosenwald-schools/>

Opelika Historic District Guidelines at Opelika.org City of Opelika Alabama website.

Pennsylvania Historical & Museum Commission. "Pennsylvania Architectural Field Guide." (accessed March 2014).
http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370

Rainer, Vessie. *Henry County Georgia: The Mother of Counties*. McDonough, GA, 1988.

Suzasippi. "Preservation Fail Corrected: Eugene P. Booze House." Preservation in Mississippi Blog. (accessed March 31, 2014).
<http://misspreservation.com/2014/03/25/preservation-fail-corrected-eugene-p-booze-house/>

Tour McDonough. "History of McDonough on the City of McDonough."
<http://tourmcdonough.com/our-history/>.

Americans with Disabilities Act Requirements

The Americans with Disabilities Act of 1990 (ADA) prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, State and local government services, public accommodations, commercial facilities, and transportation.

In enacting the Americans with Disabilities Act of 1990, Congress intended that the Act "provide a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities."

Historically, individuals with disabilities have been isolated and segregated from society, and despite improvements, discrimination against those with disabilities continues to be a pervasive problem in society. As living structures, it is necessary for historic structures to be equally accessible to those with disabilities as is new construction. Historic buildings are not exempt from the ADA.

Under Title II of the ADA State and local governments must ensure that their facilities are made accessible either by relocating

to a different facility or by altering the building's physical structure. For example, museums owned by the State or local government, as well as historic State capitols, must make accessibility a priority.

Title III of the ADA requires public accommodations such as restaurants, theatres, and retail shops to make readily achievable changes to their property such as ramps, accessible parking, and grab bars in restrooms. Retail space, theatres, museums, and other businesses located in historic buildings must also adhere to these requirements. Because the requirement to remove accessibility barriers is ongoing, alterations including restoration and rehabilitation trigger specific accessibility requirements.

However, in the interest of historic preservation, Congress established a consultation process for those properties in which historic significance may be threatened by being made accessible. In these situations property owners must consult with disability organizations and contact the State Historic Preservation Office (SHPO) to determine whether special accessibility provisions may be used. If then it is determined that the minimal accessibility requirements would threaten the property's historic significance, alternative methods of access such as audio visual programs may be used.

McDonough Main Street Program

Main Street McDonough FRONT Façade Grant Program

The Façade Grant Improvement Program is a reimbursement grant offered to business and Commercial property owners in the Main Street District as an incentive to restore the original character of buildings located in the District of Downtown McDonough. Through this program, applicants may be reimbursed up to 50% of the cost of approved renovations. The grant provides matching funds not to exceed a maximum grant amount of \$1,000 per applicant. **Based on available funds.**

Grant Requirements:

- Property must be located in the Main Street District
- Building must be used for commercial purposes– **MUST** be in business at least six (6) months
- Provided for exterior work **only** includes: awnings, exterior signage, windows, front of building entries, planters and paint
- All required city permits must be obtained
- Provided for approved designs only, renderings are required, must include current and future design, color schemes, size and location of signage and a list of materials
- Must comply with the Secretary of Interiors Guidelines.
- Must obtain approval of design prior to starting project from Community Dev. Dept. **Phone: 678-432-4622**

All work must be completed within three (3) months of approval date. Invoices must be received no later than (30) days after the work is completed.



Main Street McDonough Program
5 Griffin Street
McDonough, Georgia 30253
770-898-9868
Linda Schenk
Main Street Director
Email: mainstreet@mcdonough-ga.gov

Main Street McDonough REAR Façade Grant Program

The Façade Grant Improvement Program is a reimbursement grant offered to business and Commercial property owners in the Main Street District as an incentive to restore the original character of buildings located in the District of Downtown McDonough. Through this program, applicants may be reimbursed up to 50% of the cost of approved renovations. The grant provides matching funds not to exceed a maximum grant amount of \$500 per applicant. **Based on funds availability.**

Grant Requirements:

- Property must be located in the
- Main Street District
- Building must be used for commercial purposes– **MUST** be in business at least six (6) months
- Provided for exterior work **only** includes: awnings, windows, rear of building entries, planters and paint
- Must comply with the Secretary of
- Interiors Guidelines.
- Must obtain approval of design prior to starting project from Community Dev. Dept. **Phone: 678-432-4622**



The "Geranium City" "Where the Past Meets the Present" (photo courtesy of Casey Case, Media Relations, City of McDonough)

All work must be completed within three (3) months of approval date. Invoices must be received no later than (30) days after the work is completed.

- All required city permits must be obtained
- Provided for approved designs only, renderings are required, must include current and future design, color schemes and a list of materials

Grant Procedures for FRONT & REAR Facades

Applications must be submitted in person to the Main Street McDonough office located at 5 Griffin Street. Grant applications are reviewed by the Main Street Advisory Board, Design Committee and approved for payment within Thirty (30) days of submission.

- **Grants are subject to availability of funds, Application approval and all procedural guidelines must be followed.**
- **Grant funding is limited for façade projects once every three years per merchant, per space without duplication**



Application for a Certification of Appropriateness

City of McDonough Historic Preservation Commission

PROCEDURE

Requirements

Applications must be submitted by the **15th of the month** and **MUST** include all required support materials (listed on the reverse side). Incomplete applications will not be forwarded for review.

Representation

The applicant or authorized representative of the applicant **is required** to attend the Historic Preservation Commission meeting to support the application.

Building Permits

A **building permit** will not be issued by the building inspector until a Certificate of appropriateness is issued by the Historic Preservation Commission.

Deadline for Project Completion

After approval, the COA is valid for (18) eighteen months and void if construction does not begin within (6) six months.

| | |
|------------------|-------|
| Case Number | _____ |
| Date Submitted | _____ |
| Date Revised | _____ |
| HPC Meeting Date | _____ |
| HPC Decision | _____ |
| COA Mailed | _____ |

*Applicant: _____

Mailing Address: _____

Contact Number: _____

*NOTE: If applicant is not the owner, as listed on the Property Deed, a letter from the owner authorizing the proposed work must be included along with owner's phone number and address.

Property Address: _____

EXISTING BUILDING TYPE

_____ Commercial

_____ Residential

_____ Other

BRIEF PROJECT DESCRIPTION _____

TYPE OF PROJECT (check all that apply)

CONSTRUCTION

SITE CHANGE(S)

_____ New Building

_____ Demolition

_____ Addition to Building

_____ Major Rehabilitation

_____ Minor Exterior Change

_____ Other

START DATE _____

ANTICIPATED COMPLETION _____

CONTRACTOR/CONSULTANT/ARCHITECT _____

PRECEDENCE OF DECISION: Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards for Rehabilitation and the HPC's adopted Design Guidelines. While the HPC may consider past actions when reviewing an Application for a Certificate of Appropriateness, it is not held by those decisions when considering new applications that may appear similar in character.

APPLICATION CHECKLIST

SUPPORT MATERIALS MUST BE INCLUDED AS FOLLOWS:

New Buildings and New Additions

- ___ Site Plans
- ___ Architectural Plans
- ___ Floor Plans
- ___ Description of Construction Materials

Major Rehabilitation

- ___ Architectural Elevations
- ___ Description of Proposed Changes
- ___ Description of Construction Materials
- ___ Documentation of Earlier Historic Appearance (Restoration Only)

Minor Exterior Changes

- ___ Description of Proposed Changes
- ___ Description of Construction Materials

Site Changes-Parking, Drives & Walks

- ___ Site Plan
- ___ Description of Construction Materials

Site Changes-Signs(per Sign Ord.)

- ___ Specifications
- ___ Description of Construction Materials

Demolition

Include a complete plan for the new development

- ___ Timetable
- ___ Demolition Budget
- ___ New Construction Budget

PROPOSED SCOPE OF WORK

(Support Materials MUST be attached)

Authorization: In consideration for the City of McDonough's review of this application for a proposed change to a locally designate property, the applicant agrees to hereby indemnify and hold harmless the city and its agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Date: _____ Signature: _____



Application for Front Façade Grant from the McDonough Main Street Program

Amount Requested: _____ Total Project Cost: _____

Expected start date of project: _____

Name of Applicant (s): _____

Name of Business: _____

Business or Property Address: _____

Daytime Phone: _____

Evening: _____

Cell Phone: _____

Fax: _____

E-mail: _____

Building Ownership: Own Rent

Please list the name of the owner if other than yourself _____

Owner information: _____

Please list the Lease/Rental Terms: _____

How much of the building is occupied? _____

Please list all tenants: _____

Project Information:

Amount Requested: _____ Total Project Cost: _____

Expected start date of project _____

Expected completion date: _____

Name of contractor (s): _____

(All invoices must be attached)

Applicant: _____

Property Owner: _____

Applications must be submitted in person to the Main Street McDonough office located at 5 Griffin Street.

Grant applications are reviewed by the Main Street Advisory Board, Design Committee and approved for payment within Thirty (30) days of submission.

***Grants are subject to availability of funds, Application approval and all procedural guidelines must be followed.**

***Grant funding is limited for façade projects once every three years per merchant, per space without duplication**

Main Street McDonough Program

5 Griffin Street

McDonough, Georgia 30253

770-898-9868

Linda Schenk

Main Street Director

Email: mainstreet@mcdonough-ga.gov



**Application for Rear Façade Grant from the
McDonough Main Street Program**

Project Information:

Amount Requested: _____

Total Project Cost: _____

Name of Applicant (s): _____

Name of Business: _____

(All invoices must be attached)

Business or Property Address: _____

Daytime Phone: _____

Evening: _____

Cell Phone: _____

Fax: _____

E-mail: _____

Building Ownership: Own Rent

Please list the name of the owner if other than yourself _____

Owner information: _____

Please list the Lease/Rental Terms: _____

How much of the building is occupied? _____

Please list all tenants: _____

Project Information:

Amount Requested: _____ Total Project Cost: _____
Expected start date of project _____
Expected completion date: _____
Name of contractor (s): _____

(All invoices must be attached)

Applicant: _____

Property Owner: _____

Applications must be submitted in person to the Main Street McDonough office located at 5 Griffin Street.

Grant applications are reviewed by the Main Street Advisory Board, Design Committee and approved for payment within Thirty (30) days of submission.

***Grants are subject to availability of funds, Application approval and all procedural guidelines must be followed.**

***Grant funding is limited for façade projects once every three years per merchant, per space without duplication**

***Main Street McDonough Program
5 Griffin Street
McDonough, Georgia 30253
770-898-9868
Linda Schenk
Main Street Director
Email: mainstreet@mcdonough-ga.gov***