

Spring 2017

## Tucker Downtown Historic District

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# Tucker Downtown Historic District

## Proposed Design Guidelines



Prepared for:



*In collaboration with the*  
**Tucker Historical Society**

Prepared by:



Heritage Preservation





GSU AND TUCKER RESIDENTS SITE VISIT 02-11-2017, PHOTOGRAPH COURTESY OF CHRISTY ATKINS

# Acknowledgements

## GSU Historic Preservation

### HIST 8640: Preservation Planning

### Spring Semester 2017

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#### Special thanks

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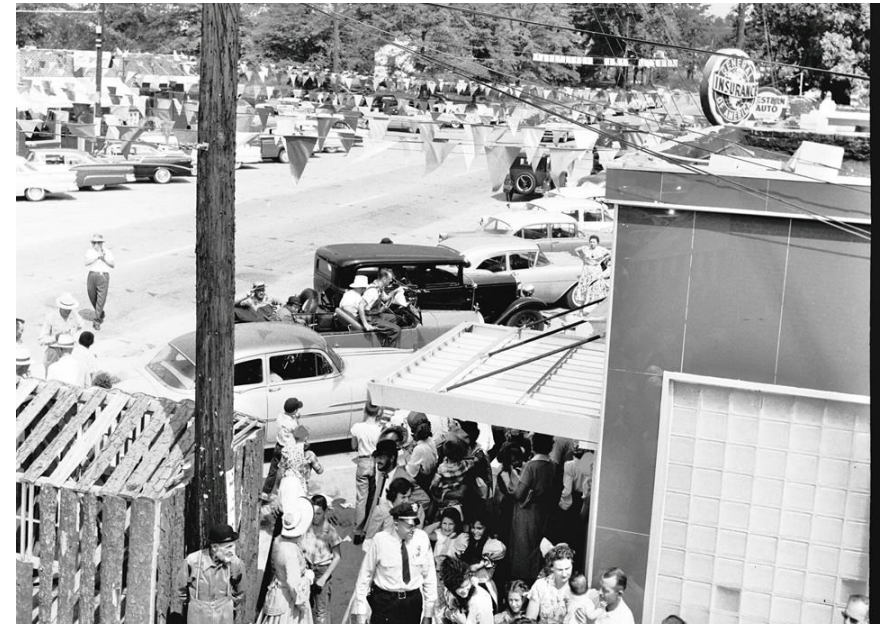
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Tucker Day 1957. Courtesy of Tucker Historical Society



Cyclists participating in the "Tucker Ride"



# CHAPTER 1.0



EAST SIDE OF MAIN STREET LOOKING SOUTH 1952. COURTESY OF TUCKER HISTORICAL SOCIETY

# INTRODUCTION

*“As the City of Tucker evolves, using preservation as a tool for retaining historic properties and regulating new developments not only aids in safeguarding Tucker’s character and heritage, but also provides a sense of predictability.”*



## 1.1 Why Preserve?

The City of Tucker is a thriving historic community, with a rich working class history cherished by its residents and found charming by visitors. The mix of middle-class residents, businesses, and churches in downtown Tucker's are an important aspect of the city's history and identity, therefore protecting these properties is a vital step necessary in keeping Tucker faithful to its roots.

As the City of Tucker evolves, using preservation as a tool for retaining historic properties and regulating new developments not only aids in safeguarding Tucker's character and heritage, but also provides a sense of predictability. As we see with the growth of surrounding neighborhoods and Atlanta as a whole, new developments tend to move at a pace faster than the community realizes sometimes leading to their identifying characteristics being diluted or compromised. Tucker has succeeded in making valiant strides in preservation such as the restoration and relocation of the Courthouse, the rehabilitation of parts of Main Street and the formation of community groups like: the Tucker Civic Association, The

Tucker Historical Society, Friends of John Homestead Park, and Friends of Tucker Recreation Center. These initial accomplishments express the hard-working ethic and commitment of Tucker residences to their city and deserve applause. Furthermore, the decision of Tucker City leaders and concerned citizens to engage in preservation planning emphasize the devotion of locals to Tucker's past and what it means for its future.

The following document advocates for the establishment of a Tucker Downtown Historic District, a Tucker Preservation Commission, and the implementation of Design Guidelines to promote the preservation of Tucker's working community and continue to grow Tucker as a prosperous city for both locals and visitors.

**The City of Tucker is a thriving historic community, with a rich working class history cherished by its residents and found charming by visitors.**



Main Street alley way to Chawney's circa 1950's,  
Courtesy of Tucker Historical Society

## 1.2 Benefits of Preservation

Historic preservation provides communities with an opportunity to shape local sense of place and character. Maintaining established historic character in the proposed Tucker Historic District comes with additional economic and environmental benefits. Property in designated local districts appreciate at faster rates than similar properties located in non-designated areas. Local districts encourage better quality design aesthetics, adding a sense of cohesiveness and public appeal. Consequently, tourism to historic districts increase impacting the local economy.

Contrary to popular belief, historic preservation both, help the environment and is energy efficient. Historic preservation encourages the retention and reuse of existing resources. This greatly reduces landfill waste. Likewise, many historic buildings were designed with energy efficiency in mind and utilize natural light, cross-ventilation, and climate appropriate building materials. It is important to preserve these early technologies as they continue to aid in the buildings efficiency.

**Tax Credits:** Historic preservation projects are often eligible for different federal and state tax incentives. To qualify, historic properties must be listed on the National Register of Historic Places or Georgia Register of Historic Places, or the property may be part of a designated National or Georgia historic district.

On the **national** level, the Federal Rehabilitation Investment Tax Credit (RITC) is available to only income producing properties reviewed by the Georgia Historic Preservation Division before receiving final approval from the National Park Service (NPS). Issued RITC's are equal to 20% of the total rehabilitation cost for a preservation project. Properties must be considered contributing to the National Historic District.

On a **state** level, Georgia facilitates two tax credit programs. The first program, called the State Preferential Property Tax Assessment for Rehabilitated Historic Property, is available for residential and commercial projects. *(All Properties must adhere to the Secretary of the Interior's Standards for Rehabilitation in order to be eligible for either program.)*

Once approved, county tax assessment will be frozen for more than 8 years so long as the property owner increases the fair market value of the property by at least 50%-100% depending on the use.

The second program, the Income Tax Credit for Rehabilitated Historic Properties, is based on income tax. Large projects completed after January 1, 2017 might qualify for up to \$25 million in income tax credits based on qualified rehabilitation expenditures (QRE). For more information regarding the Georgia tax credits programs, see appendix.

### **Charitable Contribution Deduction:**

The National Park Service oversees easements to protect historic properties. When donating an easement to a protecting organization, the property owner retains full ownership while ensuring the preservation of the historic character of a building. Properties with conservation easements may be eligible for additional tax deductions. For more information about easements, see appendix pages 86-87 for further information.

## 1.3 National Register v. Local

### Historic Designation

The National Register of Historic Places historic district and a locally designated historic district can both be used as effective preservation tools, either independently or together, to preserve community historic resources. The National Register is a beneficial and credible way to identify a community's historic resources. In addition to listing properties on the National Register, local historic district designation would further protect and enhance historic resources through the design review process. A community's preservation needs may not be met entirely by using the National designation. Community's that implement both National and Local designations are much more successful in preserving their resources..

### Additional Resources

#### Historic Designation:

[www.georgiashpo.org/designating\\_districts](http://www.georgiashpo.org/designating_districts) and  
[www.georgiashpo.org/register/nomination](http://www.georgiashpo.org/register/nomination)

#### Historic preservation fund grants,:

[nps.gov/preservation-grants/](http://nps.gov/preservation-grants/)

#### 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 design
- Designates historic districts 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 districts; may prevent or delay proposed demolitions for specific time periods to allow for preservation alternatives.

#### National Historic District

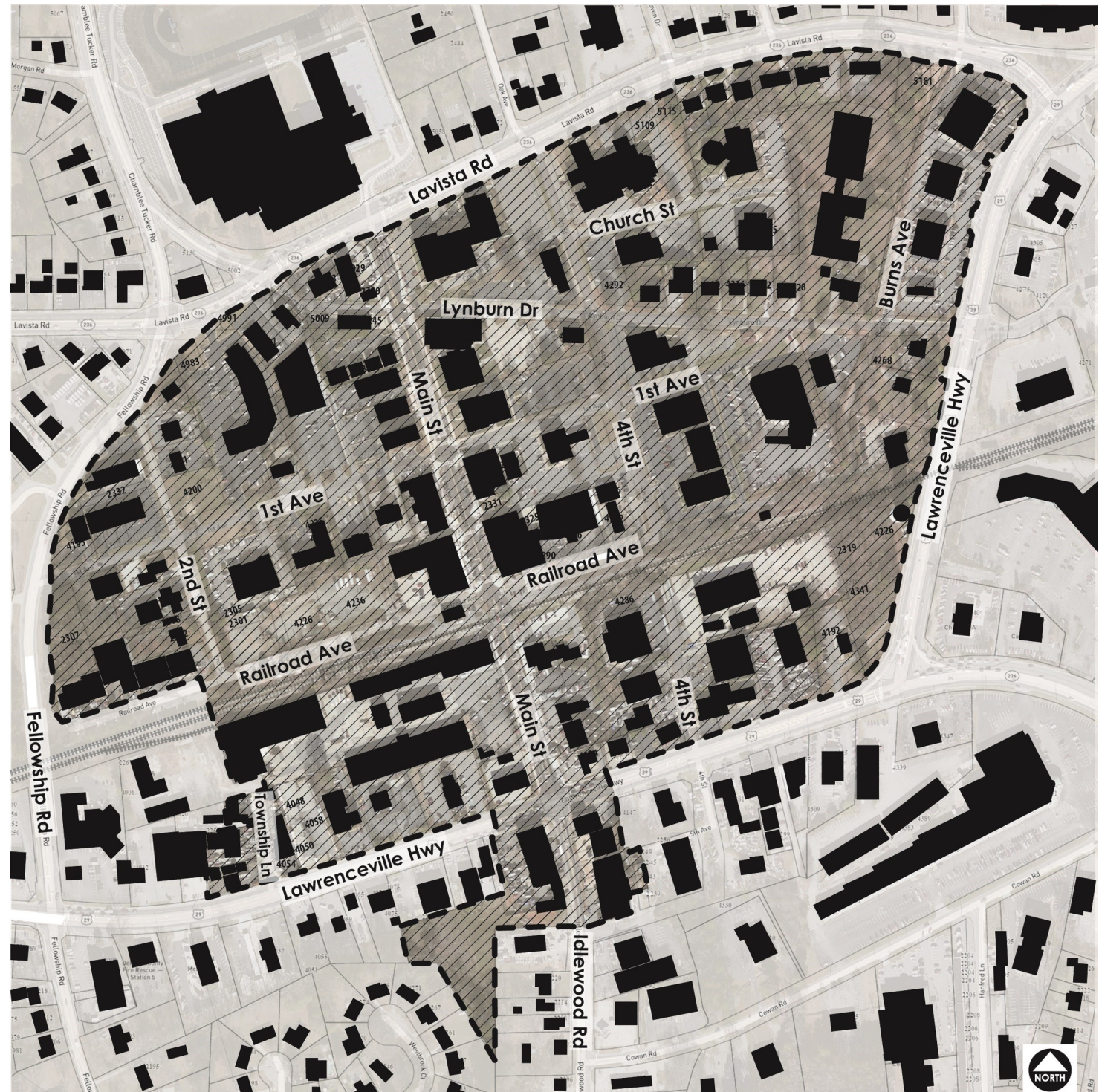
- Identifies significant properties and districts for general planning purposes
- Analyzes and assesses the historic character and quality of the district
- Designates historic districts based on uniform national criteria and procedures
- Sets district boundaries tightly, based on the actual distribution pattern of intact historic properties in the area
- Makes available specific federal and state tax incentives for 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 districts



## 1.4 Downtown Tucker Proposed Local Historic District

This area encapsulates the historic properties in the downtown area. The boundary of the district is defined by either major roads (Lavista Road and Lawrenceville Highway) or historic properties (4107 Lawrenceville Highway.)

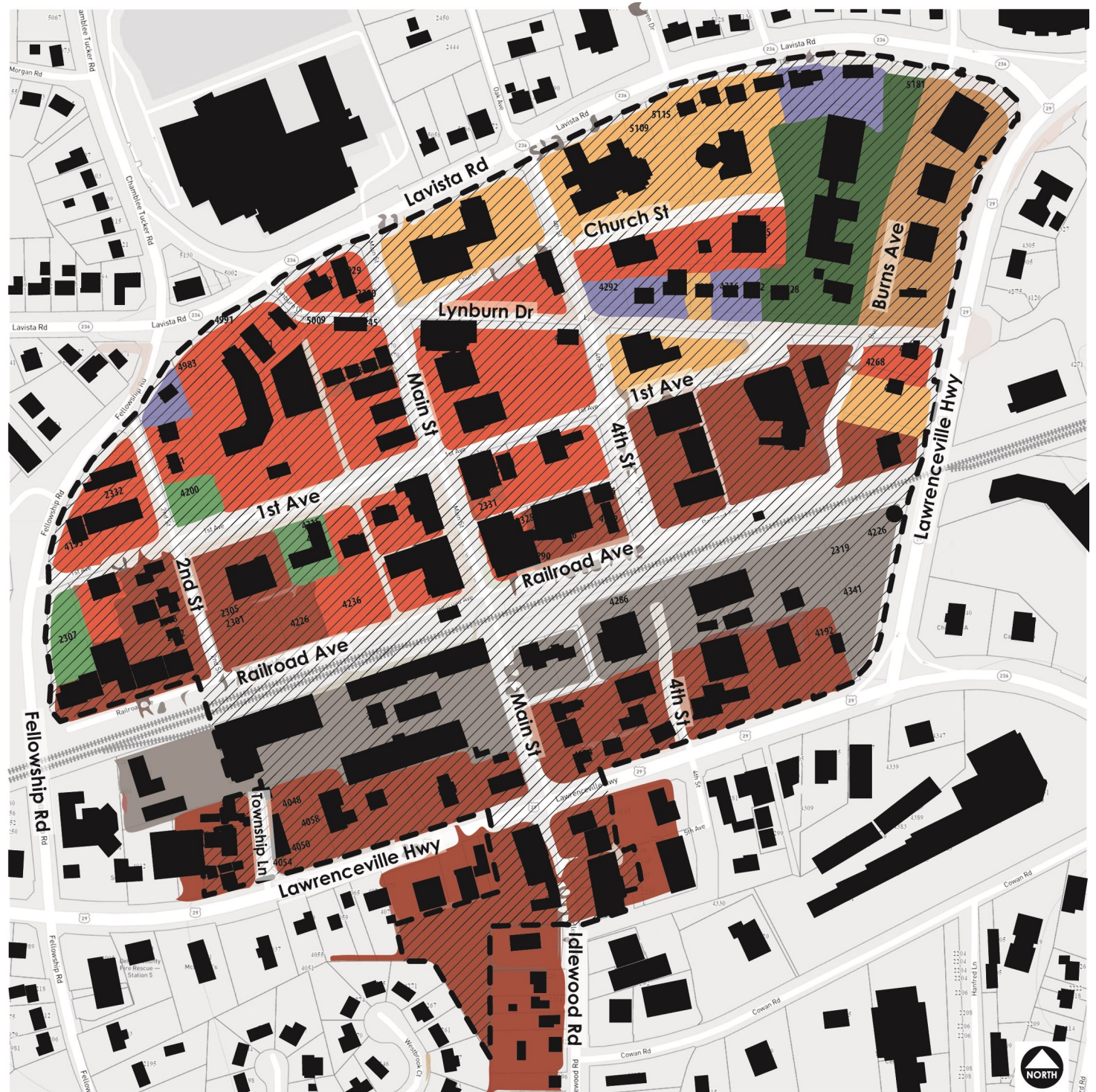
Note the variety of building footprints and sizes. Large footprints are civic, industrial, and commercial. Smaller footprints are residential and commercial structures.





# 1.5 Downtown Tucker Zoning and Historic District Overlay

-  C-1 (Local Commercial)
-  C-2 (General Commercial)
-  O-I (Office-Institution)
-  M (Light Industrial)
-  NS (Neighborhood Shopping)
-  MR-2 (Medium Density Residential-2)
-  HR-2 (High Density Residential-2)
-  R-75 (Residential Medium Lot -75)



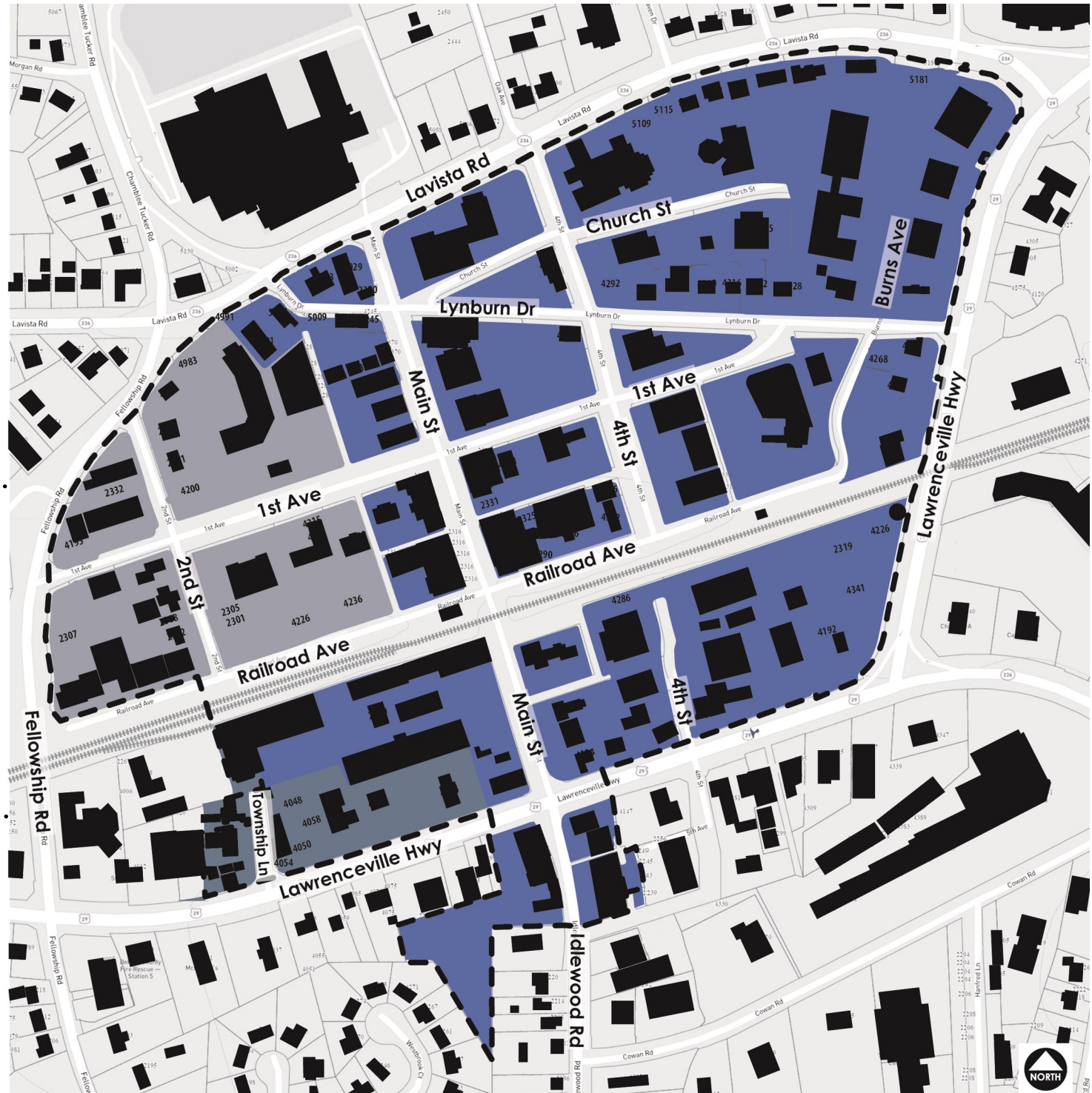


# 1.6 Downtown Tucker Historic and Overlay

- Village Zone**
  - Single-family attached
  - Multi-family residential units
  - Office uses
  - Retail uses
  - Live-work Units
  - Mixed-Use w/ 1st floor retail
  - Government Uses
  - Institutional Uses




- Neighborhood Zone**
  - Single family detached
  - Two-family detached
  - Single-family attached
  - Office uses
  - Retail uses
  - Live-work Units along primary streets

- Corridor Zone**
  - Single-family attached
  - Office uses
  - Retail uses
  - Live-work Units
  - Multi-family residential units
  - Mixed-Use w/ ground retail





## 1.7 Parking Diagram

-  Proposed Historic District Boundary
-  Public parking
-  Private parking





This diagram illustrates the current parking amenities in the Downtown Tucker Proposed Historic District. There is a vast amount of public surface parking that fills the spaces between buildings.

Note: some parking areas around the Proposed Historic District are subject to owner discretion for their business purposes. In the future, some of these areas used for parking would be appropriate sites for new and infill construction.





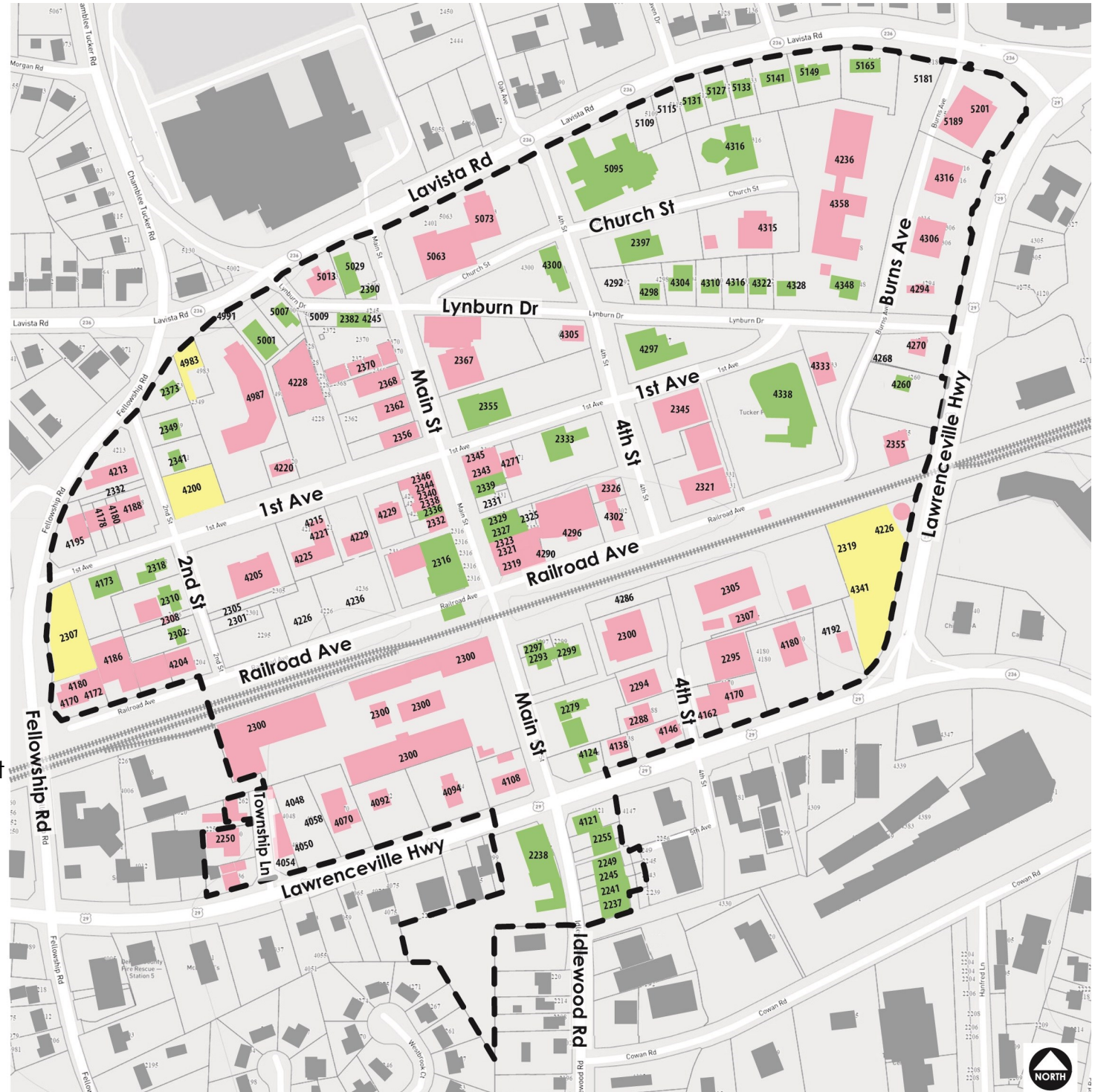
## 1.8 Property Survey

-  Proposed Local Historic District
-  Non-Contributing
-  Contributing
-  Vacant

The property survey is an inventory of contributing, non-contributing and vacant properties. These properties are analyzed and inventoried based on historic characteristics (see appendix page 87 for further information)

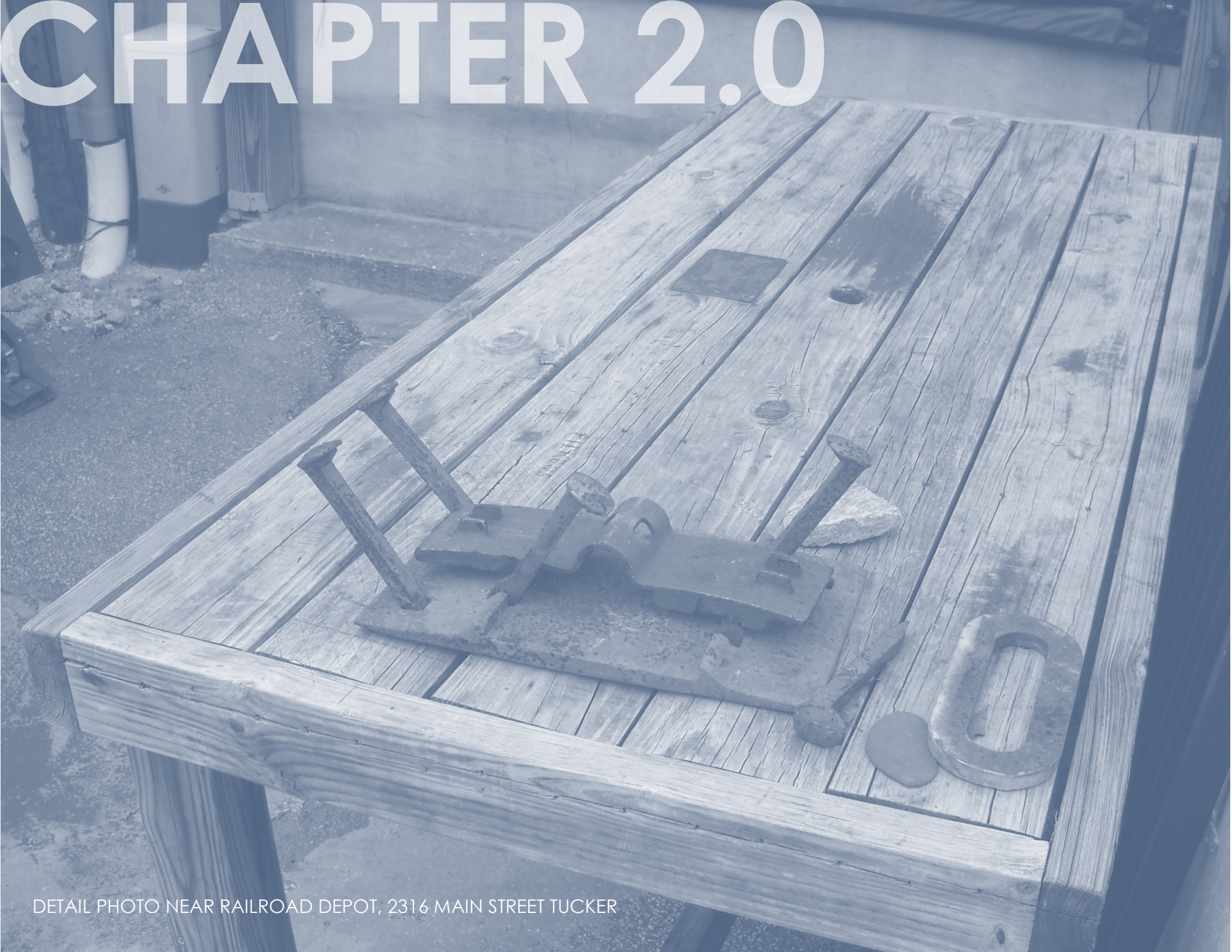
This survey indicates more historic properties along: Main Street, Lynburn Drive, Idlewood Road, and the Northeast side of the District at Lavista Road.

Properties that are considered contributing or non-contributing were determined at the time of the study and The Proposed Historic District survey should be re-evaluated if necessary in the future.





# CHAPTER 2.0



DETAIL PHOTO NEAR RAILROAD DEPOT, 2316 MAIN STREET TUCKER

# DESIGN REVIEW PROCESS

*“As downtown Tucker continues to develop and change, the proposed Design Guidelines will serve as a guide for existing and new development that not only is compatible with the historic character but also contributes to it.”*



## 2.1 What is the Purpose of Design Guidelines?

The purpose of the following proposed Design Guidelines are to assist the City of Tucker in its efforts to outline, protect, and enhance its historic downtown resources, character and guide future development. The proposed guidelines establish general design standards intended to safeguard downtown Tucker's historic buildings and setting through appropriate policies for alterations to existing properties, new construction, and demolitions. Understanding and following the proposed Design Guidelines will aid Tucker's residents and property owners in their efforts to maintain and promote the City's traditional close-knit community fabric and preserve it for generations to come.

As downtown Tucker continues to develop and change, the proposed Design Guidelines will serve as a guide for existing and new development that not only is compatible with the historic character but also contributes to it.

These guidelines not only assist locals and the future Tucker Historic Preservation Commission in making decisions, but they also are in compliance with, and based on, the Secretary of the Interior's Standards for Rehabilitation. These standards recognize the need to allow historic properties to be changed to meet contemporary needs, while ensuring that the property's historic character is retained. The Historic Preservation Commission uses the Standards for Rehabilitation when reviewing applications for Certificates of Appropriateness and it is commonly used in evaluating work that may qualify for preservation funding whether it be from the government or private institutions. The future Tucker Historic Preservation Commission process must also comply with the Georgia Historic Preservation Act of 1980.



*Vibrant streetscapes and alleyways are great indicators of cities with design guidelines*

**Design Guidelines will aid Tucker's residents and property owners in their efforts to maintain and promote the City's traditional close-knit community fabric and preserve it for generations to come.**

## 2.2 How to make an Exterior Change

Any property owner, or tenant who is seeking to alter or change any building or property within the Proposed Historic District, if it is historically designated, must submit an application to the proposed Tucker Historic Preservation Commission (THPC) for a Certificate of Appropriateness (COA). The Certificate of Appropriateness is a document that grants an owner permission for any significant change (as viewed from the public right-of-way) to a property in a Historic District. Once the owner fulfills the requirements of the COA process, along with any other permitting, they will be granted a permit for construction. In order to be granted a permit there must be an existing historic commission to review and approve the project.

### Zoning Districts inside the Proposed Historic Area

C-1 (Local Commercial)

C-2 (General Commercial)

O-I (Office-Institution)

M (Light Industrial)

NS (Neighborhood Shopping)

MR-2 (Medium Density Residential-2)

HR-2 (High Density Residential-2)

R-75 (Residential Medium Lot -75)

## Design Review Process Summary

**Step 1:** Collect all necessary COA paperwork from the correct City of Tucker planning department.

**Step 2:** Complete and submit to the permitting office the COA form along with any accompanying documentation.

**Step 3:** Staff will prepare a public meeting with the proposed Tucker Historic Preservation Commission. The public hearing will address the community and any issues with the project.

**Step 4:** Presentation of the COA application to the public. The THPC will assess, review, and give feedback to the owner/applicant.

**Step 5:** THPC issues approved COA. If the THPC denies the application they will provide feedback and reasoning for non-compliance. If the THPC denies the COA then any associated building permit will be void. In some cases their can also be conditional approval.

**Step 6:** Applicant will begin their project. They must display their approved COA on the construction site in the public right of way. Make sure to have all other building permits posted as well.

**Step 7:** THPC/Building Official Inspection for compliance.

## Zoning Requirements vs Design Guidelines

The City of Tucker currently has zoning requirements that property owners must comply to before any construction project. The existing zoning requirements are a completely separate consideration from the proposed design guidelines.

**Zoning Requirements** in the proposed Tucker Downtown Historic District vary based on location. All owners should check the most recent zoning overlay on the City of Tucker website.

**Design Guidelines** are used by the City of Tucker HPC to gauge the level of appropriateness of a project to the surveyed historical context. The COA and commission's approval is regulatory. Design guidelines are intended to serve as a supplementary document to guide decisions within the zoning requirements.

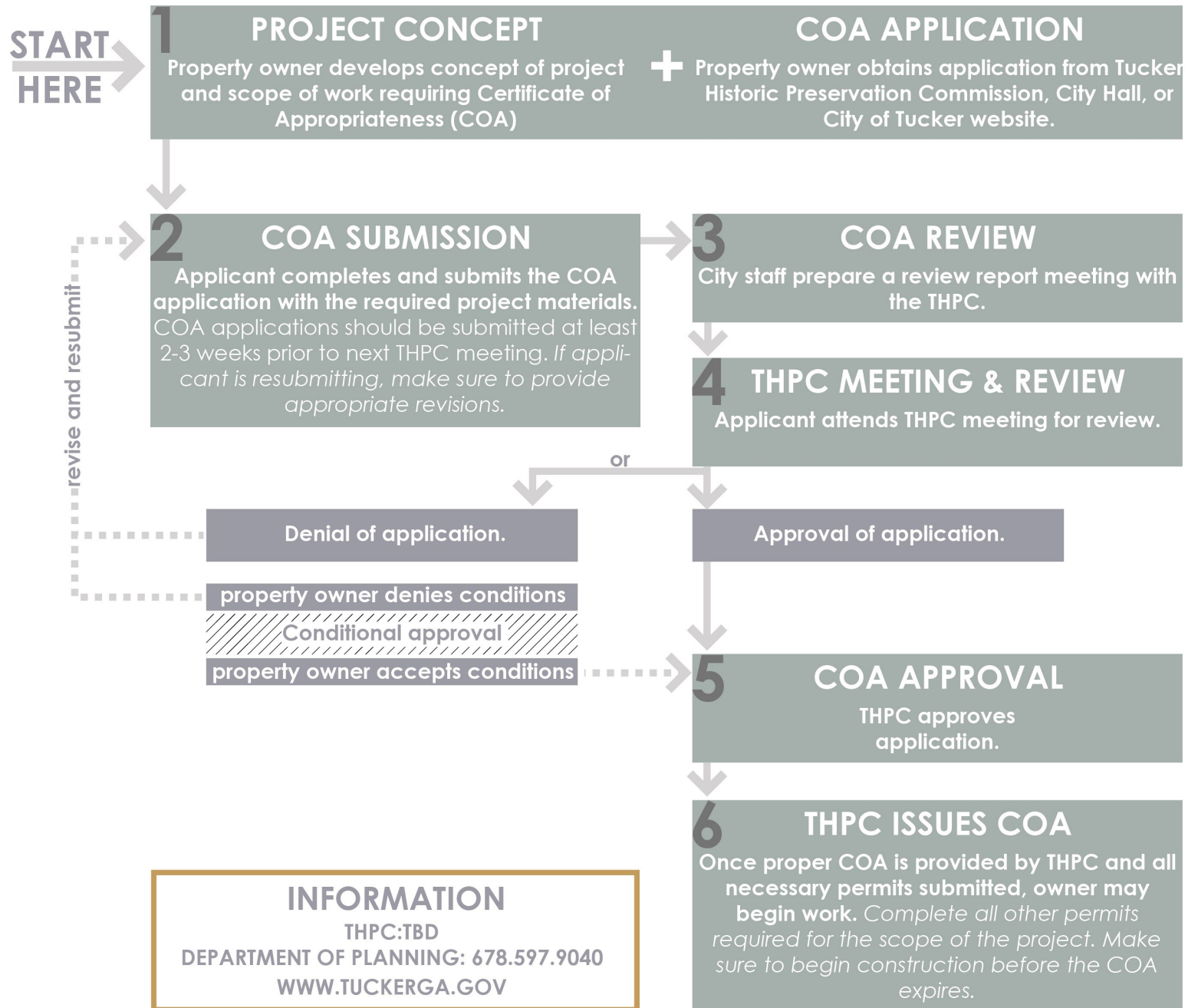
### Types of COA approval/denial

**Approved-** THPC approves scope and appropriateness of project.

**Conditional Approval-** THPC approves the scope and appropriateness of project with stipulations that must be included.

**Denial-** THPC denies application and the owner must reapply and resubmit.

## 2.3 Design Review Process Flowchart





## 2.4 What requires Design Review

All construction projects that alter or change the exterior appearance of a property in the proposed historic district require a design review. These include, but are not limited to:

1. Reconstruction or alteration of the size, shape, or façade of a historic property. This includes relocation, removal, or alteration of any defining elements or details.
2. Demolition or relocation of a historic structure.
3. Commencement of excavation for construction purposes
4. A change in the location of advertising visible from the public right-of-way.
5. The erection, alteration, restoration or removal of any building or other structure within a historic property or district.

### Project Type and COA Requirements

#### Exterior Repairs

- Photograph of the repair area in need of replacement.
- Material description.

#### Exterior Alterations

- Scaled architectural elevations for window or door alterations.
- Construction details for any additions.
- Project Photographs.

#### Exterior Additions

- Scaled architectural elevations for all sides of construction.
- Site plan or survey with the building and proposed addition.
- Project Photographs.

#### Site Improvements and Landscaping

- Drawings or Photographs of all design elements.
- Site Plan illustrating all design elements and features.
- Materials for walks, patio, etc.

#### New Buildings

- Scaled architectural elevations of all sides of the new design.
- Site plan illustrating all property lines, utilities, mechanical equip.
- Landscape plan illustrating all new plantings.
- Materials and specifications.

#### Demolition


- Justification for demolition & plan of intended replacement building.
- Site plan showing location of large trees and other site features.
- Photographs of scope of demolition.

#### Moving Buildings

- Site plan illustrating any large trees and site features.
- Photographs of scope of work.
- Site plan illustrating new location site features.

## 2.5 Sample Certificate of Appropriateness

This document is a sample of the basic needs of a Certificate of Appropriateness.



# City of Tucker

APPLICATION: CERTIFICATE OF APPROPRIATENESS PERMIT  
4119 ADRIAN STREET / TUCKER, GA / 30084  
PHONE (678) 597-9040 / www.tuckerga.gov

**The following are required to constitute a complete application:**  
~ This form including the property owner's signature.  
~ Attachments such as sketches, photos, site plan, etc., necessary to clearly explain the project.

Date <input style="width: 80%;" type="text"/>	Local District/Landmark <input style="width: 95%;" type="text"/>
Address of Property <input style="width: 95%;" type="text"/>	
Property Owner: Name <input style="width: 95%;" type="text"/>	
Address <input style="width: 85%;" type="text"/>	Day Phone <input style="width: 10%;" type="text"/>
Contact Name (if other than owner) <input style="width: 95%;" type="text"/>	
Address <input style="width: 85%;" type="text"/>	Phone <input style="width: 10%;" type="text"/>
<b>Details of proposed work: (attach additional papers if needed).</b> <div style="border: 1px solid black; height: 80px; margin-top: 5px;"></div>	
<b>Attachments:</b> <input type="checkbox"/> Photographs <input type="checkbox"/> Sketch <input type="checkbox"/> Site Plan (showing existing features and proposed) <input type="checkbox"/> Commercial samples <input type="checkbox"/> Commercial brochures	
<p>The burden of proof is on the applicant to prove the proposed work is in keeping with the historical character of the historic district. Please list specific reference(s) in the <i>Design Guidelines</i> that support your application.</p> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>	

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six months. Certificates can be extended for six months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Owner's Signature _____	Owner's Signature _____
----------------------------	----------------------------

COA ApplicationPage 1 of 1Official Use:  
DATE RECEIVED: \_\_\_\_\_ BY \_\_\_\_\_

## 2.6 Economic Incentives

Property owners who are seeking to rehabilitate or modify a historic building may be eligible for financial incentives. Properties that are listed on the National Register of Historic Places individually, or as part of a historic district may qualify for incentive programs. Each of the programs have specific requirements for the incentives.



### Economic Incentive Programs

#### Federal Rehabilitation Investment Tax Credit Program (RITC)

- Could be eligible for either the 10% or the 20% historic preservation tax credit program

#### Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property

- 8.5 year property tax assessment freeze

#### Georgia State Income Tax Credit Program for Rehabilitated Historic Property

- State Income Tax credit of 10%-20% (up to \$300,000)

## 2.7 Standards for Rehabilitation

The City of Tucker's Proposed Historic District Guidelines align with the Secretary of the Interior's Standards for Rehabilitation. These standards were established to determine the eligibility of an historic building rehabilitation project for the purposes of a tax credit program. These guidelines have been widely adopted as the basis for historic rehabilitation in the United States.

The Secretary of the Interior's Standards can be an excellent resource for any project involving any modification or addition to a historic building. These standards, along with additional preservation resources can be found in the appendix at the back of the guidelines, or at:

**<http://www.nps.gov/history/hps/tps/standards/index.htm>**



# CHAPTER 3.0



MAIN STREET RAILROAD AVENUE CIRCA 1910, COURTESY OF THE TUCKER HISTORICAL SOCIETY

# DOWNTOWN HISTORIC DISTRICT HISTORY & CHARACTER

*“The history of Main Street Tucker is rich, having a clear knowledge and understanding of its buildings, character, and uses help contribute to appropriate growth patterns. “*



### 3.1 A brief history of Tucker

The Georgia Legislature authorized the Georgia Land Lottery Act which was initiated to “dispose of and distribute the land lately acquired by the United States for the use of Georgia”. Land acquired through the lottery that is now Tucker was ceded by the Creek Indians. The State of Georgia gifted roughly 3,000 acres to Greenville Henderson, one of Tucker’s fledgling settlers, upon his return home from the Indian Wars. On this land, Henderson built the historic

grist mill on Henderson Mill Creek at what is now the intersection of Midvale and Henderson Mill Roads.

In 1821 Militia District 572, later referred to as the Browning District, was established. The state created Dekalb County on December 9th 1822, and District 572 became Dekalb’s 18th district, and what was to become Tucker. By 1830, British, Scottish, and Irish families settled along what is now Chamblee Tucker Road and Henderson Mill Road.

In 1862, 124 men from Tucker enlisted in Company F of the 36th Regiment of the Georgia Volunteer Infantry to fight on behalf of the Confederacy during the Civil War. In 1864, Union troops led by General James McPherson marched through the Tucker area on their way to Stone Mountain to disconnect Atlanta from towns to its east. July of the same year, the 15th Army Corps, under the command of William Tecumseh Sherman, marched through Tucker, camped at Henderson’s Mill, and dismantled the railroad to Stone Mountain. The Brownings courthouse was one of the few buildings Sherman did not burn down

#### Industry and Tucker’s Railroad Culture

In 1886, the Georgia, Carolina and Northern Railway began construction on tracks that ran through Tucker, connecting Monroe, North Carolina and Atlanta, Georgia. The first train pulled into the downtown Tucker station April 24, 1892. Two rail cars carried passengers and baggage and was bound for Inman Park.



*Tucker Depot Historic Photo, Date Unknown Courtesy of The Tucker Historical Society*

Passenger, mail, and cargo trains frequented the railway through the heart of Tucker developing a culture centered on the railroad. In later years, the popularity and accessibility of the car would deliver a fatal blow to rail transit, leading to the discontinuation of passenger transit in the early 1980s. The CSX Company is currently the owners and operators of the railway located in historic Downtown Tucker, and currently own and utilize the historic Tucker Train Depot building for office space.

Tucker's industrial sector steadily grew as cotton gins and grist mills were utilized. The first business in Tucker was a saloon and horse racing and tracking located on what is now Fellowship Road.



*Main Street Railroad Avenue 1910, Courtesy of The Tucker Historical Society*

## Twentieth Century and Post World War II

Using a \$500 loan, Reid and Kelly Cofer opened a general store at Tucker's Main Street in 1911. Initially, they sold perishable food items such as butter, eggs and chicken. The store soon became a gathering place for farmers who appreciated the wide range of items sold. The Cofers expanded their business into a small department store, selling dry goods and other merchandise. Cofer Bros. persists on Main Street and is an integral piece of Tucker's history.

Post WWII Main Street Tucker thrived. By the mid-1950s Main Street had two pharmacies, two grocery stores, a five-and-dime, clothing shops, beauty and barber shops, and provided a feed and farming supply store. In 1955 Matthew's Diner was established and is located at 2299 Main Street and continues its success as a featured dining establishment. The widening of Lawrenceville Highway and Lavista Road has led to a loss of many of downtown Tucker's historic resources.

The pressures of unregulated new construction throughout the corridor zone continues to stand as a threat to the Downtown Tucker Historic District.



*Cofer Bros. Co. Historic Photo Courtesy of The Tucker Historical Society*



*Tucker Day 1957, Courtesy of The Tucker Historical Society*



### 3.2 The Architecture of Downtown Tucker: Building Types

Building type is determined by the floor plan and height of the building. The interior layout of the building is also taken into consideration when type is assessed. Key characteristics that are considered include scale, massing, organization of windows and doors, number and size of openings, and orientation to the street. Commercial building types are categorized by height and purpose, retail, office, residential, and any combination of the aforementioned.

It is important to understand and define the general building types within historic Tucker. The history of Main Street Tucker is rich in character. It is important to have a clear knowledge and understanding of the context to help contribute to appropriate growth patterns. Tucker's Main Street is unique in that it is not surrounded by many contributing residential buildings. Main Street Tucker should serve as a community gathering place and an economically healthy downtown.

#### One-Part Commercial Block and Multiple Retail

Standard one-part commercial block buildings have one story. Primary features include a simple box shape and decorated façade. One-part commercial buildings along Main Street typically lack any visible roofline and decorative cornices. Buildings have a zero-lot line orientation to the street. Multiple retail refers to the rhythm and type of the buildings on Main Street. Multiple retail describes when two or more similar retail units are built together; one story high, with flat or sloped roofs, and display identical facades. This building type was especially predominant between 1910 and 1950.



One-Part Commercial Block, 2316 Main Street

#### Two-Part Commercial Block

Two-part commercial blocks are less common among the buildings on Main Street. Two-part commercial buildings emphasized the façade's horizontality utilizing decorative banding and long stretches of windows. The building at 2327 Main Street is one of the few two-part commercial buildings on Main Street.



Two-Part Commercial Block, 2327 Main Street

## Residential to Commercial Conversions

This building type typically has residential architectural features, but with commercial function. The few residential buildings that remain around Main Street have all been converted to commercial use. The property located on 2318 2nd Street is an example of a residential to commercial conversion in Tucker. There is also Americans With Disabilities Act (ADA) accommodations, increased parking surface area, and outbuildings for commercial storage.



*Residential to Commercial, 2310 2nd Street*

## Civic, Industrial and Other Building Types

There are some industrial types such as warehouses and industrial outbuildings. A post office and some stand-alone retail and office buildings dot the areas surrounding Main Street. Currently the Tucker Auto Body Shop, 2254 Idlewood Road, is an example of an industrial building within Tucker's historic district.



*Civic, Tucker Post Office, 4338 Railroad Avenue*



*Industrial/Retail, 2279 Main Street*



### 3.3 Architectural Styles

Architectural style is defined by the methods in which building materials were used to communicate a specific character. Architectural style was dictated by what was fashionable during the building's construction, the materials available, and the technologies in use at the time. Style can be communicated through the overall shape and massing as well as the building materials and how they were used in a decorative way. Decorative elements are details like cornices, awnings, railings, transoms, and any artistic elements applied to the façade.

Historic Tucker displays architectural styles that are simple in decoration and massing. The styles used in the historic district are specific to retail use through the early to mid-20<sup>th</sup> century. The various styles that are present throughout the district have been documented and detailed. It is important to have a full understanding of the characteristics of the styles located in the district. The architectural styles currently established in the district stand as

examples of appropriate treatment and usage in the district, especially when considering future construction and rehabilitation.



1950's Construction, 2285 Main Street

**The Tucker Downtown Proposed Historic District architectural period of significance ranges from the late 19th century to mid 20th century.**



1950's Construction, 2316 Main Street



1950's Construction, 4124 Lawrenceville Highway



1950's Construction, 2332 Main Street

## Modern

Brutalism began between the 1950s to the 1970s as an aesthetic philosophy that favored the exposure of building materials, especially rough concrete and structural supports. Characteristics typical to the style are bulky and angular designs with fewer visible glass surfaces. 2355 Main St, currently the PNC Bank, is an example of brutalism within the downtown Tucker Proposed Historic District. On the other hand, postmodern examples, such as the Bank of America building, imitate elements of traditional design, while incorporating these with new forms and materials. This style became prevalent in the late 1960s.



*Brutalism, 4200 Main Street*

## Enframed Window Wall

Enframed window walls are similar to one-part commercial block buildings. However, the large center section of windows was enframed to create a visually unified border. The width of the building is usually twice that of the bays. The windows themselves were never separated by anything more than their frames or a thin section of building material such as brick. Enframed window wall buildings were typically used for retail purposes.



*Enframed Window Wall, 2316 Main Street*

## 50's Ranch House

Ranch type homes were typically built between 1935 and 1975, and were at the height of popularity following WWII. Characteristics including low pitched hipped and cross-hipped roofs without dormers, front entry located off-center and usually sheltered under the main roof of the house, and a large picture window with an asymmetrical facade are typical of the ranch houses seen throughout Tucker. The homes surrounding Main Street, especially off of Lynburn Dr. are excellent examples of ranch style homes within the Downtown Tucker Proposed Historic District. See appendix page 88 for Ranch house design guidelines.



*Ranch House, 4298 Lynburn Drive*



### 3.4 Building Materials

Masonry buildings dominate the Main Street section of historic Tucker. The train depot and one residential-to-commercial building are the only two historic buildings using wood. The rest of the contemporary buildings use brick, stacked stone, concrete, and stucco. A few buildings have applied cementitious siding. Roofing materials vary, and windows are framed using both wood and aluminum. Synthetic cladding has been widely used to cover historic building material.

Painted Brick



Unpainted Brick





Stacked Stone



Concrete and Stucco



Wood





# CHAPTER 4.0

PAVING AND PLANTER DETAIL, MAIN STREET



# SITE DESIGN GUIDELINES

*“Downtowns thrive from the concentration of people and activity, and residents and visitors benefit from having many destinations and services in one place.”*



## 4.1 Development Pattern

Downtown Tucker is a high traffic area with multiple uses that require a compact development form. The close proximity of these properties require an easily walkable design to foster an environment of convenience. Downtowns thrive from the concentration of people and activity, and residents and visitors benefit from having many destinations and services in one place. Downtown Tucker not only has the potential to grow economically through a more pedestrian friendly downtown but it also has the opportunity to promote safe travel for children who walk to one of the two schools that border the district. To establish a better connected and easily walkable downtown, future developments in the district should respect the traditional development pattern being established, the principles of the Tucker Livable Cities Initiative and adhere to the following guidelines.

### Appropriate



2293 Main Street in Tucker illustrates successful site development that incorporates a variety of activities and interactions into the community.

### Inappropriate



Ad-hoc site development with ill-defined streetscape elements, buildings, and pedestrian/vehicular zones.

## Site Development Guidelines

- 4.2.1 New development should support a compact, walkable development pattern with the implementation of sidewalks. *(These areas include Main Street and a 1-2 block radius surrounding Main Street.)*
- 4.2.2 Avoid blocking the sidewalk with too many street furniture elements and remove obsolete signs and poles unless they are historic.
- 4.2.3 Continue to make any existing or future street furniture such as newspaper boxes, bicycle racks, and planters compatible in design, color, and materials with existing elements.
- 4.2.4 Seek opportunities to link important pedestrian areas of activity and consider using some type of distinctive crosswalks at key intersections or crossings to tie surrounding areas. *(Refer to the city's initiative with SCAD for additional sidewalk information)*
- 4.2.5 Continue to expand the installation of handicapped ramps as planned throughout the district.
- 4.2.6 Provide adequate lighting at critical areas of pedestrian/vehicular conflict such as parking lots, alleys, and crosswalks, and provide outlets on light standards for seasonal lighting and brackets for

## Site scale diagram

The **individual lot** is the building block of a community. The dimensions of lots influence the size of blocks and how close or far apart buildings are from one another. In the historic downtown district, lots should be as small as possible to create compact blocks and to locate buildings in close proximity to one another. Main Street is an excellent example of this condition. Individual commercial lots should adhere to a zero-lot-line setback.

**Blocks** define the physical structure of a neighborhood or district by defining the network of public streets. In the downtown historic district, blocks should be as small as possible to create a well defined network for streets. This is especially true as you move further away from Main Street.

**Neighborhoods/Districts** Neighborhoods and districts are defined by a collection of blocks with similar types of buildings, streets, uses and/or history. The boundaries of neighborhoods and districts are often defined by important streets (Lavista Road and Lawrenceville Highway).

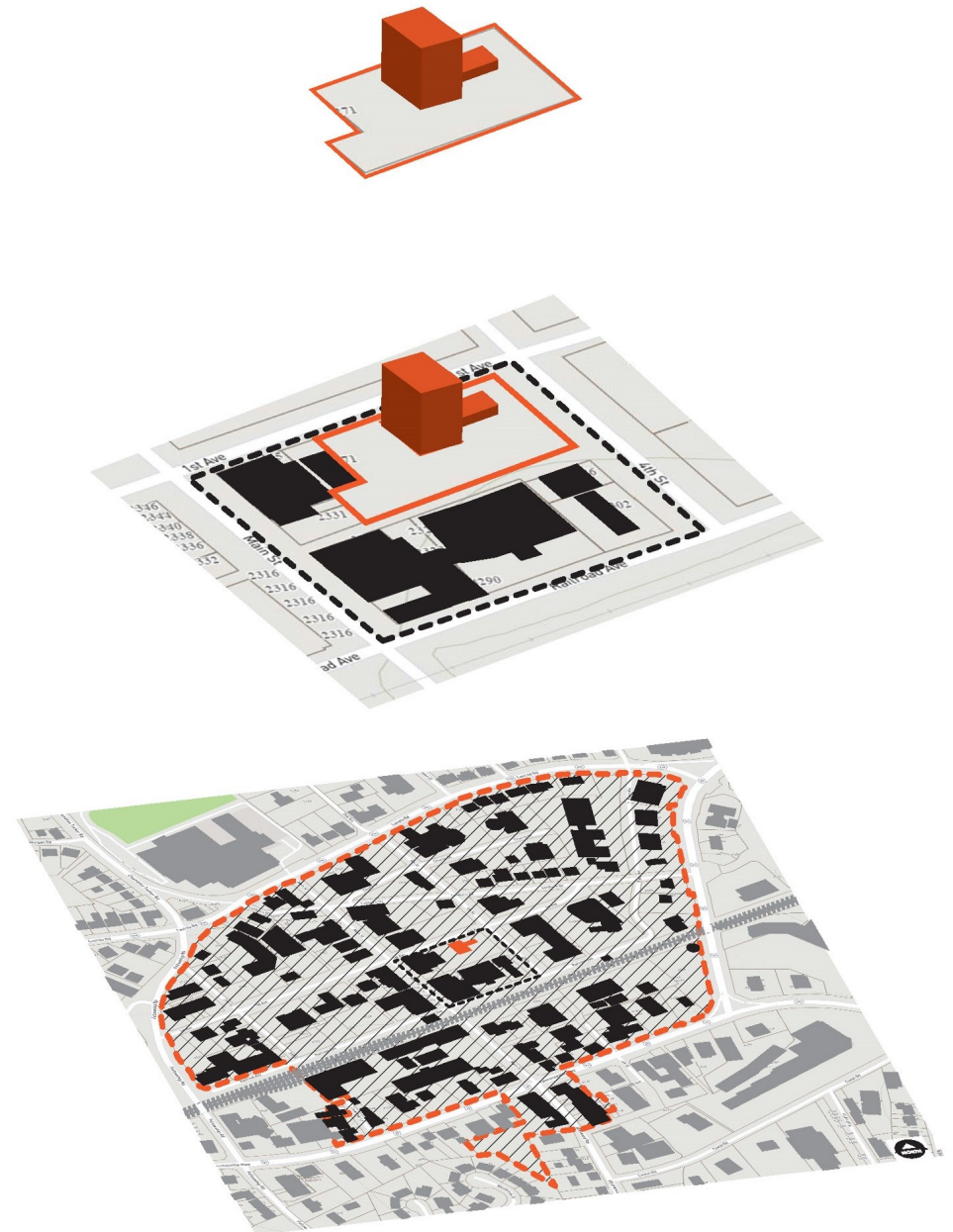


Diagram illustrating the relationship between district, block, and lot.

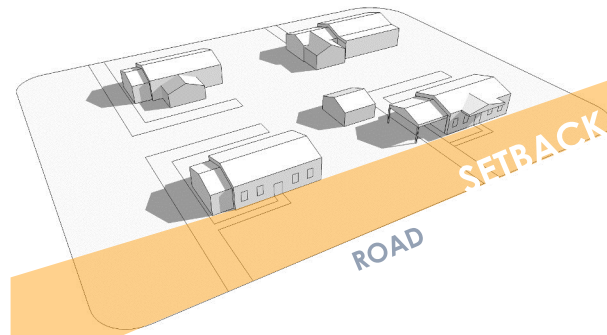


## 4.2 Setbacks and Spacing

Setback is the distance between the property line or right-of-way boundary at the front of the lot and the front of a building. In downtown Tucker, a building's setbacks varies depending on the street it is located and its commercial or residential character.

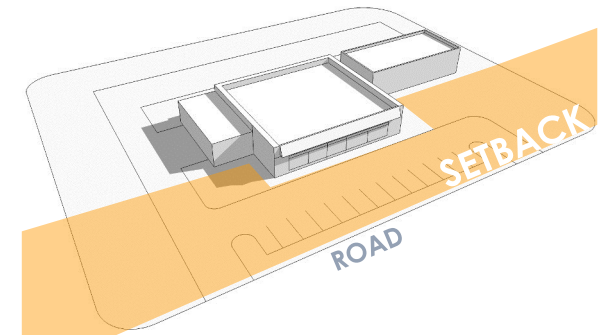
### Spacing

Spacing is used to describe the distance between two buildings. Like with setbacks, spacing varies depending on the building's location and its use. All setbacks and spacing is also subject to state and local laws, this is especially important when considering the railroad in downtown Tucker. Buildings along Main Street have shallow or no setbacks (zero-lot-line). These smaller setbacks provide pedestrians with easy access to buildings and allows for businesses to easily display their services or goods. Spacing between these is non-existent, creating the most practical commercial area.



### Residential Setback and Spacing

Residential setbacks are characterized by large setbacks from the road. These are typically landscaped areas between the building and the street. There are also 12-20' wide curb cuts for driveway access. Residential Setback and Spacing; In areas with residential building types, a landscaped yard is typically located between the street and building. In most instances, the length of the setback and its spacing relates to the size of the lot and house and increases as they do. These yards typically feature driveways and sidewalks. There is adequate spacing between homes normally separated by fencing (2318 Second Street).

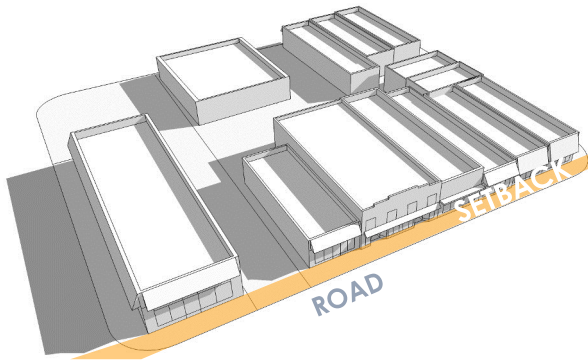


### Industrial Building Setback and Spacing

Industrial buildings have varied setbacks to accommodate the unique uses and access necessary for business operations. Examples of these properties include auto service facilities and the Cofer Bros. lumber yard.



*Industrial Setback, 4205 1st Avenue*

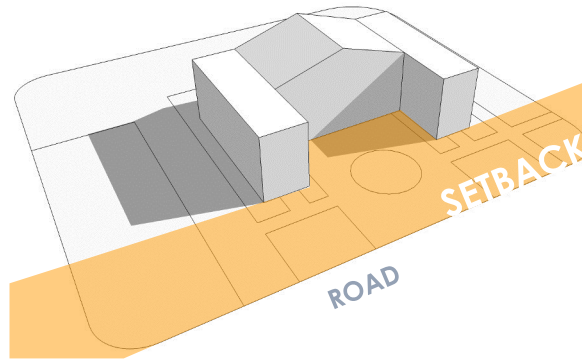


### Commercial Setback and Spacing

Commercial building setbacks are known as zero-lot line conditions. These involve the building being placed right up to the edge of the street with areas for public streetscape. This zone is typically defined with street furnishing, signage, and sidewalks.



Commercial Setback, Main Street



### Civic and Institutional Building Setback and Spacing

Large civic and institutional buildings have varied setbacks and spacing. Government buildings such as post offices and libraries typically have shallow setbacks with deeper central setbacks to emphasize the entrance to the building. A plaza or formal gathering space may also fill the deeper setback of civic buildings. Churches frequently feature large spacing to allow for outdoor pavilions and parking.

### Setback and spacing guidelines

- 4.3.1 Relate the setback and spacing of new construction to adjacent buildings. A new commercial building should follow the setback and spacing of adjacent historic commercial buildings. For new residential construction, the setback should range between the smallest setback of adjacent properties and the largest of the setbacks of adjacent properties.
- 4.3.2 Large industrial buildings may have a varied setback and spacing to accommodate the unique uses and access requirements for operations
- 4.3.3 Large government and institutional buildings should be allowed to be setback from the front property line to accommodate a plaza or formal gathering space.

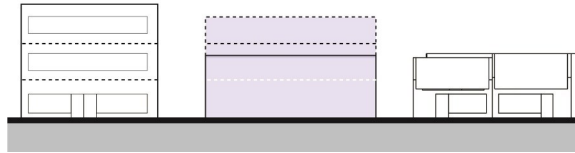
**Compatibility Statement**  
 Buildings should avoid setbacks that exceed the furthest setback on the street and are less than the closest setback on the street.



## 4.3 Building Height

The building height in downtown Tucker reflects the character and function of the district. Generally, most buildings in this area are no higher than 2 stories. In typical commercial areas or along Main Streets, buildings can range from one to three stories tall. In residential areas, homes typically range from one to two stories. The relationship of adjacent building and their heights are even more important when dealing with smaller buildings. The consistency in height establishes a visual rhythm along a street. In transitional areas with both residential and non-residential buildings, height restrictions are important to maintain common character. Height transitions between residential and non-residential areas should be gradual to provide a smooth physical and visual transition. To retain the overall proportionality of buildings in commercial areas and establish appropriate transitions between residential neighborhoods and commercial areas, the following guidelines shall apply.

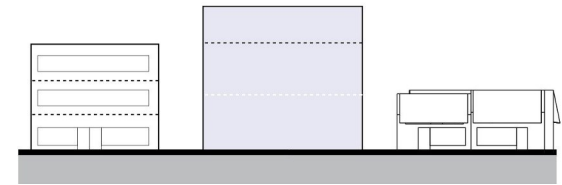
### Appropriate



*2321 Main Street Tucker (below) and diagram (above) illustrating successful relationship between building height and context.*



### Inappropriate



*Photograph and diagram illustrating poor building height relationship to context.*



### Building Height Guidelines

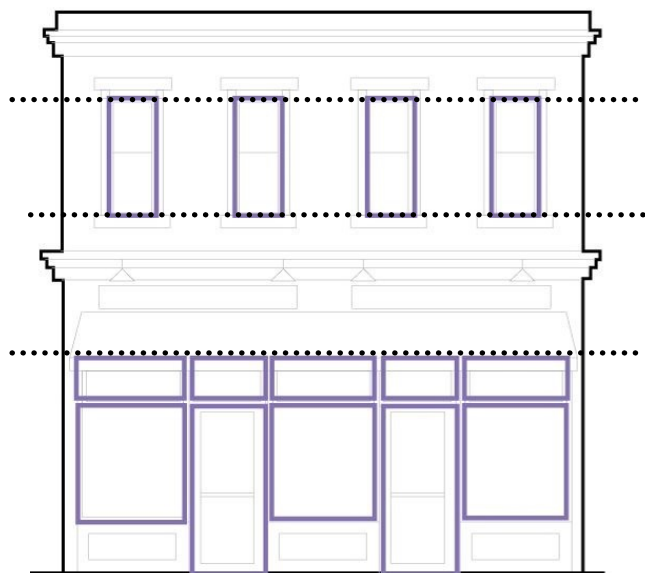
- 4.4.1 The maximum height of commercial buildings is no more than 1 story higher than adjacent historic buildings.
- 4.4.2 When a commercial property shares a property line with a residential property, the commercial building should be no more than one story higher than the residential building.
- 4.4.3 Alterations to the height of the historic structure are only allowed if addition is setback from façade to avoid obstructing view from the street.
- 4.4.4 Follow the same design and pitch as the historic roof for roof covering additions.

## 4.4 Rhythm and Orientation

Downtowns developed over time and traditional commercial buildings along Main Street reflect a place of commerce where people could easily walk to multiple destinations in a small area. Narrow and frequent storefronts were designed to allow smooth pedestrian access. Furthermore, repetition of entrances and openings along Main Street cultivates a visual interest and cohesiveness between buildings. To respect these established patterns, the following guidelines shall apply.

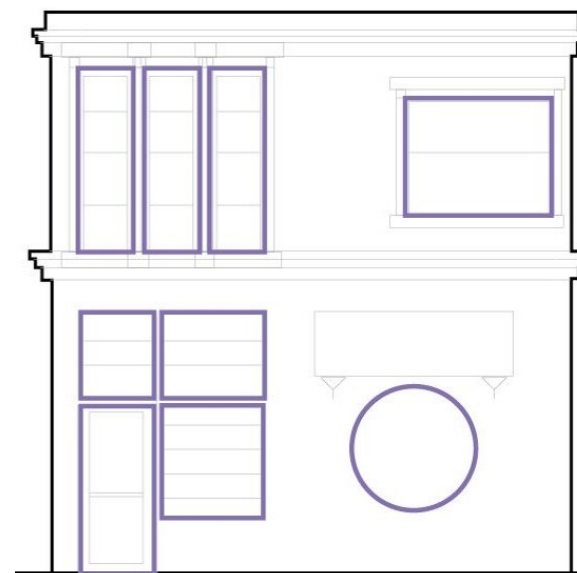
**Repetition of entrances and openings along Main Street cultivates a visual interest and cohesiveness between buildings.**

### Appropriate



*Regular rhythm and orientation of windows.*

### Inappropriate



*Irregular rhythm and orientation of windows.*

### Rhythm and Orientation Guidelines

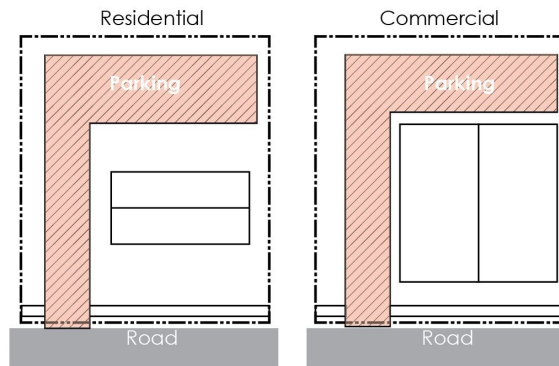
- 4.5.1 The rhythm of window openings should be compatible with adjacent buildings.
- 4.5.2 New construction should match the horizontal planes of the architectural features of adjacent buildings.
- 4.5.3 Openings of multi-story buildings should be aligned vertically.
- 4.5.4 The established wall-to-window ratio of buildings along a street should be repeated with new construction.
- 4.5.5 The proportion of windows should maintain orientation and proportion to its adjacent buildings. (i.e. portrait vs. landscape orientation.)
- 4.5.6 Attempt in the street-level design of any such facility to relate to pedestrians through the use of storefronts or display windows or other visual features.



## 4.5 Parking Lots

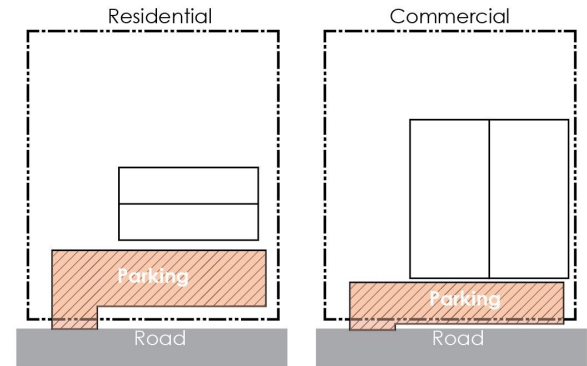
Parking lots are an integral feature in the urban fabric of the City of Tucker. There is a vast quantity of existing surface parking that is used throughout the city. Parking is vital to businesses and activity in the downtown core. When planned poorly, surface parking can cause a wide variety of issues to the character and environment of the historic district. Too much surface parking can drastically increase water runoff and create drainage and pollution problems to the groundwater. Too much unplanned surface parking can also serve to detract cohesive, dense development and cause the city's character to be diluted. It is critical that the city begin to address parking lot design and construction in the historic district.

### Appropriate



*Residential and commercial proper parking design and layout on side/rear of building façade.*

### Inappropriate



*Residential and commercial improper parking layout at the front of the building in between the building and street.*

### Parking Guidelines

- 4.6.1 New parking should be located to the sides and rears of existing buildings in areas prominently nonvisible from a public right-of-way.
- 4.6.2 Large paved areas for parking should not be placed in the front portion of any properties except extremely large lots with deep setbacks. Impervious area(s) must not exceed 40% of the property.
- 4.6.3 Screen parking lots from streets and sidewalks with trees and shrubs and include interior planting islands to provide shade and visual relief from large expanses of asphalt.
- 4.6.4 Install adequate lighting in parking areas to provide security in evening hours. Select fixtures that are appropriate to a historic setting and avoid cobra head types as seen in standard parking lots.
- 4.6.5 Parking should have at least one shade tree planted per 7 parking spaces.
- 4.6.6 Parking islands should be irrigated to promote proper tree growth.
- 4.6.7 Parking light poles shall not exceed 20 feet in height, must be painted black and should comply with light pollution standards. (Owners should provide a lighting plan to the THPC for approval.)
- 4.6.7 Parking Decks are encouraged, should adhere to the building height standards, and retain a "building-like" appearance.

## 4.6 Landscaping and Public Spaces

Landscaping of private sites is a critical part of the historic appearance of many of the residential areas of the district. Like setback and spacing, the character of the landscaping treatments changes throughout the district. Many properties have extensive plantings in the form of trees, foundation plantings, and shrub borders and flower beds. On some streets such as Lavista Road and Second Street, the dominant condition is open front lawns with large trees while other streets with shallower setbacks have smaller yards with limited plantings. In more commercial areas the landscape involves more consideration for the treatment of hardscapes. The Main Street landscape consists of wide sidewalks, vegetation buffers, directional parking spaces, and intermittent bench seating. The public spaces in and around Main Street are centered around small gathering points. These can be found at the Farmer's Market on Main Street, or the pavilion near the church on First Avenue. Both of these serve as excellent catalysts for community gathering.

### Appropriate



*Tucker Farmer's Market is an excellent example of landscaping and public space design. This space serves as a community gathering place.*

### Inappropriate



*Improper landscaping and hardscape that detracts from public interaction and community gathering.*

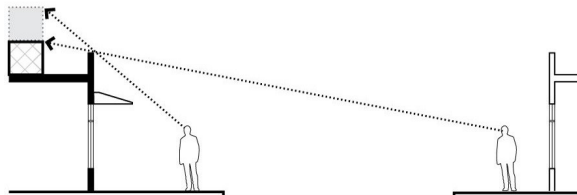
## Landscaping and Public Space Guidelines

- 4.7.1 Retain existing trees and plants that help define the character of the district. Replace diseased or dead plants and trees with appropriate species.
- 4.7.2 Tree ordinance is necessary to regulate removal.
- 4.7.3 Plant materials are not regulated.
- 4.7.4 Install new landscaping that is compatible with the existing area and indigenous to the area.
- 4.7.5 When constructing new buildings, identify and take care to protect existing trees and other plantings.
- 4.7.6 When planning new landscaping, repeat the dominant condition of the street in terms of landscaped borders and heights of screening.
- 4.7.7 Public spaces are not regulated by the THPC.



## 4.7 Utilities

Utilities are an unavoidable feature to any building and district. Although every building has them, they are quite often rarely, if at all considered in the design. If placed or designed incorrectly, utilities can also become visual and physical obstructions thus detracting from the character of the city. The recent redevelopment of the streetscape of Main Street has successfully relocated the majority of the utilities from the sidewalks and storefronts. This change has drastically improved the connection between the buildings, landscape, and community. If utilities can't be hidden or screened as part of the design, it is critical that property owners and developers consider the utilities as streetscape elements.



*Sight line diagram illustrating proper location and screening of rooftop utilities.*

### Appropriate



*Proper utility screen using landscape and complementary architectural elements.*

### Inappropriate



*Photograph and diagram illustrating poor utility location and screening.*

### Utilities Guidelines

- 4.8.1 Place utilities underground if at all possible or locate behind buildings.
- 4.8.2 Screen surface equipment such as generators, dumpsters, heating ventilation, air conditioning, and kitchen exhaust hoods.
- 4.8.3 Place necessary utilities such as transformers and overhead wires so that they are as visually unobtrusive as possible.
- 4.8.4 Dumpsters and trash storage should be located away from the public right-of-way.
- 4.8.5 Locate rooftop equipment, such as HVAC units, on sections of roofs that are not visible from public rights-of-way
- 4.8.6 Remove utilities, such as old mechanical equipment or pipes, that are no longer in use (unless utilities illustrate evolution of technology). If items can not be removed, paint that matches the color of the building is appropriate to cover the utilities.



## Appropriate Site Design



## Inappropriate Site Design



## Additional City of Tucker Resources for Site Issues

**Planning Department** (Zoning and Subdivision Standards)

**Building Department** (Building Code and Enforcement)

**Public Works Department** (Tree commission, Curb Cuts, Sidewalk repair etc.)



# CHAPTER 5.0



2316 MAIN STREET

# ARCHITECTURAL GUIDELINES

*“It is important to have an understanding of the styles throughout the district in order to preserve the character of Tucker.”*



## 5.1 Architectural Guidelines

The character throughout historic Tucker consists of simple architectural styles. Architectural styles are primarily commercial, and include several post World War II brick ranch residential buildings. The purpose of this chapter is to create a clear guideline for the treatment and design of the buildings located in historic Tucker. It is important to have an understanding of the styles throughout the district in order to preserve the character of Tucker.

## 5.2 Typical Commercial Façade

The typical Main Street façade is a one-part commercial brick structure. The buildings are set flush to the sidewalk, also known as a zero lot line. Since so many of the buildings on Main Street share repetitious façades, it is not recommended for the façade or lot orientation to be heavily altered. Maintaining a standard rhythm among commercial building preserves the established character and ensures that it persists into the future. There are two typical commercial façades in the district

that contribute to the historic character of Tucker. The storefront is the most prominent feature in the commercial core. It is important to identify any original elements of historical storefronts and take necessary steps to preserve, retain, or rehabilitate these features.

### Storefront Features

The storefront serves as the connecting point for commerce and customers. The storefront plays a crucial role in the store's ability to effectively advertise and merchandise. A business must be able to utilize the storefront to draw customers and increase business.

Common elements of a storefront include transoms, entrances, display windows, awnings and canopies, cornices, sign bands, and bulkheads. These features are important historic architectural details that establish a sense of place for customers. Creating and maintaining an attractive storefront contributes to the character of Tucker's Main Street and public appeal.

### Cornice Features

Historic commercial buildings typically display a decorative cornice along the top parapet. The detail of the cornice varies by location, year of construction, and based on what was fashionable at the time. The application of a decorative cornice served as the building's "crown", giving otherwise simple buildings visual interest and height.

## Creating and maintaining an attractive façade contributes to the character of Tucker.



*Historic brick cornice*

# Façade Terminology Diagram



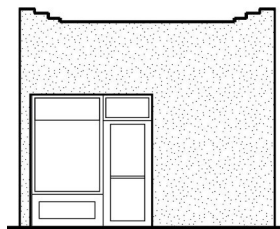


## 5.3 General Façade Standards

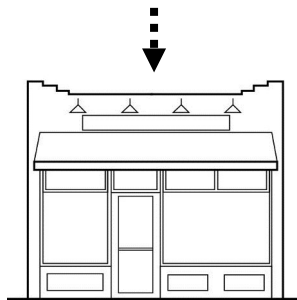
The storefront's prominence has left it victim to frequent alterations. This process has slowly eroded the historic character of structures and largely the overall appearance of Main Street. More and more people are recognizing and valuing the historical importance of preserving, rehabilitating, and maintaining historic commercial districts. A properly preserved and maintained downtown will not only add esthetic appeal and customer interest, it can aid in creating an economically flourishing commercial district.

### Façade Restoration

*If the original façade has been covered*



*Remove covering material(s) and repair and restore façade.*



### Appropriate



2361 Main Street

### Inappropriate



*Residential façade pasted onto a historic commercial storefront.*

### Façade Preservation Guidelines

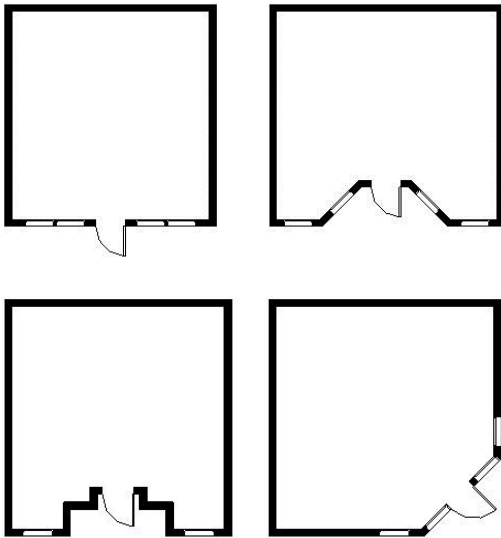
- 5.3.1 Evaluate the existing condition of the storefront. Determine if preservation and maintenance are sufficient, or if more extensive repairs are required.
- 5.3.2 Identify and retain any decorative or functional contributing historic features.
- 5.3.3 Remove any materials that have been used to cover historical building material such as non-historic cladding and mansard roofs.
- 5.3.4 Restore as many original elements as possible such as windows, doors, decorative details, and cornices.
- 5.3.5 New additions should be designed to fit the overall defining historical character. Respect the scale and proportions of the existing buildings.
- 5.3.6 New additions should be designed to fit the overall defining historical character of the street block (preferably in the rear). Respect the scale and proportions of the existing buildings.
- 5.3.7 Do not paint, coat, or apply any surface treatment to unpainted masonry surfaces.
- 5.3.8 Utilize the National Park Service Preservation Briefs (see appendix) when cleaning, restoring, or rehabilitating historic buildings.
- 5.3.9 Repair masonry with comparable mortar mix. Assess the historic color, texture, and methods prior to undertaking any projects.
- 5.3.10 Do not use tinted, reflective or smoked glass treatments on any windows.
- 5.3.11 Avoid rooftop additions that are visible from the street

## 5.4 Entrances

Entrances and storefronts play an integral part in the success and visibility of commercial buildings along the Main Street. When rehabilitation projects are approached using the correct standards and treatment, storefronts and entrances can provide added space for dining and retail. Historically, features such as transoms and large windows were included to provide much needed natural light and large areas to display wares.

### Traditional Storefront

### Entrance Configurations



### Appropriate



*2332 Main Street Tile Floor*

### Inappropriate



*Wood panel infill and residential doors added to entrance*

### Entrance Preservation Guidelines

- 5.4.1 Differentiate primary retail entrances from secondary access.
- 5.4.2 Entrances should be placed where they were located historically, especially when marked by an architectural detail (pediments or projecting bays)
- 5.4.3 Storefronts should consist of large, clear, transparent glass display windows commonly supported by bulkheads. Transom windows over the door are appropriate and should also be clear transparent glass
- 5.4.4 Preserve and maintain historic entryway details such as: Historic tile, terrazzo, hardware, and doors.
- 5.4.5 Do not add new entryways to the storefront facade where there were historically none.
- 5.4.6 Entryway surrounds that are appropriate should be wood and metals that are dark and resemble cast iron



## 5.5 Doors

Doors are commonly the focal point of a building. It is important to preserve, rehabilitate and maintain historic doors to revitalize the historic character of the district. Moreover, they serve as an important functional element to the building. Door material, scale, and maintenance is important for visual continuity. The following guidelines endeavor to assist in the proper treatment of historic doors.

### Appropriate



2336 Main Street

### Inappropriate



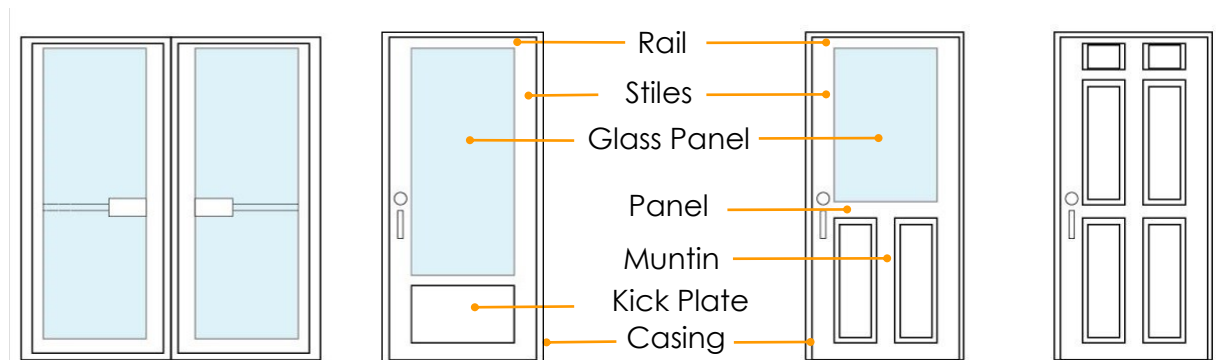
Inappropriate door infill with plywood that ignores the transom.

### Door Preservation Guidelines

- 5.5.1 Replace non-historic door and entryway materials with appropriate materials
- 5.5.2 Retain, restore, and maintain historic doors.
- 5.5.3 When necessary, replace door hardware in kind.
- 5.5.4 If doors must be entirely replaced, replace in kind. Meaning replace the doors using the same material and design, if available. Glass should match what was historically present in the doors.
- 5.5.6 When replacing doors in a residential style to commercial use building, do not replace residential doors with commercial. It is appropriate to replace residential doors with the same style.

### Door terminology diagram

Examples of appropriate doors and their component parts.



## 5.6 Windows

A transom is a small window or fan light that is set above a larger window or door. Before the invention of electricity, transom windows provided an excellent source of added natural light to buildings. Transom windows still serve as sources of natural light, ventilation, as well as character-defining features. Large glass storefront windows are the most prominent feature of a building. Windows also contribute to the architectural form and style of buildings. Care should be taken to ensure the proper maintenance of historic windows and transoms. It is highly suggested to consult a professional specializing in historic window preservation and restoration when undertaking window repairs.

### Appropriate



*Window renovation preserving the historic integrity of the building and streetscape.*



### Inappropriate



*Inappropriate window infill that ignores the building and streetscapes storefront rhythm.*



### Window Preservation Guidelines

- 5.6.1 Retain, restore, and maintain historic windows.
- 5.6.2 If windows or parts must be replaced, use materials that match the historic materials, size, shape, and style.
- 5.6.3 Do not cover or fill existing historic windows or openings. However, restoring window openings that were historic to the building is recommended.
- 5.6.4 Do not use historically inappropriate materials such as vinyl, plastic, fiberglass, or unpainted aluminum.
- 5.6.5 Replace broken or missing panes with same color and texture as adjacent panels.
- 5.6.6 Follow historic fenestration and window rhythms.



## 5.7 Cornices & Roofs

It is important to consider the cornice and roof lines of historic buildings. A cornice is any horizontal ornamental molding that crowns a building. Cornices can run along only the front facade, or along the entire length and width of the building. Cornices serve as important decorative elements of a building and should be preserved and restored. The addition of cornices and roofs should be based on historical documentation or based on similar historic buildings in the district. The functionality of the roof is vital to the longevity of a building. A roof acts as shelter from the elements. Its design is important method of managing rainwater, helping direct water away from the building. Roofs can also be decorative architectural features, adding character to buildings.

### Appropriate



4121 Lawrenceville Highway

### Inappropriate



Inappropriate roof preservation with excessive amounts of waterproofing.

### Cornices and Roofs Preservation Guidelines

- 5.7.1 Existing historic roofs and cornices should be maintained and preserved. The pitch, shape, structure, and material should also be maintained. *(for possible rooftop additions see section 6.6)*
- 5.7.2 If visible cornice parts must be replaced, do so with materials that match the original design and materials.
- 5.7.3 For brick cornices, when repair/repointing match mortar mix to those already in place. Mortar should match the texture, color, composition, application, and joint profile. Custom mixed mortar allows for normal building movement without damaging the structural integrity of the building or brick.
- 5.7.4 Do not install a new roof over an existing roof. Additionally, do not install a roof that extends over or covers a parapet wall.

## 5.8 Side and Rear Facades

Side and rear facades serve a multitude of purposes as secondary entrances, service access, and a place to install utilities that is clear from view. However, the side and rear facades can be character contributing elements. It is important to assess the compatible integration of contributing side and rear facades. This section is designed to guide property owners in this process.

### Appropriate



*2316 Main Street rear façade.*

### Inappropriate



*Inappropriate side façade installation that is not original to the building.*

### Side and Rear Façade Preservation Guidelines

- 5.8.1 Maintain rear and side service and utility access
- 5.8.2 Use compatible materials for rear and side doors that are in a similar style as the building's time period
- 5.8.3 Maintain side and rear doors and windows. Do not cover or fill side or rear openings. If historic rear or side windows and doors have been covered or filled, remove covering and restore the original opening(s).
- 5.8.4 Do not install false "Main Street" storefronts to side, rear, or front facades that mimic a style earlier than the context.
- 5.8.5 Do not install residential style doors on commercial buildings..



## 5.9 Awnings and Canopies

Historically, awnings and canopies provided customers with shelter from the elements, reduce glare, and conserve energy by controlling the amount of sunlight entering the storefront windows. Installing a canopy or awning can provide businesses with additional facade space for colors or space for an awning sign.

Appropriate



2316 Lawrenceville Highway

Inappropriate



*Inappropriate exterior balloon awnings detract from the historic character of the façade.*

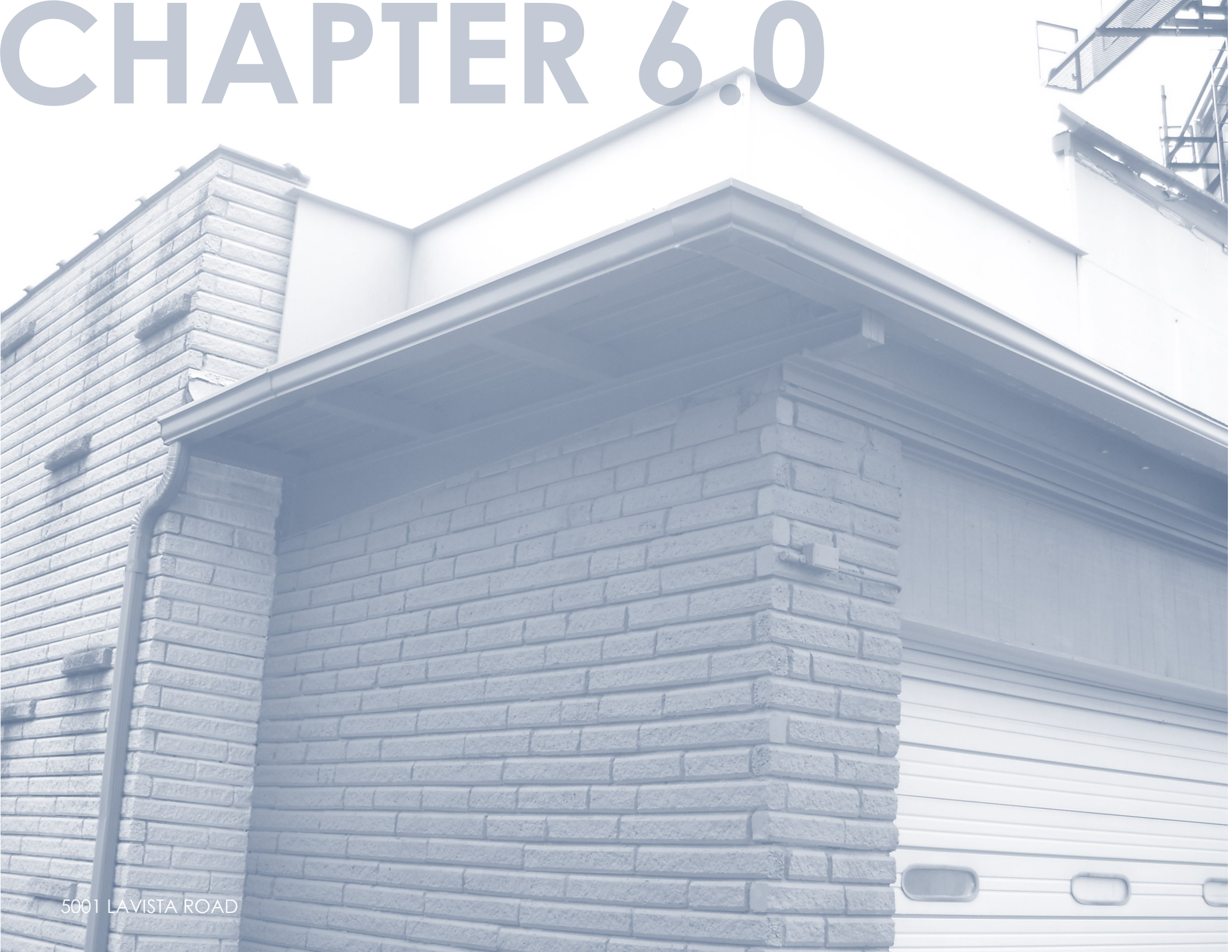
### **Awnings and Canopies Preservation Guidelines**

- 5.7.1 If awnings are added, choose fabric that is made from soft canvas or vinyl material rather than wood or metal.
- 5.7.2 The installation of awnings should not damage the building or visually obscure distinctive architectural details.
- 5.7.3 Fixed aluminum awnings and awnings simulating mansard roofs and umbrellas are generally inappropriate for older commercial buildings.
- 5.7.4 Awnings should match the width of the storefront and not extend beyond the piers of the building.
- 5.7.5 Avoid balloon or “bubble” awnings.
- 5.7.6 Gas station canopies shall be on the side or rear of the building.
- 5.7.7 Drive-thru canopies must be on the side or rear of the building.





# CHAPTER 6.0



5001 LAVISTA ROAD

# NEW CONSTRUCTION

*“New construction, additions, and residential-to-commercial conversions should be considerate of the character of the historic district.”*



## 6.1 Overview

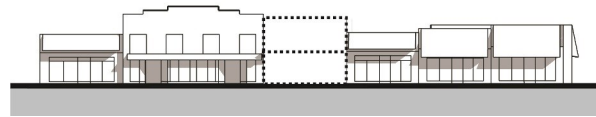
In order for the City of Tucker to grow and evolve as a community the city must encourage new construction and development. In the Main Street area there is a lot of vacant lots that could serve as an excellent site for development. New construction, additions, and residential-to-commercial conversions should be considerate of the character of the historic district.

## Downtown Commercial

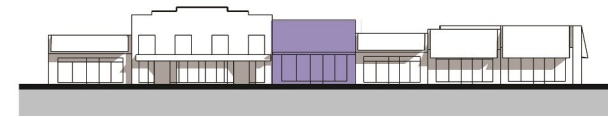
In and around the Main Street commercial district buildings should adhere to the architectural massing of the context. Infill construction should maintain continuity of the standard cornice height within four feet. Buildings should also maintain a consistent language of building openings.



*Appropriate new infill construction that complements the historic context.*



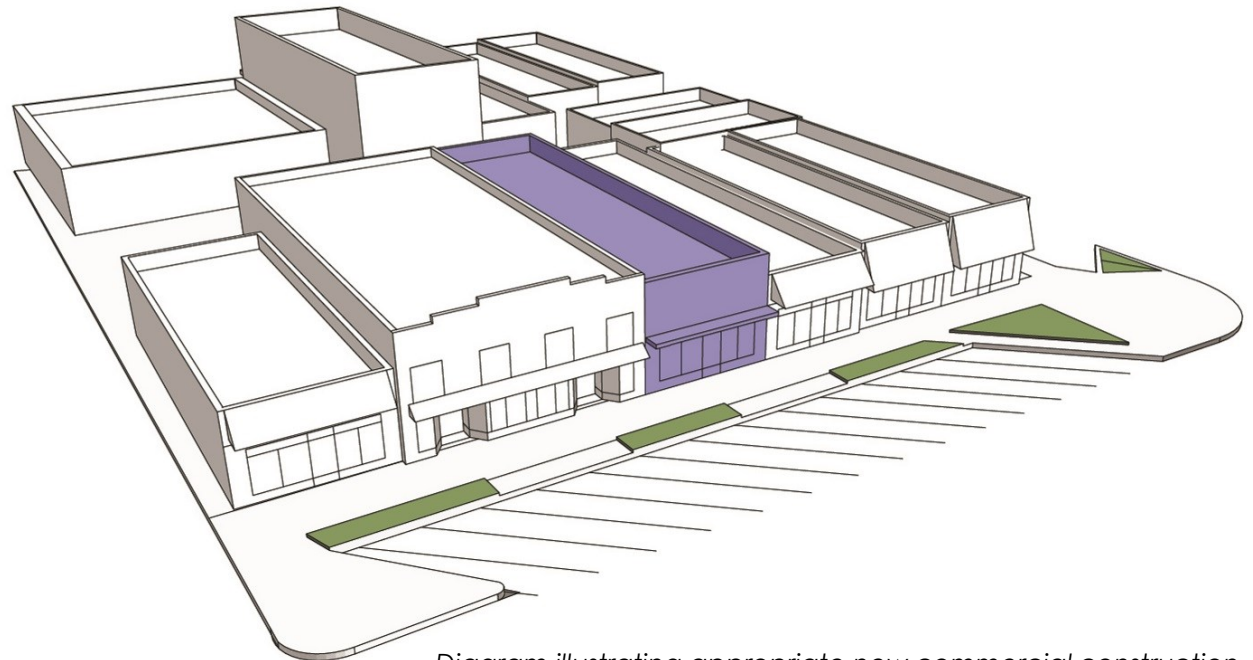
*Block frontage with empty lot.*



*Block frontage with appropriate infill.*

## 6.2 Building Placement and Massing

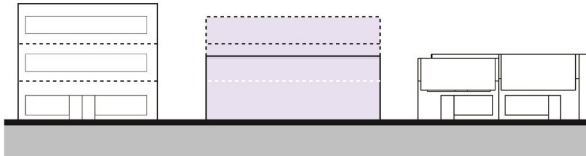
Building massing in the City of Tucker varies from the downtown commercial Main Street corridor to the peripheral residential areas. Buildings near the center are typically one to two-story buildings that have a zero-lot line condition. As you move further off Main Street the building's relationship and massing to the street becomes inconsistent. In order to address this varying arrangement the new infill buildings should help blend the placement and massing of the surrounding context.



*Diagram illustrating appropriate new commercial construction.*

## Off-Main Street Commercial

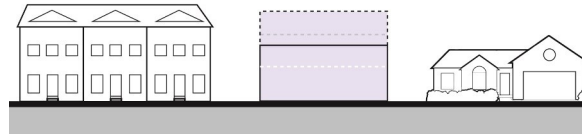
New commercial construction that is built one to two blocks off Main Street should maintain a consistent scale to the context. Most buildings off Main Street are between 1-3 stories. New development should fall within these parameters.



*1-3 story commercial building infill height.*

## Multi-family to single-family residential

In some areas off of Main Street there are a few multi-family residential properties. Infill development in these areas is highly desired. New multifamily or mixed use construction in these areas should blend the massing and placement of the structures on the street and place parking on the side/rear.



*1-2 story multi-family mixed-use to single-family building infill height.*

## Residential

As you move further from Main Street you will encounter more residential areas. These areas are defined by large setbacks off the street, driveways, and even outbuildings. Commercial and residential infill should adhere to the massing and placement of the adjacent properties.



*1-2 story residential building infill height.*



*2333 1st Avenue*



*4215 1st Avenue*



*2318 2nd Street*



## 6.3 Architectural Style Elements

After the property owner or developer has considered the overall massing and placement of the new building they must take into consideration appropriate architectural elements. The design of buildings should adhere, or be compatible with the existing styles. This is also true when considering: materials, quantity and placement of openings, cornices, awnings, roof profile, and other architectural features.



*An example of newly constructed arches in alleyway can create a sense of continuity in the architecture.*

### Appropriate



*Successful new construction illustrating proper use of scale, openings, and height.*

### Inappropriate



*Inappropriate new construction with closed in storefronts. This type of infill breaks the historic language of the district.*

## Architectural Style Elements Guidelines

- 6.4.1 Building facades should refrain from having little to no definition of pedestrian scale. Large or expansive walls with no openings and/or little to no change in material appearance are considered inappropriate.
- 6.4.2 Use exposed or unpainted brick whenever possible.
- 6.4.3 Use complementary and simplified color schemes that are complementary to the material and its' surroundings.
- 6.4.4 Avoid blank walls that are exposed to street view.
- 6.4.5 Roof lines must be within a 1/2 or one-story of adjacent structures.
- 6.4.6 Continue existing cornice, eave, awning, and storefront lines whenever possible.
- 6.4.7 Utilities and mechanical equipment should be placed on the side/rear of the building and screened in the architectural design.
- 6.4.8 Avoid placing utilities on the façade of the building wherever possible.

## 6.4 Balconies, Porches and Patios

Balconies, Porches and Patios are excellent resources to activate a building or street with pedestrian activity. These elements also serve as valuable places of refuge from either interior or exterior elements. On Main Street there few porches or patios. However, as you move further away from Main Street there tend to be more of these amenities for street side dining or residential use. When designing a balcony, patio, or porch please consider the following guidelines.

### Appropriate



*4236 Main Street, successful new construction illustrating proper use of patio elements for a seating and dining.*

### Inappropriate



*Inappropriate balcony construction not original to building and interrupts sidewalk and storefront activity.*

### Balconies, Porches and Patios Guidelines

- 6.5.1 Do not add balconies, porches or patios where there were none on the original structure.
- 6.5.2 Porches and Balconies should be complementary to the architecture of the building they project/recede from.
- 6.5.3 Do not permanently enclose original balconies, patios or porches.
- 6.5.4 Avoid closing in patios or porches with knee-walls or obtrusive fencing.
- 6.5.5 Do not use patios or porches for storage or other visual obstructions. (ADA ramps, parking, etc.)



## 6.5 Additions

Additions can be an easy alternative or viable option to creating more space without a new building. New additions should maintain consistency with the architecture and character of the context. They should also maintain massing and placement based on the original design of the structure.

### Appropriate

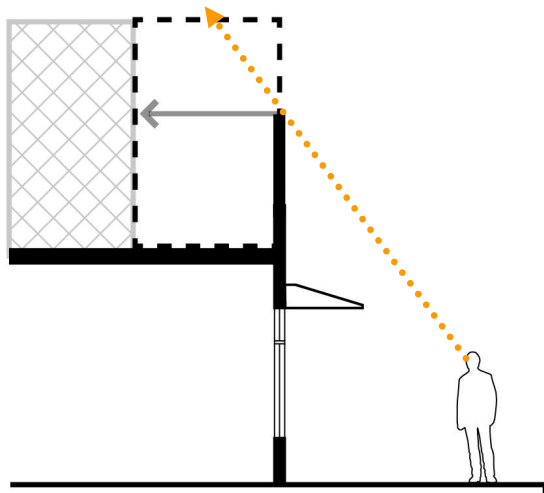


*2318 Second Street, side and roof additions maintaining consistency with the architecture.*

### Inappropriate



*Inappropriate addition to an existing structure increasing the appearance of the building height.*



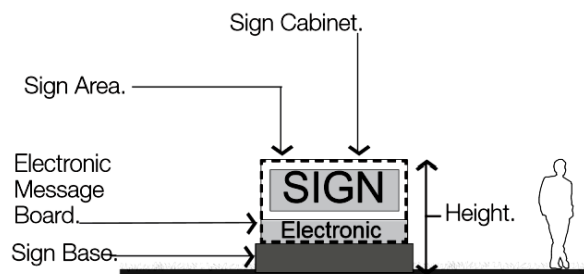
*Rooftop additions should be setback from the original roofline so that they are not visible from the adjacent sidewalk.*

### Additions Guidelines

- 6.6.1 Additions should be primarily located on the side or rear facades.
- 6.6.2 Avoid altering the original roof line to match the addition.
- 6.6.3 Do not obscure, damage, or block original or historic materials or architecture.
- 6.6.4 Provide contrast or differentiation from the original structure whilst maintaining consistent detailing.
- 6.6.5 Use compatible materials and site features.
- 6.6.6 Do not add full floors to the top of an existing roof line unless appropriately setback. (small penthouse additions setback from the street acceptable)
- 6.6.7 Do not add any exterior stairs, balconies, or patios where none existed.

## 6.6 Residential-to-Commercial Conversion

Around the edge of the Proposed Historic District there are many properties that have been converted from single-family homes to commercial businesses. These conversions typically involve the business expanding the house and site with parking, interior additions, outbuildings and signage. Even though the area has several of these commercial properties they should still retain and complement the character of the residential district. Additions and new construction should maintain the suburban character of the street and buildings.



*Residential monument signage diagram illustrating the different components and their proper location.*

### Appropriate



*2318 Second Street, successful residential-to-commercial conversion with side/rear additions.*

### Inappropriate



*Inappropriate residential-to-commercial conversion illustrating improper parking and use of architectural elements.*

## Residential-to-Commercial Conversion Guidelines

- 6.7.1 Preserve as much of the original residential structure as possible. (materials, openings, roof profile, landscaping etc.)
- 6.7.2 Additional Parking should be located off the street on the side or rear of the house.
- 6.7.3 Preserve and maintain all roof elements, chimneys, dormers etc.
- 6.7.4 Preserve and maintain cladding and exterior materials whenever possible.
- 6.7.5 Match shutters, storm windows and window style to retain historic window character.
- 6.7.6 Mechanical systems should be screened at the side or rear of the house.
- 6.7.7 Preserve outbuildings and garages original to the house.
- 6.7.8 Preserve railings, porches and decorative features original to the house.
- 6.7.9 Only monument signage is allowed.
- 6.7.10 ADA ramps shall be placed on the side/rear of the building.



# CHAPTER 7.0



2380 Main Street



# SIGNAGE

*“A well placed, well designed sign will complement the architectural character of the community, while still successfully displaying the proper content.”*



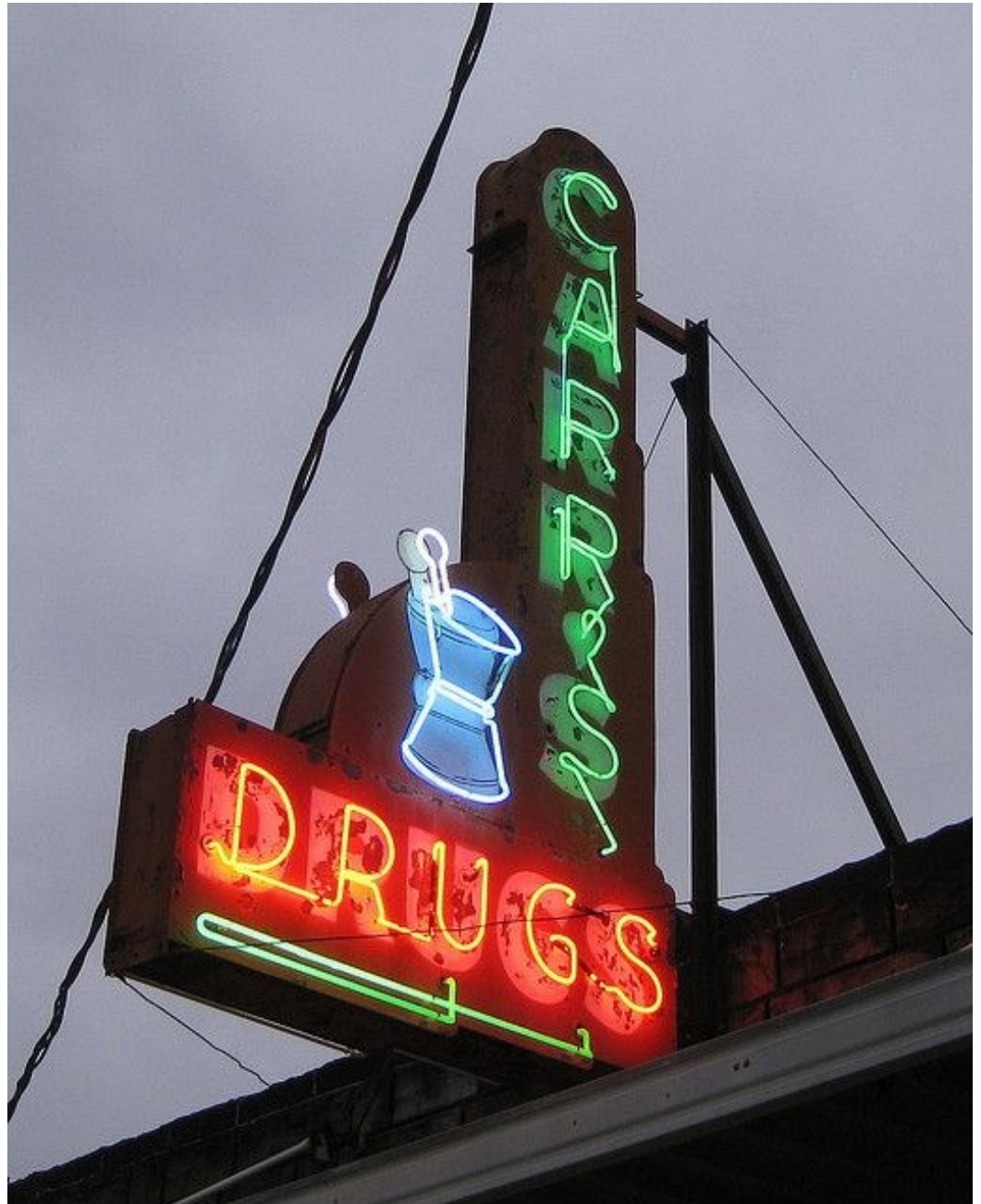
## 7.1 Overview

In the City of Tucker signage serves as an important tool for both the visitor and property owner. Visitors may use signage as a wayfinding tool to help better navigate the city. Signage can also be used as an attractive tool for property owners and retailers. It is imperative to maintain a consistent design appearance to avoid fragmenting the local identity of the community.

This chapter will serve as a design guide to assist any property owners in the proper signage configuration



*Chaotic sign placement and design. This environment is hectic and confusing to visitors and residents.*



*Carr's Drugs Neon Sign, 2340 Main Street*

## 7.2 Sign Types

### Wall Sign

A wall sign is signage that is mounted to the façade of the building, either directly or through application of a larger placard. They are usually located above the storefront, or centered between the cornice and awning or canopy.



Wall sign diagram illustrating proper proportion and placement on the building.

### Awning Sign

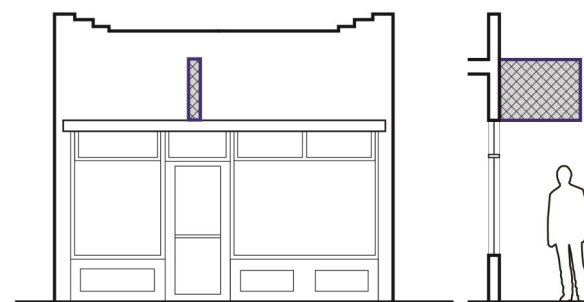
Awning signs are typically printed on the awning material. In some cases placards may be placed on the fascia of the canopy. Awning signs should typically be printed on the valance to maintain consistency.



Awning sign diagram illustrating proper proportion and placement on the building.

### Projecting Sign

Projecting signs are a double faced sign that extends perpendicular to the façade of the building. These signs are typically hung above the sidewalk and have façade lighting.



Projecting sign diagram illustrating proper proportion and placement on the building.



2316 Main Street



2316 Main Street



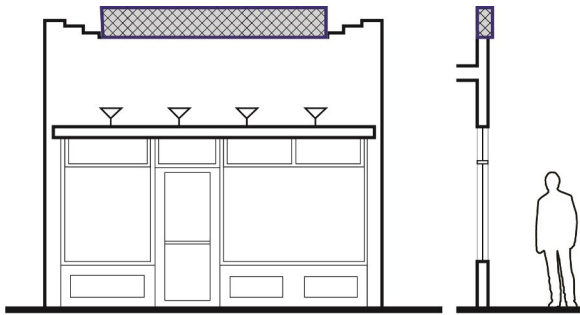
2332 Main Street



## 7.2 Sign Types (Continued)

### Cornice Sign

A cornice sign is typically mounted to the parapet wall, fascia, or roof substrate behind. These signs are typically lit from the canopy or awning below.



*Cornice sign diagram illustrating proper proportion and placement on the building.*

### Display Window Sign

Display window signs come in a variety of media. They are most frequently painted on letters or decals. In some instances there are lighted signs behind the glass or stick-on signs on the front of the glass.



*Display window sign diagram illustrating proper proportion and placement on the building.*

### Sidewalk Breadboard Sign

A "sandwich" or breadboard sign is used primarily along sidewalks and streetscapes. These are usually wood, plastic, or metal structures that are moved in and out of the business daily.



*Sidewalk sign diagram illustrating proper proportion and placement on the building.*



2279 Main Street



2380 Main Street



Breadboard/Sandwich sign

## 7.3 Placement

Proper sign placement, quantity, and size are critical in avoiding ad-hoc or haphazard streetscapes. Visibility is one of the key attributes to a successful design, however, the placement must be thoughtfully considered prior to installation.

When visitors enter the City of Tucker they should be able to “read” the city’s signage and wayfinding elements. Signage typically is located in or on the building, as well as on the streetscape.

Signage should avoid obstructing the pedestrian right-of-way, and should enhance the City of Tucker’s sense of character. More specifically, signs should avoid detracting from the adjacent historic buildings.

### Appropriate



*Proper display window sign.*

### Inappropriate



*Inappropriate wall sign materials, mounting and scale.*

## Placement Guidelines

- 7.4.1 Do not block or obstruct defining features of the streetscape or adjacent buildings.
- 7.4.2 Awning signs and awnings should be below the cornice and allow breathing room between façade architectural features.
- 7.4.3 Awnings should avoid protruding into the streetscape more than 6 feet.
- 7.4.4 Display window signs should avoid obstructing the majority of the visible glass area.
- 7.4.5 Streetscape and Breadboard signage should be displayed as close to the façade of the building as possible to avoid obstructing pedestrian traffic flow.
- 7.4.6 Awning signs are typically printed on the awning material. In some cases placards may be placed on the fascia of the canopy. Awning signs should be printed on the valance to maintain consistency.
- 7.4.7 Monument signage should be placed within 5-8 feet of the curb line to prevent impeding the residential character of the street.
- 7.4.8 The combined area of any and all signage of any building or structure shall not exceed ten percent (10 %) of the main building façade.



## 7.4 Materiality

Sign materials and lighting are just as important as the placement of the sign. A well placed, well designed sign will complement the architectural character of the community, while still successfully displaying the proper content. Signs and their corresponding lighting should be maintained regularly to avoid unnecessary distractions from the character of the city.

### Appropriate



*Proper display window sign*

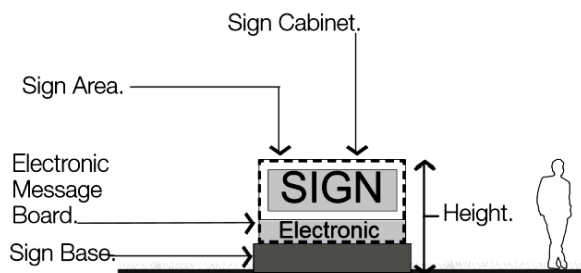
### Inappropriate



*Inappropriate plastic light box wall sign material*

## Material Guidelines

- 7.5.1 Projecting and wall mounted signs should maintain proportion and common dimensions to other adjacent buildings.
- 7.5.2 Use appropriate materials for signs exposed to the elements. i.e. weather and fade resistant wood or wood finishes, metal or metal finishes, and painted surfaces.
- 7.5.3 Avoid the use of plastic signage.
- 7.5.4 Professionally adhere or apply all lettering if the sign has multiple parts.
- 7.5.5 Anchor signs with complementary or matching hardware.



*Residential monument signage diagram illustrating the different components and their proper location.*

## 7.5 Lighting

Sign lighting is integral for a business to advertise or display successfully. It's also an excellent resource for businesses to highlight or brand their location. Similar to sign placement, it is imperative that lighting be designed and constructed to complement the character of the architecture. In fact, lighting should be evenly distributed and spaced to continue the rhythm of the streetscape. Property owners should avoid light pollution or “spill” from their sign onto other property. Lighting fixtures should also be finished in a complementary material to the historic district.

### Appropriate



*Proper wall and awning sign lighting locations.*

### Inappropriate



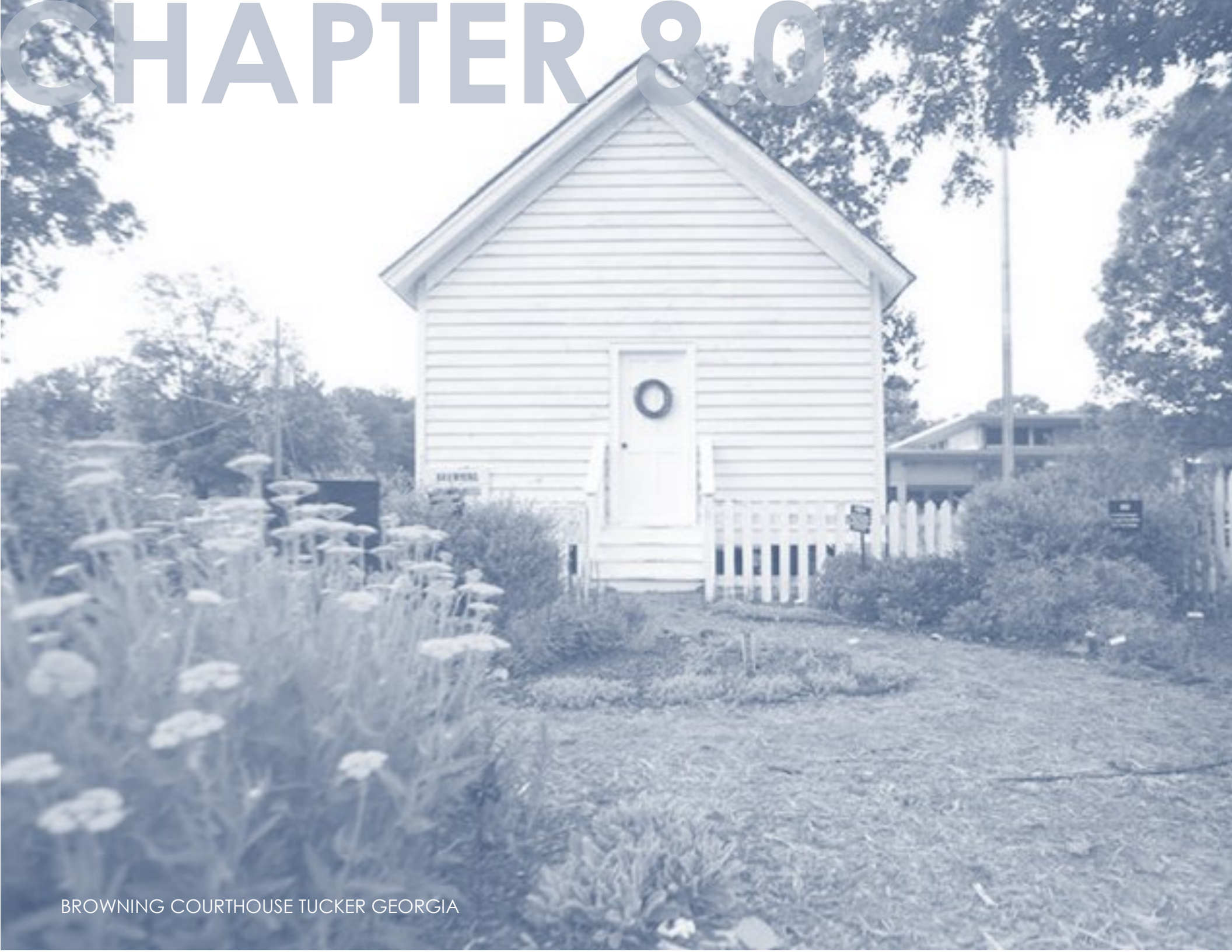
*Inappropriate projecting neon sign that is not original to the building or context.*

### Lighting Guidelines

- 7.6.1 Sign lighting should be mounted to avoid light pollution to other properties and the streetscape.
- 7.6.2 Avoid uplighting whenever possible.
- 7.6.3 Do not use different bulb types in the same lighting fixture. i.e. incandescent/led/fluorescent bulbs.
- 7.6.4 Avoid internally lit plastic signage. Signs should be illuminated from an external source.
- 7.6.5 No exposed neon signs.



# CHAPTER 8.0



BROWNING COURTHOUSE TUCKER GEORGIA

# RELOCATION, DEMOLITION, STABILIZATION, AND MAINTENANCE

*“The landscape in which a historic property resides may be significant in its own right. In most cases it is important to identify and retain the historic setting of a building.”*



## 8.1 Overview

A Certificate of Appropriateness (COA) is required prior to the relocation, demolition, and stabilization of any building within the historic district. Demolition, relocation, and stabilization are examples of a “material change in appearance” and require the approval of a COA by the Historic Preservation Commission (HPC). The HPC will base decisions regarding demolition, deterioration (or demolition) by neglect, relocation, and stabilization on the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties and the National Park Service Preservation Briefs. These specific criteria will be assessed prior to approval of any COA for the following:

## 8.2 Relocation

The landscape in which a historic property resides may be significant in its own right. In most cases it is important to identify and retain the historic setting of a building. Similar to demolition, relocation should be treated as a last resort. If a historic building is moved into a historic district it must be compatible with buildings within the district.

The HPC will consider the following before approving a COA:



*Browning Courthouse relocated 1985*

### **Contribution to Current Setting**

Does the historic character and aesthetic interest of the building, structure or object contribute to its present setting?

### **Plans for the Area**

Are there definite plans for the area to be vacated? If so, what would the effect of those plans have on the character of the surrounding area?

### **Potential for Significant Damage**

Can the building, structure, or object be moved without significant damage to its physical integrity?

### **Relocation Area**

Is the proposed relocation area comparable with the historical and architectural character of the building, structure, site or object?

## 8.3 Demolition

The demolition of a historic building is a permanent irreversible undertaking and should be considered only as a last resort. Alternative possibilities for saving the threatened historic building should be explored prior to demolition. A decision by the HPC to approve or deny a COA for demolition of a building judged to be 50 years or older will be guided based on the standards listed to the right. It should also be noted that prior to demolition, any historic structure should be considered for reuse or renovation. In the rare instances that a COA for demolition be approved by the HPC, documentation of the historic property must meet HABS/HAER (Historic American Building Survey/ Historic American Engineering Report) standards



*Johns Homestead nominated by Georgia Trust for Historic Preservation's "10 Places in Peril"*

### **Justification**

What is the reason for demolition?

### **Structural Integrity**

What is the current status of the structure and property?

### **Significance**

What is the historic, scenic, or architectural significance of the building, structure, site, tree or object?

### **Contribution to Historic District**

What is the importance of the building, structure, site, tree or object to the ambiance of the district?

### **Replication**

What is the level of difficulty or impossibility of replicating such a building, structure, site, tree, or object because of its design, texture, material, detail, or unique location?

### **Status**

Is the building, structure, site, tree or object the last remaining examples of its kind in the district?

### **Reuse of Property**

Are there definite plans for the use of the property if the proposed demolition is carried out? What would the effect of those plans have on the character of the surrounding area?

### **Remedial Measures**

Have reasonable measures been taken to save the building, structure, site, tree or object?

### **Reasonable Return**

Is the building, structure, site, tree or object capable of generating reasonable economic return on its value?

### **Economic Hardship**

Is the owner of the building, structure, site, tree or object incapable of taking care of the property.

### **Feasibility of Rehabilitation**

Is the scope of rehabilitation of the building, structure, site, tree or object reasonable?



## 8.4 Demolition By Neglect

Demolition, or deterioration, by neglect is a term used to describe when a property owner intentionally allows a historic property to fall into extreme disrepair by failing to provide ordinary maintenance or repairs. At times, the neglect is so severe the building is potentially beyond the point of repair.



*Residential demolition by neglect*



*Neglected façade maintenance and upkeep.*

### **Monitoring**

The Tucker Historic Preservation Commission (THPC) is tasked with monitoring the condition of historic properties and existing buildings in the historic district. The THPC will determine if the historic structure is being allowed to deteriorate by neglect.

### **City Enforced Alternative**

The city could bill the owner for repairs, or put a lien on property.

### **Determination and Enforcement**

If the THPC determines there has been a failure to provide ordinary maintenance and the structure exhibits signs of deterioration such as broken windows, unsealed doors and exterior openings allowed vermin, vagrants, and vandals to enter, or deterioration of a building's structural system, the property owner will be notified, provided steps to repair the damage, and given 30 days in which to undertake remediation.



*Neglected waterproofing and building maintenance resulting in building foundation issues.*



*Mothballed building boarded up with yellow plywood.*

## 8.5 Stabilization and Protection

Stabilization is a process used to slow down the rate of deterioration while a historic building is not in use. This process is also referred to as “mothballing”. Mothballing is an appropriate option while raising funds to restore, rehabilitate or preserve a property. Moreover, if a building has been deemed unsafe for habitation, mothballing could be a preferred option to avoid demolition. Proper stabilization and mothballing a historic property is vital to the preservation of historic buildings which are “de-activated” and can protect buildings for as long as ten years. Consulting with a team of preservation technicians is recommended. However, this section will help guide property owners and the THPC with the necessary steps and tools to stabilize a historic building. If a building in the Tucker Proposed Historic District should become vacant, a property owner must obtain a COA from the HPC before undertaking stabilization and mothballing.

### **Step 1: Documentation and Assessment**

- Photograph the building and document the historic significance, dates of construction, and chronology of alterations or additions and their approximate dates. Document the types of building materials, construction techniques, and any unique detailing or variations from typical craftsmanship.
- Prepare a conditions assessment report for the building. A conditions assessment can provide an accurate overview of the building and help uncover specific areas that need special protection.
- There are three common threats to vacant buildings. Prepare to protect against: Vandalism, Weather, vermin, and Changing air conditions.

### **Step 2: Stabilize**

- Structurally stabilize the building, based on a professional condition assessment.
- Exterminate or control pests, including termites and rodents.
- Protect the exterior from moisture penetration.

### **Step 3: Mothballing**

- Secure the building and its component features to reduce vandalism or break-ins.
- Provide adequate ventilation to the interior.
- Secure or modify utilities and mechanical systems.
- Develop and implement a maintenance and monitoring plan for protection.

### **Step 4: Monitor the Property**

- Periodically monitor the building's security.
- Vandalism is one of the top three threats to a vacant building, leaving it vulnerable to trespassing and damage to the building itself.
- Monitor the effectiveness of the mothballing process to maintain persistence of the property.
- Notifying local authorities such as fire and police and neighbors help in keeping an eye on the building.



## 8.6 Maintenance

Minimum ordinary maintenance or repair includes the minimal amount of maintenance that does not involve a material outer change in appearance. Minimum maintenance that is permitted without the application of a Certificate of Appropriateness (COA) are measures to correct decay, deterioration, and to sustain the existing form of the building. Examples of such conditions are as follows:

- Foundations
- Structural members (floor joists, walls, ceilings, roof members, and interior stair cases)
- Exterior surfaces and materials (siding & masonry joints)
- Weather protection & ventilation (windows, doors, flashing, downspouts, gutters, vents)
- Stairways & porches
- Protective measures against rodent & termite infestation
- Security & utilities

Failure to provide ordinary minimum maintenance or repair will result in notification by the Tucker Historic Preservation Commission. The owner will be given the steps necessary to remedy the situation. Within 30 days of receiving notice the property owner may request a hearing and recommendation of action before the commission. The mayor and council will review the recommendation of action by the commission

The owner will have 60 days from the receipt of notice in which to begin the repairs, and 180 days to complete the repairs. Should such repairs require more time for completion, an extension of 180 additional days will be granted.

If the mayor and council find steps to remedy the condition have not been made, the necessary steps to prevent deterioration or demolition by neglect can be performed by someone other than the owner. The owner will be held liable for the cost of maintenance or repair. This lien will attach to the real property until payment of all costs is paid to the city.



*Subcontractors performing façade maintenance.*



*Door maintenance and conservation.*



*Proper cleaning and maintenance of gutters is essential in minimizing water and debris damage to a historic structure.*



*Roof damage and maintenance is vital to address in a timely manner.*

## Cautions During Maintenance Work

All maintenance work requires attention to safety of the workers and protection of the historic structure. Examples include the following:

- Care should be taken when working with historic materials containing lead-based paint. For example, damp methods may be used for sanding and removal to minimize air-borne particles. Special protection is required for workers and appropriate safety measures should be followed.
- Materials encountered during maintenance work, such as droppings from pigeons and mice, can cause serious illnesses. Appropriate safety precautions need to be followed. Services of a licensed contractor should be obtained to remove large deposits from attics and crawlspaces.
- Heat removal of paint involves several potential safety concerns. First, heating of lead-containing paint requires special safety precautions for workers. Second, even at low temperature levels, heat removal of paint runs the risk of igniting debris in walls. Heat should be used only with great caution with sufficient coverage by smoke detectors in work areas. Work periods need to be timed to allow monitoring after completion of paint removal each day, since debris will most often smolder for a length of time before breaking out into open flame. The use of torches, open flames, or high heat should be avoided.
- Many chemical products are hazardous and volatile organic compounds (VOC) are banned in many areas. If allowed, appropriate respirators and other safety precautions are essential for use.
- Personal protection is important and may require the use of goggles, gloves, mask, closed-toed shoes, and a hard hat.
- Electrical service should be turned off before inspecting a basement after a flood or heavy rain, where there is high standing water.



# CHAPTER 9.0

## Tucker Tattler Tucker High School Baseballers Play For State Title Thursday



**Little Tales**  
Methodists Missionary

### Little Mass Movie Star

### Wheat

OK... 7 2000 'RL

## PLANTATION



## THE TUCKER T

# the Tucker Tattler

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TUCKER, GEORGIA

VOLUME 1 - NUMBER 12

WEDNESDAY, OCTOBER 21, 1907

### TATTLE TALES

### Businessmen Appoint New Committees

By NANCY VAUGHN  
Editor and Publisher

I believe Mr. Cooper's address is 1234 Main St. and he is a member of the Tucker Chamber of Commerce. He is a very successful businessman and is well known in the community. He is a member of the Tucker Chamber of Commerce and is a very successful businessman and is well known in the community. He is a member of the Tucker Chamber of Commerce and is a very successful businessman and is well known in the community.

## Influenza, Likely Asian, Hits Hundreds In Tucker

Influenza, believed to be of the Asian type, has struck Tucker hard. According to the reports from the health department, the disease has been spreading rapidly since it first appeared in the city. It is a very contagious disease and is very dangerous. It is a very contagious disease and is very dangerous. It is a very contagious disease and is very dangerous.

## 5 Down, 2 To Go For Tucker Tigers

The Tucker Tigers are leading the state championship series with a 5-2 record. They are playing very well and are expected to win the championship. They are playing very well and are expected to win the championship. They are playing very well and are expected to win the championship.

FOR RESERVATIONS CALL HICKORY  
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# APPENDIX



## A.1 Glossary of Terms

**Addition.** New construction added to an existing building or structure

**Alteration.** Work which impacts any exterior architectural feature, including construction, reconstruction or removal of any building or building element.

**Apron.** The trim under the projecting interior sill of a window.

**Arcade.** A range of arches supported on piers or columns, generally standing away from a wall and often supporting a roof or upper story; A covered walkway.

**Arch.** A curved construction which spans an opening and supports the weight above it.

**Awning.** A sloped projection supported by a frame attached to the building facade or by simple metal posts anchored to the sidewalk.

**Bay.** A part of a structure defined by vertical divisions, such as columns or piers.

**Bay window.** A window projecting from the body of a building. A square bay has sides at right angles to the building and a slanted bay has slanted sides. If a bay has segmental or semi-circular sides, it is a bow window.

**Belt course.** A continuous horizontal band on an exterior wall, usually of projecting masonry. Also called a "string course".

**Bond.** A term used to describe the various patterns in which brick is laid. **Bracket.** A decorative support feature located under eaves or overhangs.

**Bulkhead.** The framed, brick or otherwise decorative area below a display window.

**Cantilever.** A projecting element anchored in the body of the building, such as a cantilevered balcony.

**Capital.** Topmost member, or head, of a column or pilaster.

**Casement.** A window in one or two vertical parts mounted on hinges and opening in the center or from one side.

**Column.** A vertical support, usually supporting a member above.

**Coping.** The capping member of a wall or parapet.

**Corbeling.** A series of stepped or overlapped pieces of brick or stone that usually form a projecting support; a series of stepped or overlapped pieces of brick or stone forming a projection from a wall surface.

**Cornice.** The upper, projecting part of a classical entablature or a decorative treatment of the eaves of a roof.

**Course.** A horizontal layer or row of stones or bricks in a wall. This can be projected or recessed. **Cupola.** A dome placed on a circular or polygonal base crowning a roof or turret. It is used for venting or decoration.

**Dentil.** One of a series of small, square, tooth or blocklike projections forming a molding. Also referred to as a "dental course" when used as a banding element on a building.

**Double hung window.** A type of window with window panes on both upper and lower sashes, which move up and down in vertical grooves in front of the other.

**Downspout.** A pipe for directing rain water from the roof to the ground.

**Elevation.** Any of the external faces of a building.

## Glossary of Terms Cont'd

**Facade.** The front elevation or face of a building.

**Fanlight.** A semicircular or semi-elliptical window with radiating muntins, located above a door.

**Fascia.** A projecting fl at horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

**Fenestration.** The arrangement of openings of a building.

**Finial.** A projecting decorative element at the top of a roof turret or gable.

**Flashing.** Pieces of metal used for waterproofing roof joints.

**Footprint.** The lot coverage of a building.

**Foundation.** The lowest exposed portion of the building wall that supports the structure above.

**Frame construction.** A method of construction in which the major parts consist of wood.

**Gable.** The triangular upper portion of an end wall, underneath a peaked roof.

**Gable roof.** A pitched roof in the shape of a triangle.

**Header.** A brick laid with the short side exposed, as opposed to the long side.

**Hipped roof.** A roof with slopes on all four sides meeting at a ridge or a single point.

**Hood molding.** A projecting molding above an arch, doorway or window. Originally designed to direct water away from the opening. Also called a "drip mold", "dripstone" or "drip cap".

**Infill.** A new building or structure built in a block or row of existing buildings.

**Jamb.** The vertical side of a doorway or window.

**Keystone.** The top or center member of an arch.

**Light.** A section of a window; glass or pane.

**Lintel.** A horizontal beam over a door or window which carries the weight of the wall above. It is usually constructed of stone or wood.

**Load bearing.** Structural system or wall directly carrying building load.

**MansaRoad** A roof with concave sides and flat roof top.

**Masonry.** Brick, block or stone which is secured with mortar.

**Meeting rail.** The horizontal location of overlap formed by the juncture between the upper sash and lower sash of a window.

**Mullion.** A secondary, thin framing member to divide and hold the panes of glass in a window.

**Parapet.** A low wall that rises above a roof line, terrace or porch and may be decorated.

**Pediment.** A triangular section framed by a horizontal molding on its base and two sloping holdings on each of its sides. Used as a crowning element for doors, windows, over-mantels and niches.

**Preservation.** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

**Pier.** An upright structure of masonry serving as a principal support.



## Glossary of Terms Cont'd

**Pilaster.** A pier attached to a wall, often with capital and base.

**Pitch.** The steepness of the slope of a roof.

**Portico.** A roofed space, open or partly enclosed, that forms the entrance and centerpiece of the facade of a building; It often includes columns and a pediment.

**Quoins.** Decorative blocks of stone or wood used on the corners of buildings.

**Reconstruction.** The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

**Rehabilitation.** The act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which are significant to its historic, architectural, and cultural values.

**Repoint.** To remove old mortar from courses of masonry and replace it with new mortar.

**Restoration.** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

**Sash.** The movable part of a window holding glass.

**Setback.** The distance between a building and the front of the property line.

**Sidelight.** A glass window pane located at the side of a main entrance way.

**Siding.** The exterior wall covering or sheathing of a structure.

**Sill.** The horizontal water-shedding member at the bottom of a door or window.

**Stretcher.** A brick laid the long side exposed, as opposed to the short side.

**String course.** A projecting horizontal band of masonry set in the exterior wall of a building. **Stud.** Upright framing members of a wood building.

**Stucco.** Any kind of plaster work; Usually an outside covering of Portland cement, lime and sand mixture with water.

**Transom.** In commercial buildings, the area of windows in the storefront above the display windows and above the door.

**Zero-lot-line.** A property in which the structure comes up to or very close to the edge of the property line.

## A.2 Preservation Resources

### **The Secretary of the Interior's Standards for the Treatment of Historic Properties**

The Secretary of the Interior's Standards for the Treatment of Historic Properties, with specifications for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, are the standards in which preservation is measured in the United States. Updated since its creation in the 1970s, the Standards are a series of guidelines and suggestions related to maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. The Standards for Rehabilitation are the most used and listed on the following page, however, more information on Preserving, Restoring, and Reconstructing Historic Buildings can be found at <https://www.nps.gov/tps/standards.htm>

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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired



## Preservation Resources Cont'd

### **List of National Park Service Preservation Briefs**

Preservation Briefs are technical guides on how to preserve, rehabilitate, and restore historic properties in accordance with the Secretary of the Interior's Standards for Rehabilitation. The briefs assist historic property owners in identifying and resolving common issues. The following is a list of the individual Briefs which can be accessed at <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

## **A.3 Additional Resources**

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

<http://georgiashpo.org/>

Assists with historic preservation at the state level by overseeing several programs including rehabilitation tax incentives, grants, historic resource surveys and the Georgia Register of Historic Places.

### **Georgia Department of Community Affairs**

<http://www.dca.state.ga.us/>

Oversees programs assisting with downtown development including the Better Hometown, Downtown Development Revolving Loan Fund, Main Street, and Redevelopment Fund programs

## **A.4 City of Tucker Information**

### **City of Tucker Website**

<http://tuckerga.gov/>

**Building and Permitting:** <http://tuckerga.gov/building-and-permitting/>

**GIS Maps:** <http://gis.interdev.com/tucker/citymap/>

### **Tucker Historical Society**

<http://www.tuckergahistorical.org/>

### **Tucker Tomorrow**

<http://www.tuckergahistorical.org/>

### **Tucker Livable Centers Initiative (Atlanta Regional Commission Study)**

<http://www.atlantaregional.com/land-use/livable-centers-initiative>

### **Downtown Tucker Overlay Ordinance**

[http://www.atlantaregional.com/File%20Library/Local%20Gov%20Services/gs\\_CC07\\_tucker\\_1009.pdf](http://www.atlantaregional.com/File%20Library/Local%20Gov%20Services/gs_CC07_tucker_1009.pdf)

### **Dekalb County Property Appraisal:**

<http://taxcommissioner.dekalbcountyga.gov/PropertyAppraisal/realSearch.asp>

## A.5 State Non-Profit Resources

### **Georgia Trust for Historic Preservation**

<http://www.georgiatrust.org/>

Statewide historic preservation nonprofit devoted to promoting and preserving Georgia's historic properties. Programs administered include the Revolving Fund for Endangered Properties and the Main Street Design Assistance Program.

### **Georgia Cities Foundation**

<http://www.georgiacitiesfoundation.org/>

Statewide non-profit aimed to helping cities in their efforts to revitalize and enhance downtown areas. The organization oversees numerous programs including a revolving loan fund program to assist real estate acquisition, building rehabilitation, new construction, and parks and green space.

### **Georgia Municipal Association**

<http://www.gmanet.com/>

State organization that represents municipal governments at a higher level. The organization provides legislative advocacy, governance education and technical consulting services to its members.

## A.6 National Non-Profit Resources

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

<https://savingplaces.org/>

National historic preservation nonprofit that provides leadership, education and advocacy resources to support preservation and revitalization activities.

## A.7 Main Street Resources

### **America**

<https://mainstreet.org>

### **Georgia**

<https://georgiamainstreet.org>

Main Street is a signature program for community development and revitalization in Georgia's historic downtowns.

