

Norcross Architectural
Review Board

Architectural and Site Design Standards

City of Norcross, Georgia

TABLE OF CONTENTS

CHAPTER ONE: INTRODUCTION	1-1
Downtown Development District Map.....	1-2
Purpose of Design Standards.....	1-3
Preservation Principles & Compatibility of Infill Construction	1-4
Preservation, Rehabilitation, Restoration & Stabilization	1-4
Secretary of the Interior’s <u>Standards for Rehabilitation</u>	1-6
Infill Construction.....	1-7
CHAPTER TWO: VISUAL CHARACTER IN THE DISTRICT	2-1
Historical Overview of the City of Norcross.....	2-1
City of Norcross National Register-Listed District Map	2-5
Character Area: Traditional Norcross	2-6
High Style or Vernacular?.....	2-6
Building Type vs. Building Style.....	2-7
Residential Building Types in Norcross.....	2-7
Residential Architectural Styles in Norcross	2-10
Non-residential Building Types in Norcross	2-11
Non-residential Architectural Styles in Norcross	2-12
Landscape Characteristics.....	2-13
Character Area: Buford Highway	2-14
Buford Highway as of 2006	2-15
CHAPTER THREE: TRADITIONAL NORCROSS: ARCHITECTURAL & SITE DESIGN STANDARDS	3-1
Area of Influence	3-1
3.1 Infill Construction: Residential.....	3-2
3.1.1 Site Design & Landscaping	3-2
3.1.2 Building, Mass, Scale & Form	3-5
3.1.3 Roofs.....	3-6
3.1.4 Exterior Walls	3-6
3.1.5 Building Materials & Colors.....	3-7
3.1.6 Porches & Entrances.....	3-8
3.1.7 Doors & Windows.....	3-9
3.1.8 Architectural Details.....	3-10
3.1.9 Garages & Accessory Structures	3-11
3.1.10 Mechanical Systems & Service Areas	3-11
3.1.11 Lighting	3-12
3.1.12 Signage	3-14
3.2 Infill Construction: Non-Residential	3-15
3.2.1 Site Design & Landscaping	3-15
3.2.2 Building Mass, Scale & Form	3-18
3.2.3 Roofs.....	3-18
3.2.4 Exterior Walls	3-19
3.2.5 Building Materials & Colors.....	3-20

3.2.6 Storefronts, Entrances & Openings	3-21
3.2.7 Awnings	3-21
3.2.8 Architectural Details	3-22
3.2.9 Lighting	3-23
3.2.10 Mechanical Systems & Service Areas	3-24
3.2.11 Signage	3-24
3.2.12 Outdoor Spaces	3-25
3.3 Changes to Existing Site and Building Exteriors, Non Residential.....	3-26
3.3.1 Streetscape & Landscaping	3-26
3.3.2 Building Materials & Color.....	3-28
3.3.3 Storefronts, Entrances & Openings	3-30
3.3.4 Awnings	3-32
3.3.5 Architectural Details	3-33
3.3.6 Mechanical Systems & Service Areas	3-34
3.3.7 Lighting	3-34
3.3.8 Signage	3-35
3.3.9 Additions	3-35
3.3.10 Outdoor Spaces.....	3-36
3.4 Demolition & Relocation	3-36
3.5 Undue Hardship	3-39
CHAPTER FOUR: BUFORD HIGHWAY: ARCHITECTURAL & SITE DESIGN GUIDELINES	4-1
4.1 Site Design & Landscaping.....	4-2
4.2 Building Mass, Scale & Form	4-5
4.3 Exterior Wall	4-5
4.4 Building Materials & Color.....	4-6
4.5 Entrances, Awnings & Windows	4-7
4.6 Mechanical Systems & Services.....	4-8
4.6 Lighting.....	4-8
4.7 Signage	4-9
4.12 Outdoor Spaces.....	4-9
APPENDIX.....	A-1
Preservation Briefs.....	A-2
Bibliography of Sources of Information for Rehabilitation Projects by Subject	A-3
Sources for Design Assistance	A-11
Landscape Styles of Georgia.....	A-14
Glossary.....	A-26
"Streetscape Elements" from the LCI Town Center Study	A-32

CHAPTER ONE: INTRODUCTION

This manual provides specific development standards for all new developments (both residential and non-residential), as well as all exterior remodeling of non-single family residential properties, within the Norcross Downtown Development District (DDD) (see Page 1-2 for map of the DDD). The application of these standards to the exterior remodeling of single-family residential properties is not provided for in this manual.

The Mayor and Council of the City of Norcross have established the DDD to guide the appearance and function of development in and around the National Register-listed Norcross Historic District (see Page 2-5 for map of the historic district), as well as to retain the area's historic character and significance. The identity of Norcross is closely tied to the existing character and appearance of properties within the DDD.

The DDD serves as a zoning overlay district in the City of Norcross. Included in the DDD is the Norcross Historic District which consists of the historic commercial section of the city as well as many stable residential neighborhoods. Also located within the DDD are the suburban-type residential areas on the periphery of the downtown core and the Buford Highway commercial corridor. Buford Highway has been identified by the city as an area for redevelopment and aesthetic enhancement.

The standards in this manual apply only to exterior features of properties because these features affect the quality of the public environment. Interior features are not addressed. In some cases, proposed changes to the historic landscape and streetscape are addressed by these standards.

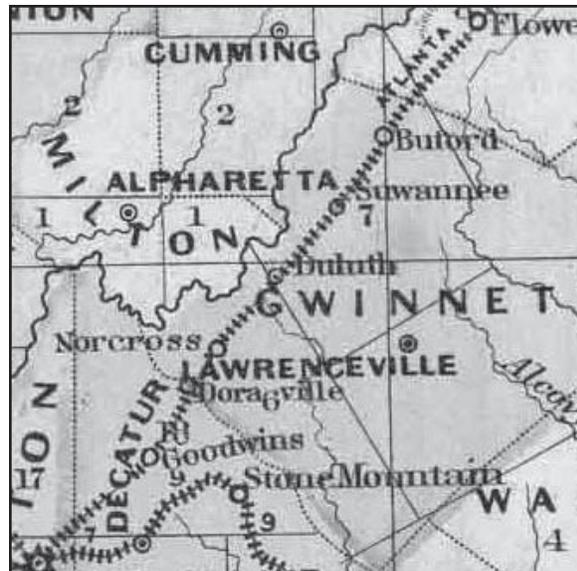
The Norcross Architectural Review Board (ARB) is the city-appointed body tasked with administering the city's review process by applying the standards in this Architectural and Site Design Standards manual. In order for an applicant to obtain a building permit for a proposed project, the ARB must approve a Certificate of Appropriateness (COA). A COA must be obtained from the ARB prior to the issuance of a building permit.

The ARB reviews proposals for all new construction projects within the city limits of Norcross, as well as proposals for the exterior remodeling of all existing properties. The only exception to this policy is for the exterior remodeling of existing single-family residences: within the Norcross Historic District (see Page 2-5) a COA must be obtained, but outside the boundaries of the Norcross Historic District a COA is not required. Proposals for new multi-family residential projects, or the rehabilitation of existing multi-family projects, are required to obtain a COA.

The standards in this manual have been written as principles that, when followed, will result in sound historic preservation practices and urban design principles that will help maintain the unique "sense of place" enjoyed by residents of Norcross. If a design project situation should arise that is not specifically covered in this manual, the ARB is charged with using the ethics represented in this manual, as well as their professional knowledge and aesthetic judgment to render a decision.

The ARB shall consider a variety of issues in rendering its decision including, but not limited to, the following: surrounding development, best interest of the community, previous studies undertaken by the City such as the EDAW Downtown Study and LCI Town Center Study as well as the standards contained herein. These standards are adjunct to Norcross' Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, Standard Building Code (SBC), and the 2000 International Building Code (IBC). When conflicts occur between requirements of these various regulatory documents, the most strenuous standard applies as interpreted by the Architectural Review Board.

This map from 1873 depicts the Atlanta and Richmond Railroad with the City of Norcross identified on it. This railroad is still a prominent landmark within the National Register-listed *Norcross Historic District*.



Purpose of Design Standards

Like many communities, Norcross faces the challenge of balancing new development and growth with the preservation of its unique historic resources and cultural identity. It is these physical characteristics which create community character. By establishing community standards for the care and protection of its built resources, the City of Norcross is striving to preserve these defining features. In local historic and development districts, a design review process applying architectural standards is the established mechanism to ensure uniform standards for each applicant who seeks design approval. Architectural standards provide objective criteria to evaluate proposals. Architectural standards can also:

- Conserve the traditional historic, architectural and landscape character of the downtown core and surrounding neighborhoods, while guiding reasonable growth
- Help shape the reinvestment and redevelopment of existing commercial corridors into distinct pedestrian-friendly areas that are complementary to the traditional core of the district
- Guide new commercial and residential construction that is compatible with the distinctive character of the area
- Discourage demolition of historic structures that contribute to the character of the district
- Ensure compatibility of development with the vision of the Livable Centers Plan (adopted by the City of Norcross in 2001)
- Provide an objective guide for local design review decisions

Architectural standards illustrate preservation goals and broader community goals and plans. Priorities for design standards are influenced by how we anticipate the local district will appear in the future, given current development trends and a focus on smart growth policies that the Norcross Livable Centers Initiative Planning Study identified.

This manual includes widely accepted and basic principles of historic preservation and good urban design. A review of this manual will provide a better understanding of the concerns of the City of Norcross and the ARB and why it is important to use a thoughtful approach to rehabilitate historic buildings and design new residential and nonresidential buildings within the DDD.

When a property owner proposes changes that would alter the exterior appearance of a nonresidential property within the Downtown Development District, or the appearance of a residence within the National Register-listed *Norcross Historic District*, the owner is required to file an application for a Certificate of Appropriateness to obtain a permit to make those changes. The ARB reviews those proposed changes but does not comment on the proposed use of the property. The use of a property is regulated through the zoning ordinance and building and development codes.

Design Standards Do:

- ✓ apply to the exterior of a property (not the interior)
- ✓ protect the historic character & integrity of the district
- ✓ provide guidance to design professionals and property owners undertaking construction in the district
- ✓ identify important review concerns and recommend appropriate design approaches
- ✓ provide an objective basis for review, assuring consistency and fairness
- ✓ increase public awareness of the district and its significant characteristics

Design Standards Do Not:

- ✗ prevent changes
- ✗ require property owners to make changes
- ✗ limit growth or development
- ✗ apply to routine maintenance
- ✗ dictate design
- ✗ restrict creative design solutions

Preservation Principles & Compatibility of Infill Construction

Historic Preservation Principles

Before any preservation project is begun, a number of fundamental decisions need to be made. How will the property be used? Will the property be restored to its original condition or rehabilitated for contemporary use? How can the significant architectural and historical features of the building be preserved? What steps need to be taken?

Presented in this section are some of the basic tenets and principles of historic preservation. An excellent source of further information on architectural rehabilitation and maintenance is the Preservation Briefs Series available from the National Park Service. See *Sources For Maintenance and Resource Rehabilitation* found in the *Appendix* of this document for a more complete reference.

Preservation, Rehabilitation, Restoration & Stabilization

Preservation is defined as the taking of steps to retain a building, district, object or site as it exists at the present time. This often includes an initial stabilization effort necessary to prevent further deterioration as well as more general maintenance work. But "preservation" has become the term most often used when referring to a wide range of conservation practices.

Following is a list and definition of the four principle preservation methods. The condition of the property, degree of authenticity desired, and the amount of funding available usually dictates the method used to preserve a historic property.

Stabilization entails making a building weather resistant and structurally safe, enabling it to be rehabilitated or restored in the future.

Stabilization techniques include covering the roof and windows, removing overgrown vegetation, exterminating, carrying out basic structural repairs, and securing the property from vandalism. A vacant building has been stabilized when it is "mothballed" until a suitable use is found.

Rehabilitation involves undertaking repairs, alterations, and changes to make a building suitable for contemporary use, while retaining its significant architectural and historical features.

Rehabilitation often includes undertaking structural repairs, updating the mechanical systems (heating and air conditioning, electrical system, and plumbing), making additions for bathrooms, repairing damaged materials such as woodwork and roofing, and painting.

Rehabilitation can successfully transform the use of a building, such as when a single-family residence is converted into an office. Common changes for adaptive reuse include additions, parking lots and signage.

A sensitive rehabilitation project makes changes in a way that does not detract from the historic character and architectural significance of the building and its setting.

Restoration includes returning a building to its appearance during a specific time in its history by removing later additions and changes, replacing original elements that have been removed, and carefully repairing parts of the building damaged by time.

Restoration is a more accurate, and often more costly, means of preserving a building. It requires skilled craftsmanship and detailed research into the history, development, and physical form of a property.

Reconstruction entails reproducing, by new construction, the exact form and detail of a vanished building, or part of a building, as it appeared at a specific time in its history.



This building in Gainesville, Georgia, was poorly rehabilitated several decades ago when the storefront was infilled with brick (left). Thorough research and care in following the Secretary of the Interior's Standards for Rehabilitation have resulted in a recent rehabilitation that exhibits a historically appropriate storefront (right).

Secretary of the Interior's Standards for Rehabilitation

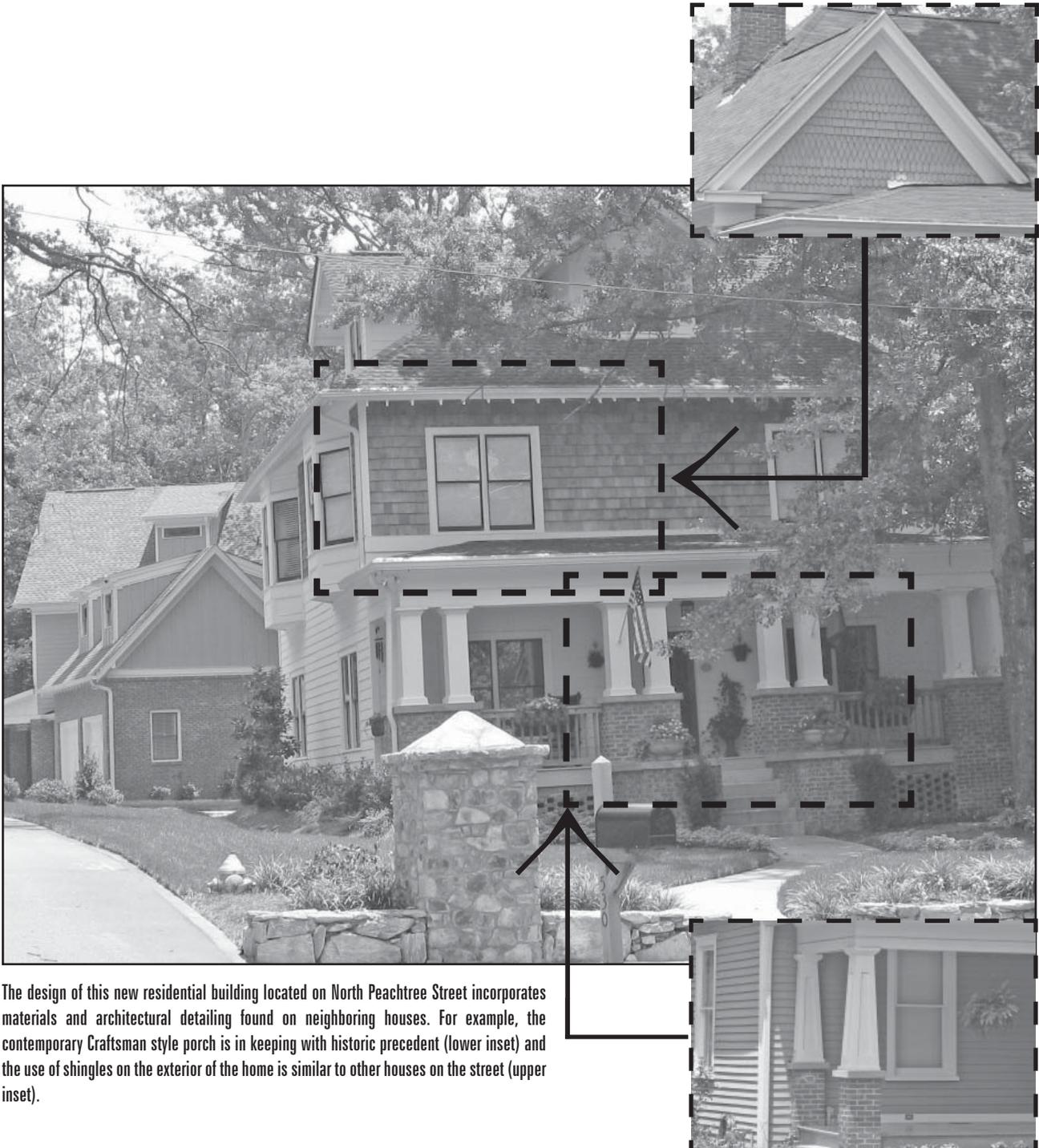
The U.S. Secretary of the Interior's Standards for Rehabilitation were initially developed for use in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. The Standards for Rehabilitation are considered the basis of sound preservation practices. The standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved. The standards have meaningful application to virtually every type of project involving historic resources.

The Secretary's Standards for Rehabilitation provide the framework for the historic preservation design Standards in this manual and will be used by the ARB in reviewing applications for Certificates of Appropriateness. These standards are :

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

Infill Construction

Infill construction is the process of developing vacant or under-used parcels within existing urban areas. The design of an infill building is a special challenge, especially when it is located within an historic area. Careful planning and thoughtful preparation is necessary to design a new building that will be compatible to the surrounding buildings within its area of influence. A successful infill project will help preserve the continuity of the streetscape and will respect local architectural character. However, the appearance of a new building must always be sensitive to the character of its neighbors without mimicking them. There are several factors that should govern the visual relationship between an infill building and its neighbors so as to create a seamless fit. These factors include, but are not limited to, mass, scale, proportions of openings (windows and doors), detailing, materials and their use, building setback and roof form. For more information regarding infill construction in the Traditional Norcross character area of the DDD, refer to the appropriate standards outlined in Section 3.0. For information regarding infill construction within the Buford Highway character area, refer to Section 4.0.



CHAPTER TWO: VISUAL CHARACTER IN THE DISTRICT

Historical Overview of the City of Norcross

JOHN THRASHER

In 1848 Jonathan Norcross established a store in Terminus, Georgia, (later to be renamed Atlanta) as well as a sawmill to produce cross ties for the growing Georgia Railroad. Across from his store was another store owned by John Thrasher. Due to their activities within the community of Terminus, the two men became acquainted and developed a friendship. During the Civil War and immediately afterwards, John Thrasher was as a cotton buyer. In 1868 the Atlanta and Richmond Air-Line Railway began preparations to install lines north of Atlanta and Thrasher sold his holdings in Atlanta and purchased Land Lot Number 254. Thrasher proceeded to subdivide the land lot and auction off these lots. With this auction the community of Norcross was established; the town was named after Thrasher's close friend in Atlanta, Jonathan Norcross. Norcross was incorporated by the legislature on October 26, 1870, with Thrasher elected as the first mayor. By 1871, the first 53 miles of railroad had been built north of Atlanta, passing through Norcross. By 1872, the Atlanta and Richmond line joined with the Richmond and Danville Railroad (controlled by the Southern Railway) and continued to Charlotte, North Carolina.

COMMUNITY BEGINNINGS — LATE NINETEENTH CENTURY

Norcross, located in the central piedmont region of Georgia, straddles the Norfolk Southern Railroad that came into possession of the line from the Atlanta and Richmond Air-Line Railway. The development of the city begins from the Old Southern Railway depot located along the railroad tracks near the intersection of South Peachtree and Jones Streets. This corridor of Peachtree Street and the railroad creates a spine from which an irregular gridiron of streets radiates from and creates the road network. Across and alongside the depot is the historic downtown along South Peachtree Street. The development of this core was due to the railroad and continued into the early-to-mid-twentieth century. Buildings located in this area are typically one and two stories in height and of masonry construction. At one point, warehouses were built alongside the railroad corridor next to the depot, but these were demolished in the twentieth century.



Norcross, 1910. View of the Brunswick Hotel at Thrasher and Jones Streets. The structure was built in 1870 by John Thrasher but was forced out of business due to the depression in 1930. The structure was demolished in 1951. Courtesy of *Vanishing Georgia*, Georgia Division of Archives and History, Office of Secretary of State, GWN272.

Surrounding this commercial core is a historic residential area dating from the late-to-early twentieth century with some mid-and late twentieth century infill. Historic house types located in this area include I-Houses, Georgian Houses and Cottages, Queen Anne Cottages, Central Hallway Cottages and Front-Gabled Bungalows. Most new residential construction is north of the commercial core, although pockets of late twentieth century development can be found along North and South Peachtree Streets and Thrasher Street.

Originally called Dodson Park, Thrasher Park was set aside by Thrasher when he subdivided land lot 254. It was stipulated that the land was to be used as a park, unless the city was chosen as the county seat at which point a courthouse could be built on the land. The superintendent of the railroad, Mr. Dodson, had a pavilion built for the city at this park. Concerts were held at this pavilion for the community and its visitors as they dallied at the depot nearby. The park was renamed Thrasher Park by a motion of the city council on January 1, 1934.

Thrasher also built the Brunswick Hotel across from this park at the intersection of Jones and Thrasher Streets. This two-story building featured a double verandah that fronted on both streets. By 1875 this hotel was very popular and was referred to as "Atlanta's favorite summer resort." A resort businesses advertised the community of Norcross as

the “healthiest locality on the globe.” A four-coach commuter train made a daily round trip from Atlanta to Norcross which allowed for easy from the city life in Atlanta, further spurring the development of the community as a local resort. The hotel also served as a place for “drummers” – salesman who went out into the countryside to sell general merchandise. The hotel provided horses and wagons for use in sales excursions. Often a businessman in Atlanta would establish his family at the hotel and commute to work in Atlanta on the train. Reputedly, the wives of these businessmen would greet their husbands at the depot in elaborate outfits, creating a social scene.

EDWARD F. BUCHANAN

Another person important to the growth of Norcross was Edward F. Buchanan, an orphan who came to Norcross in the late nineteenth century. He was adopted by Mr. and Mrs. S.P. Tedder, a family of limited financial means. The child spent most of his spare time at the depot where he learned Morse code, eventually learning to both send and receive messages. This ability led him to Atlanta to work for Western Union Telegraph Company and, later, to the offices of A.O. Brown, a cotton broker on Wall Street in New York City. While in New York City, Buchanan became a speculator and acquired a sizable fortune. With this fortune and a wife in hand, he returned to Norcross and built the Tedders a two-story granite home that was locally called “The Mansion.” This home still survives next to Thrasher Park at the intersection of Buchanan and North Peachtree Streets.

Buchanan reputedly built the first water system in Norcross to serve this house and he allowed neighbors to hook into the water with no charge. In 1907, he assisted in the local movement to establish a library. He also established the Buchanan Plow and Implement Company and a factory to manufacture the “Nor-x” automobile. In 1908 several of these cars were sold to wealthy friends of his in New York. The “Vibraplex” – a Morse code telegraph sending set – was also developed and manufactured in Norcross by Buchanan at this time.



“The Mansion” built by Edward Buchanan for his adoptive parents, the Tedders.

As for so many others, the stock market wiped out the majority of Buchanan’s fortune. Buchanan took with him the salvage and invested in a gold mine in Colorado, which later failed. Defeated, he returned to Atlanta to work for Western Union again. Soon after, he suffered a heart attack in Atlanta. The Norcross community came together to provide him with a marker and burial in the City Cemetery.

TURN-OF-THE-CENTURY DEVELOPMENT

Various industrial enterprises undertaken in Norcross in the late nineteenth century included the Chair & Furniture Factory by S.T. McElroy. McElroy also owned a sawmill in conjunction with this venture. Reputedly, this enterprise made chairs, safes, tables, beds and wardrobes starting in 1887. In 1889, R.O. Medlock established The Medlock Harness Factory. Medlock owned various real estate in Norcross, as well as a general merchandise store in a two-story building which housed his harness factory on the second floor. Medlock also established a hotel and livery stable in Norcross in 1885. In 1890 another harness factory was established by T.B. Ray called the Norcross Manufacturing Company. Captain John B. Webb later became a partner in this company. Webb also owned a general merchandise store along with farming and real estate interests.

TWENTIETH CENTURY GROWTH AND ROAD CONSTRUCTION

Telephone poles were installed in Norcross by Southern Bell Telephone and Telegraph Company in 1900 followed by electric lights in 1908. In 1925 a city council resolution raised money for water and sewer development in the city. A water filtration plant was established by the 1940s, located on Barton Street.

Of importance to the development of Norcross was the creation of the Georgia State Highway System in the early twentieth century. Historic roads in Georgia were usually agricultural-related as they connected a farmstead with the various parcels of land associated with the farm, and that farm with other farms. As settlements were established in Georgia, roads were

constructed between them that often utilized older agricultural roads. In 1916, Georgia established a Highway Commission so that it could receive matching funds from the U.S. Government that were made available that year. Soon after, the highway system for Georgia was developed, including Georgia State Route 13 known today as Buford Highway. Typical development on the highway at this time would have been a mix of residential homes, gas stations, and other automobile- and service-related ventures. The highway brought new commercial development to the City of Norcross and, in 1931, the roadway was “multiplexed” with U.S. Route 23. The designation of the highway as an U.S. Route intensified the commercial development of the road. Few residences and mid-century garages have survived along this corridor today. With the development of nearby Atlanta, most of the original service stations and homes along Buford Highway were replaced with modern strip mall development in the booming 1980s. As this building boom continued, and began to effect the historic community of Norcross, individuals within the city of Norcross became concerned with the identity of the community and established the Norcross Historic District on November 21, 1980.

EDUCATION

In 1872 Professor Vincent established a boarding school in Norcross. One year later, N.F. Cooledge purchased the school. Under his care, the boarding school attracted boarders from throughout the region and nearby states. Coincidentally, Cooledge was a civil engineer and is credited with the first survey and map of Norcross. Another school was located nearby on Church Street in a building that also served as the Masonic Lodge. In 1883, Terrel E. Simmons established the Georgia School of Languages, Science and Art, as well as a summer school for teachers. During this time Norcross also had a public high school with 105 students enrolled. In 1937 the City Council voted to sell all school property to the Norcross Consolidated School District. The private schools ceased to exist but the city school system still flourishes today. Currently only one modern school building is located within the Downtown Development District.

CIVIC INSTITUTIONS

Currently there are three historic church buildings in the Downtown Development District; these are New Horizon Praise Fellowship Church, the former Presbyterian Church, and Christ Episcopal Church. The New Horizon Praise Fellowship Church is located at the intersection of College and Britt Streets and has served as both the Methodist and Catholic churches in the past. The church was constructed in 1871 in the Gothic Revival style.

The Wesleyan Church, which is the former Presbyterian Church, is located at 76 Jones Street. It was constructed ca 1900 in a vernacular Gothic Revival style. Christ Episcopal Church, built ca 1884, is located at the intersection of West Peachtree and Park Streets. Like the other churches in the district, this church is constructed in the Gothic Revival style. A Craftsman-style addition was added ca 1930 on its western façade, using a granite foundation. In the late twentieth century the church developed further along North Peachtree Street.

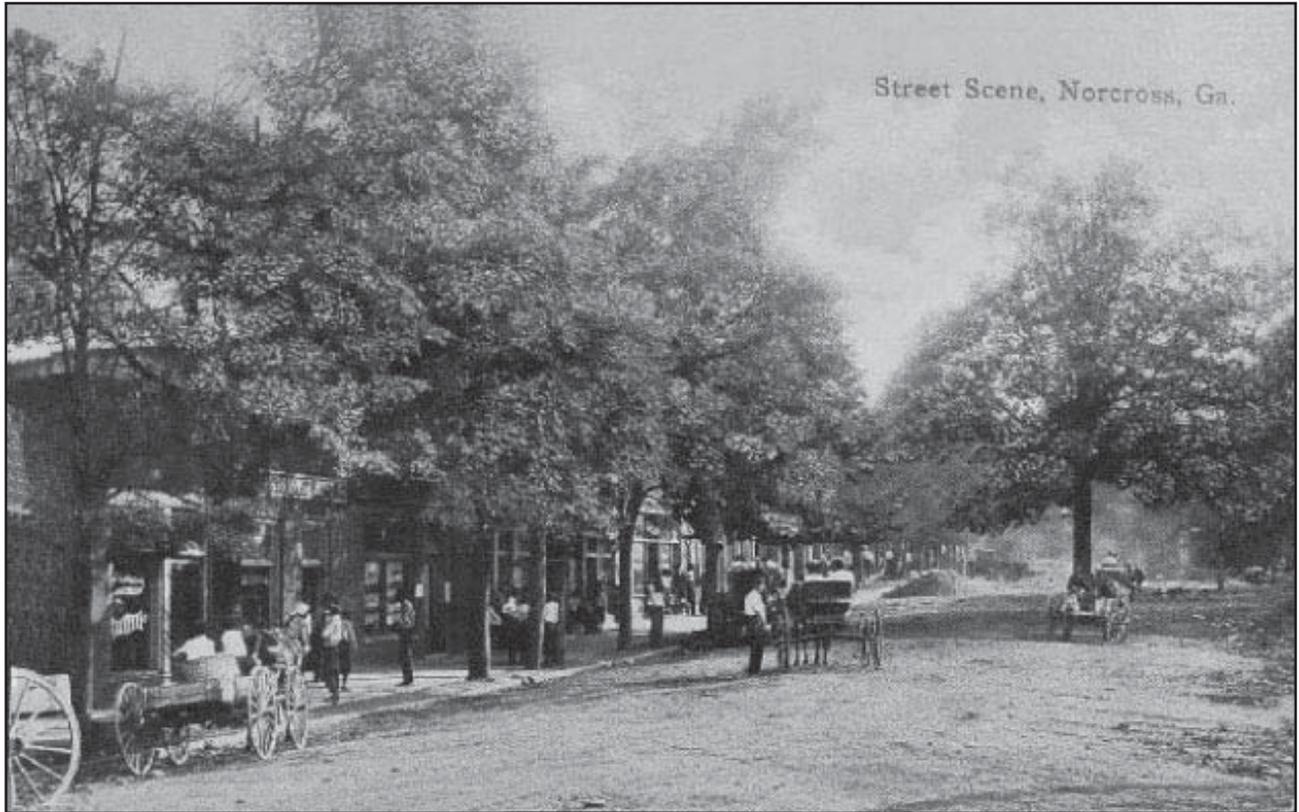
The beginnings of the Norcross Library is closely linked with the Norcross Woman’s Club, as well as Edward F. Buchanan. In 1906 the Norcross Woman’s Club was officially founded. In 1907 the State Federation instituted a “library day” policy where members were expected to donate one book and were encouraged to establish a library in their hometowns. Edward F. Buchanan gave the club a gift of \$100 to help with this project allowing the “library” to open on July 1, 1907. Later that year Mr. and Mrs. Homer V. Jones elicited further support from Buchanan who gave them \$2,500 towards a library building. A Carnegie grant was sought, but not obtained, for this new library endeavor. In 1909 the library was established in the school portion of the Mason’s Lodge building. Later in 1919 the library was moved to the Medlock building. Buchanan requested that his donation be loaned to his adoptive-mother, Mrs. Tedder, when his fortune was lost. Upon the sale of Mrs. Tedder’s home, The Mansion, the money was returned with interest to the Woman’s Club. In 1919 a lot was purchased for the library and, in April 1920, ground was broken for the new library building. It was dedicated by Grand Master Bass of the Masonic Lodge on June 18, 1921. This building was used as the Norcross Library, and later associated with the public library system, until the new building was built on Buford Highway. The Norcross Woman’s Club subsequently took possession of the building for club activities.



The Norcross Woman’s Club building was originally constructed as a library for the city.

Later that year Mr. and Mrs. Homer V. Jones elicited further support from Buchanan who gave them \$2,500 towards a library building. A Carnegie grant was sought, but not obtained, for this new library endeavor. In 1909 the library was established in the school portion of the Mason’s Lodge building. Later in 1919 the library was moved to the Medlock building. Buchanan requested that his donation be loaned to his adoptive-mother, Mrs. Tedder, when his fortune was lost. Upon the sale of Mrs. Tedder’s home, The Mansion, the money was returned with interest to the Woman’s Club. In 1919 a lot was purchased for the library and, in April 1920, ground was broken for the new library building. It was dedicated by Grand Master Bass of the Masonic Lodge on June 18, 1921. This building was used as the Norcross Library, and later associated with the public library system, until the new building was built on Buford Highway. The Norcross Woman’s Club subsequently took possession of the building for club activities.

Another important institution in Norcross is the Masonic Lodge that was established in Norcross in 1871 on Church Street. A multipurpose building owned by the Masons, this building also served as a public school and church. Later the Masons purchased the school system's rights to the building. In 1907 the building on Church Street was sold and a lot on South Peachtree Street across from the Depot was purchased. A building was erected by 1909; this building is still used by the Masons and was renovated in 1966.

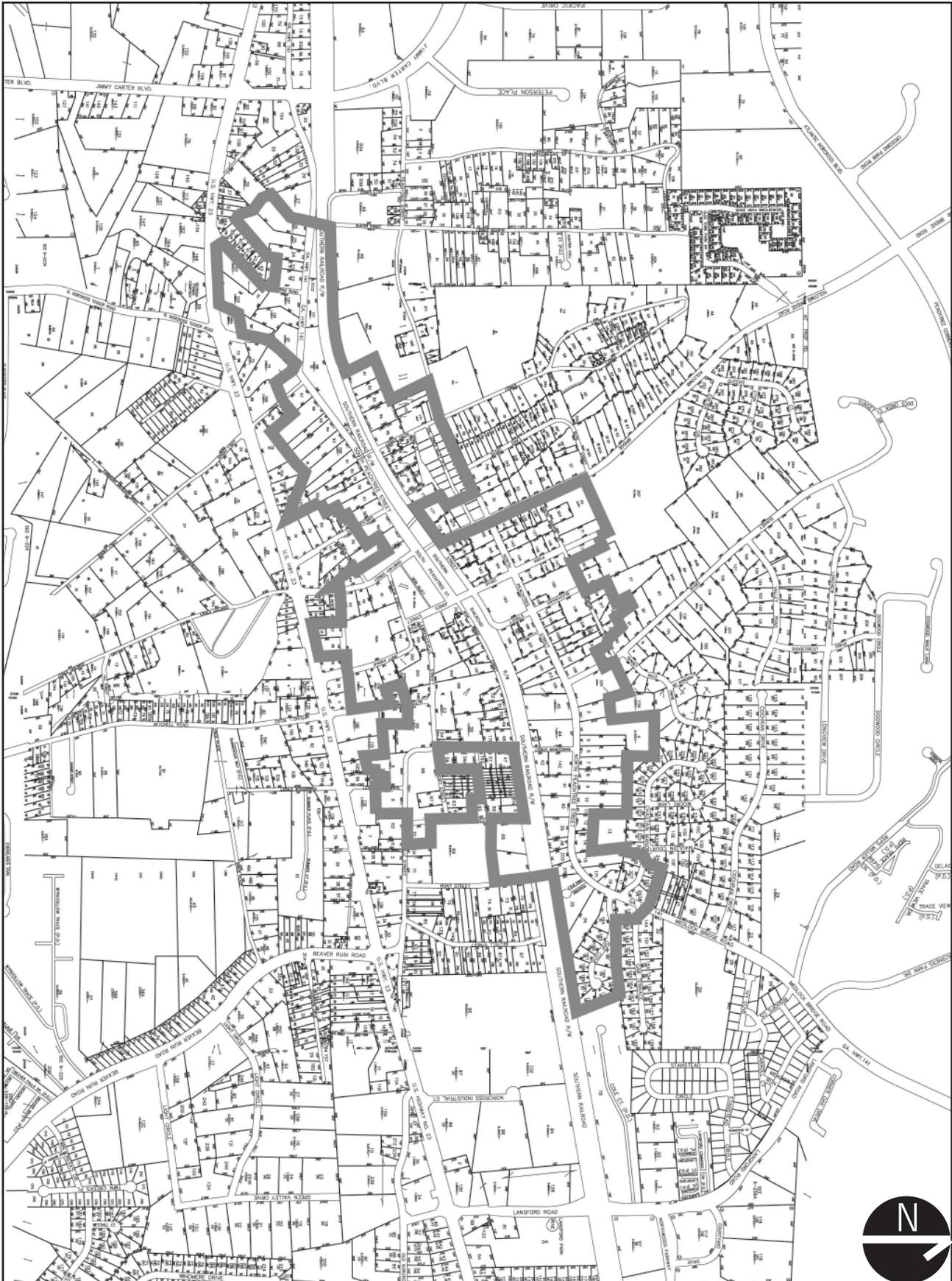


Late nineteenth century street scene along Peachtree Street. View from the intersection of North Peachtree and Jones Streets. Courtesy of *Vanishing Georgia*, Georgia Division of Archives and History, Office of Secretary of State.

SOURCES:

This historical narrative was largely taken from Allen Philip Francis' [A Compilation of Fact and Legend Pertaining to the History of Norcross in Gwinnett County, Georgia](#) and the National Register Nomination for the [Norcross Historic District](#).

City of Norcross National Register-listed District



TWO

Character Area: Traditional Norcross

Design standards applied in the traditional core of Norcross will help preserve the historic and character-defining features of the area while also allowing appropriate infill and redevelopment in the area. The Traditional Norcross character area is defined on the map on page 1-2 of this manual, and includes the National Register-listed historic district as well as adjacent residential neighborhoods. The standards found in *Chapter Three: Traditional Norcross: Architectural and Site Design Standards* are designed to help property owners, contractors and the ARB make assessments about the appropriateness of new construction projects and non-residential rehabilitation projects within this character area. The following design objectives will be of primary concern to the ARB when reviewing new construction or non-residential rehabilitation projects in the Traditional Norcross character area:

Design Goals:

- Preservation of historic character-defining architectural features
- Conservation of existing setbacks and site placement of buildings
- Compatibility of new construction in terms of scale, massing, form and materials
- Introduction of high-quality new construction
- Retention of mature landscaping
- Improvement of pedestrian function
- Provision of parking in keeping with appearance and function of area
- Encouragement of the reuse of existing historic structures where possible

High Style or Vernacular?

The majority of buildings found within the Traditional Norcross character area are vernacular in design. However, there are examples of high style architecture within the district. A building with minimal architectural ornamentation (vernacular) is considered to be the equal of a building with numerous decorative elements (high style). An unadorned building is sometimes referred to as vernacular, meaning that it is the work of a craftsman following local building traditions without a conscious attempt to mimic current architectural fashion. High-style buildings, on the other hand, were often architect-designed and show the influence of current architectural styles. Such buildings are accentuated with architectural elements and details that reflect a specific architectural style or styles. Both vernacular and high-style buildings can have an identified building type.



The two houses above are both Georgian house types; 'house type' refers to the building form or floor plan. The two houses, however, vary in that the house on the left is vernacular in style, having been designed by local craftsman with minimal stylistic elements, and the house on the right was designed with architectural ornamentation in the Greek Revival style. Although the houses look different, both are equally important to the history and architectural integrity of the district.

Building Type vs. Building Style

The architectural style of a building is defined by the exterior materials, detailing and decorations. These features are usually associated with a particular architectural style, such as Queen Anne or Italianate. Building type is determined by the overall form, or “envelope,” of the building and is not affected by exterior ornamentation. Building type may take into account multiple variables, such as interior floor plan, height, roof shape and the location of chimneys.

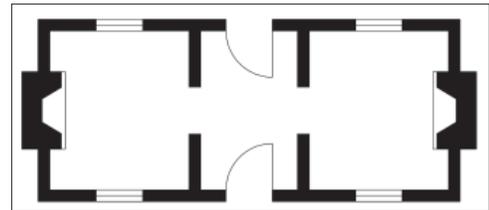


The two houses above are both examples of the Georgian Cottage building type. However, the houses illustrate two different architectural styles. The house on the left is Queen Anne style and the house on the right is Greek Revival style.

Residential Building Types in Norcross

Central Hallway (1840-1900)

- symmetrical front, usually with chimneys at each end
- consists of two rooms with a hallway between
- one room deep



I-House (1840s-1880s)

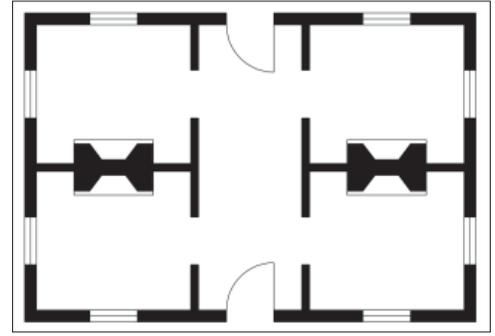
- one room deep
- at least two rooms wide
- two stories in height
- typically chimneys are located on the exterior gable ends
- floorplan may be based on the central hallway, hall-parlor, double pen or saddlebag house type



Courtesy of *Vanishing Georgia*, Georgia Division of Archives and History, Office of Secretary of State, GWN271.

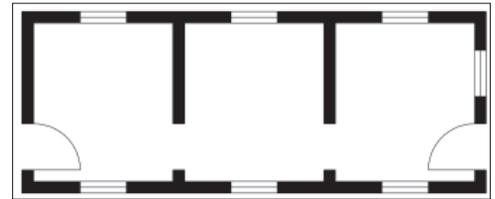
Georgian Cottage & House (1850-1900)

- square or nearly square in plan
- symmetrical front facade with central hallway flanked by two rooms on either side
- hip or gabled roof
- “cottage” is one-story in height, and the “house” is two story in height



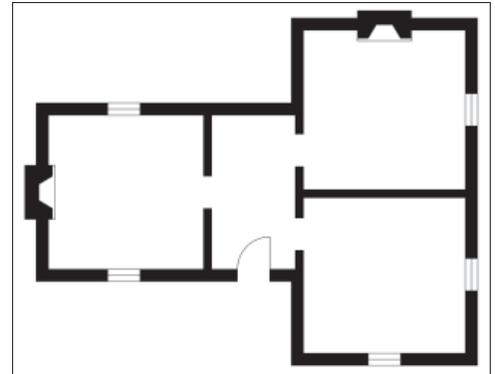
Shotgun (1870s-1920s)

- one room wide
- typically three rooms deep
- no hallway is present
- typically doors all line up



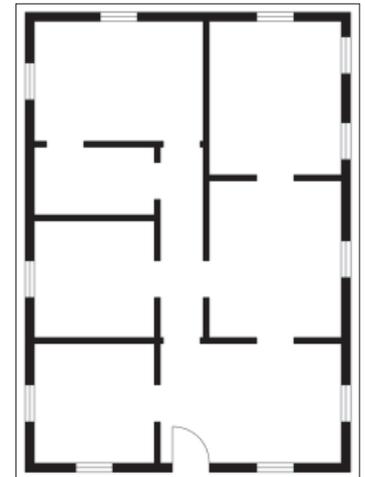
Gabled Wing (1875-1915)

- L or T shaped in plan
- gable front at one end
- recessed wing with entrance that is parallel to the front facade



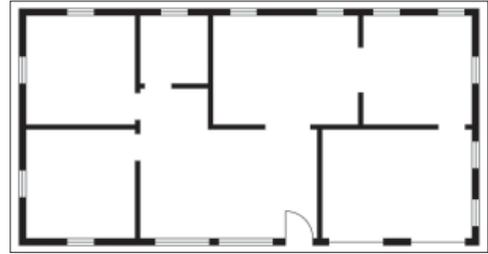
Bungalow (1900-1930s)

- 1 to 1 ½ stories
- overall rectangular in shape
- low-pitched roof with wide overhang
- subtypes based on roof shape: front gable, side gable, hip, and cross gable



Inline Ranch (1935-1975)

- one-story, linear plan
- typically two rooms deep
- low pitched roof
- mixed use of materials: brick, stone and wood
- may have an integral garage



American Small House (1930s-1950s)

- main "core" has three-, four-, or five-rooms
- compact, irregular floor plan
- typically with a moderately pitched end-gable roof
- typically has small wings



Residential Architectural Styles in Norcross

Greek Revival (1830-1865)

- low pitched, gabled or hipped roof
- cornice lines emphasized with wide, divided band of trim (entablature)
- entry porch supported by square or round prominent columns
- front facades are usually symmetrical and feature an entrance with sidelights and a transom light over the door



Queen Anne (1880s-1910s)

- asymmetrical form and variety of exterior surface textures, materials, and details
- irregularly shaped, steeply pitched roofs with cross gables, usually with a dominant front-facing gable
- wrap-around porches with slender turned posts and balustrades are common
- bay windows and/or turrets and patterned masonry chimneys are typical



Craftsman (1910s-1930s)

- low pitched roof with wide overhanging eaves and exposed roof rafters
- decorative brackets or braces commonly added under gables
- full- or partial- width porch with roof supported by tapered square columns
- use of decorative woodwork, masonry, and stone that reflects skill and craftsmanship is common



English Vernacular Revival (1920s-1940s)

- asymmetrical front facade with steeply pitched roofs
- massive chimney, sometimes ornamented with decorative chimney pots
- round arched entryway is common
- exterior is clad in brick, often with stone or half-timbering accents



Folk Victorian (1870s-1910s)

- porch details are common, such as brackets, spindles and jigsawn woodwork
- gable details include verge boards, brackets and other jigsawn woodwork
- decorative trim around windows and doors are generally vernacular in nature



Neoclassical (1890s-1930s)

- typically a dominant full-height front portico with classical columns
- symmetrical facade with central entrance
- entrance typically has columns or pilasters, sidelights, and fanlights or transoms
- almost always a classical cornice with dentils or modillions



Non-Residential Building Types in Norcross

One Part Commercial Block (1840s-1950s)

- one story
- front facade consists of a storefront with a cornice
- storefront contains large display windows and a prominent entrance
- storefront facades range from plain to ornamented



Two Part Commercial Block (1840s-1950s)

- most common commercial facade
- two to four stories in height and divided into two distinct parts — ground level storefront and upper floors
- ground level storefront houses public spaces such as a store or restaurant and is separated from the upper floors by a cornice
- upper floors house more private spaces such as apartments or offices, marked by a row of windows



Temple Front (1890s-1940s)

- front facade derived from the temple fronts of classical architecture
- Pilasters and columns are often utilized
- typically used on bank buildings
- classical entablature



Non-Residential Architectural Styles in Norcross

Folk Victorian (1880s-1930s)

- most common style for simple, functional commercial buildings
- modest detailing
- corbeled brick cornice

Neoclassical (1900s-1940s)

- typically symmetrical
- classical portico utilizing pilasters or columns with a pediment or cornice
- cornice typically has dentils or modillions

Spanish Colonial Revival (1900s-1930s)

- clay tile roof
- mission style parapet
- use of roof brackets
- smooth walls, typically stucco



International (1940s-1960s)

- minimal detailing
- simple rectangular form
- flat roof
- typically large areas of floor-to-ceiling glass



Traditional Norcross Landscape Characteristics

TOWN FORM:

- Irregular, linear grid pattern stemming from railroad corridor
- Sloping, Piedmont terrain
- Property lots vary in size & shape
- Railroad right-of-way/corridor
- Thrasher Park: square landscaped with trees, shrubbery, lawn & entrance gates
- Athletic field: Turn-of-the-century feature utilized as a "square"

STREETSCAPE RESIDENTIAL:

- Informal/picturesque landscaping (trees, shrubbery, flower beds & lawn)
- Retaining walls – concrete & stone
- Sloping lawns
- Walks/drives – gravel, concrete & stone
- Continuity: setback, uninterrupted yard – typically
- Sidewalks – not in all residential areas

STREETSCAPE COMMERCIAL:

- Continuity: Buildings front on sidewalk
- Sidewalk – concrete & brick
- Street furnishings (urns, planters, benches, planted tree grates & street lights)
- Awnings – metal, canvas

PARKING:

- Parking typically located to the rear of buildings
- Parallel, on-street parking

Character Area: Buford Highway

Design standards applied in the Buford Highway Character Area will help raise the quality of construction, as well as the visual and pedestrian quality of the character area (see map on page 1-2). The Buford Highway Character Area is defined as the area that included those properties with a frontage on Buford Highway and Jimmy Carter Boulevard. Any subdivisions of property that is within the Buford Highway Character Area is still subject to ARB review. This will in turn make this character area more pleasant for the residents and allow for an easier transition into the Traditional Norcross character area. When designing for new construction, or non-residential development in Buford Highway certain goals, listed below, are to be achieved.

Design Goals:

- Introduction of high-quality new construction
- Upgrading of exterior materials, façade articulation and architectural design
- Improvements to site design to provide for pedestrian comfort
- Screening for surface parking
- More uniformity in setback; placement of buildings closer to the street, parking to the rear or side
- Compatibility of new construction in terms of scale and massing and materials, but not necessarily architectural design
- Inclusion of planting islands in large parking lot designs
- Limiting the number of curb cuts
- Standardization of lighting, street trees and sidewalks
- Providing for monument signs

Buford Highway as of 2006

The Buford Highway character area is dominated by strip mall and plaza architecture, as well as large and small commercial architecture. Buildings are vehicular-orientated and do not feature pedestrian amenities, even though sidewalks and public transit have been constructed along the right-of-way of the corridor in most places. Future construction and redevelopment of this corridor will focus on the previously stated design goals to create a more unified appearance. The design standards in *Chapter Four* are based on these stated design goals and are intended to create a visually pleasing and functional environment along Buford Highway for motorists and pedestrians.



These photographs depict the current pedestrian environment along Buford Highway. Sidewalks are found along most of the corridor; there are limited numbers of designated crosswalks however. Along these sidewalks are benches and bus shelters used by pedestrians and other citizens. Vegetative buffers (A) buffer parking lots and industrial development along the highway and also provide greenery along the sidewalk. Current signage in this character area (B) consists of pole-mounted signs, attached signage, and off-premise signs. Lighting (C) found in this character area is typical of commercial lighting and does not conform to any established standard.



These photographs provide a sampling of the types of buildings found in the Buford Highway character area. These building types include: A) strip development; B) franchise construction; C) big box or large footprint buildings; D) small commercial establishments & E) large commercial and office buildings.

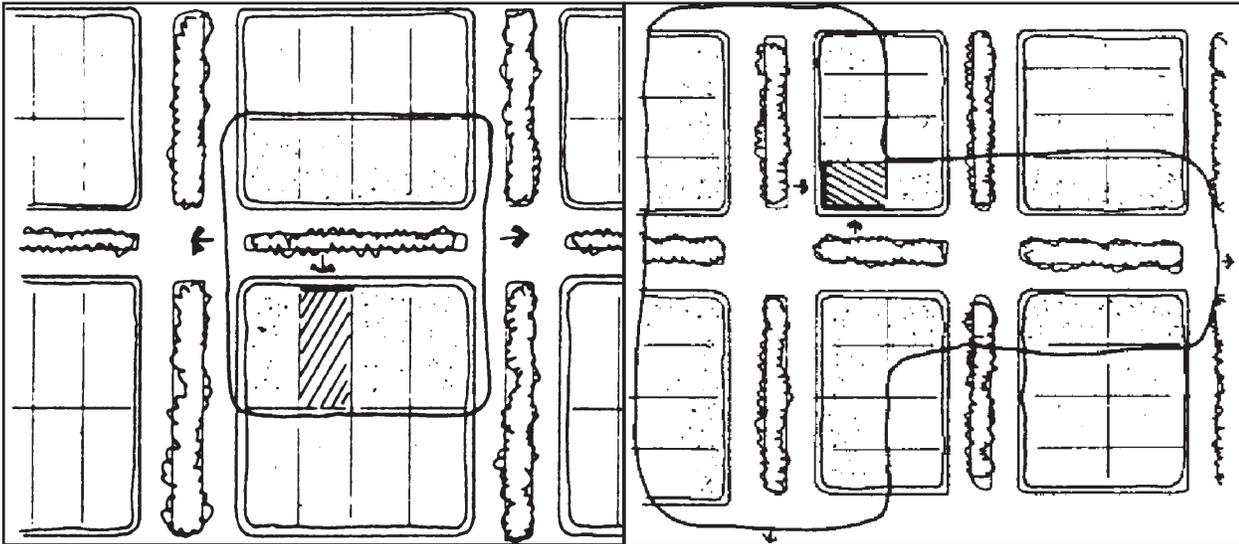
CHAPTER THREE: TRADITIONAL NORCROSS ARCHITECTURAL & SITE DESIGN STANDARDS

The following design standards are intended to guide appropriate site design and building construction within the Traditional Norcross character area of the Norcross Downtown Development District (DDD) (see Page 1-2 for a map of the DDD).

The Norcross Architectural Review Board (ARB) is tasked with administering the design review process for the city; an applicant must receive a Certificate of Appropriateness (COA) from the ARB prior to obtaining any building permit from the city. The ARB applies the standards in this manual to all new construction and to all exterior remodeling/rehabilitation of existing structures, with some exceptions given for single-family residential properties. Rehabilitation of existing single-family residential properties within the National Register-listed Norcross Historic District (see Page 2-5 for map of the historic district) requires a Certificate of Appropriateness (COA), while any similar project outside the Norcross Historic District does not. This manual does not provide guidelines for the rehabilitation of single family residences; however, the principals and concepts represented in the manual may be applied by the ARB as deemed appropriate.

Historic and appropriately designed buildings located within the Traditional Norcross character area provide much of the character and sense of place of the Norcross community. It is important that the character established by existing buildings be continued in new construction through appropriate massing, scale, setback and building form.

In order to determine the appropriate design and appearance of new construction, one must look at the district as a whole, as well as within a property's "Area of Influence." The Area of Influence is defined as the view shed from a particular site. Established patterns of setback, scale, design details, massing, materials and proportion, among other things, should be applied to the design of new construction to make it compatible with the neighborhood.



Area of Influence: Each site within the district will have its own unique area of influence. Shown here are two suggested minimum areas that might be considered as an Area of Influence for a proposed project (shaded area). Neighboring buildings should be examined to determine the established patterns of site design, building form and architectural design.

3.1 Infill Construction: Residential

The following standards apply to all new residential construction (also called residential infill construction) to be built within the Traditional Norcross character area of the Norcross Downtown Development District (DDD). Specific standards are noted with "TN" followed by a number. These standards are intended for use within the Traditional Norcross Character Area, but may be applied by the Architectural Review Board (ARB) to other similar character areas within the City Limits.

Any property owner or occupant wishing to construct a new residential building within the DDD must make an application to the ARB for a Certificate of Appropriateness (COA). The ARB reviews each COA as a unique case and bases its decision on the standards in this manual, as well as the circumstances surrounding the project and the board's professional and aesthetic judgement. Emphasis is given to the following design considerations:

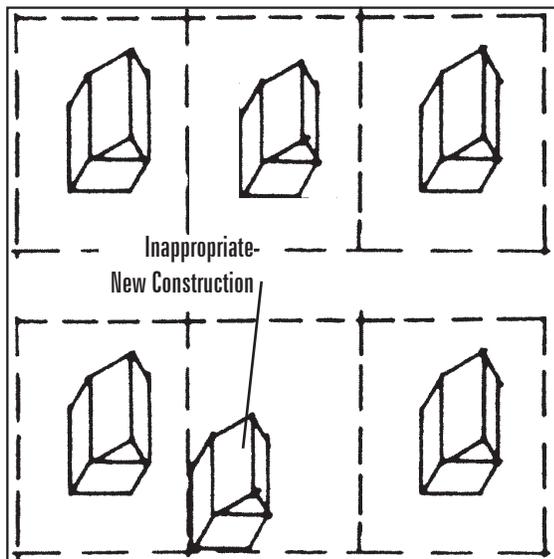
- Respect of the character-defining features of the Traditional Norcross character area
- Continuity between the new project and the existing buildings found within its area of influence and in the larger Traditional Norcross character area.
- Continuation of the established residential streetscape patterns that are part of the character and identity of the older residential neighborhoods of the city

3.1.1 Site Design & Landscaping

All work must also be in compliance with the Tree Ordinance (Section 106-46 Trees). Applicants should also refer to the LCI Town Center Study regarding "Streetscape Elements" included in the *Appendix*.

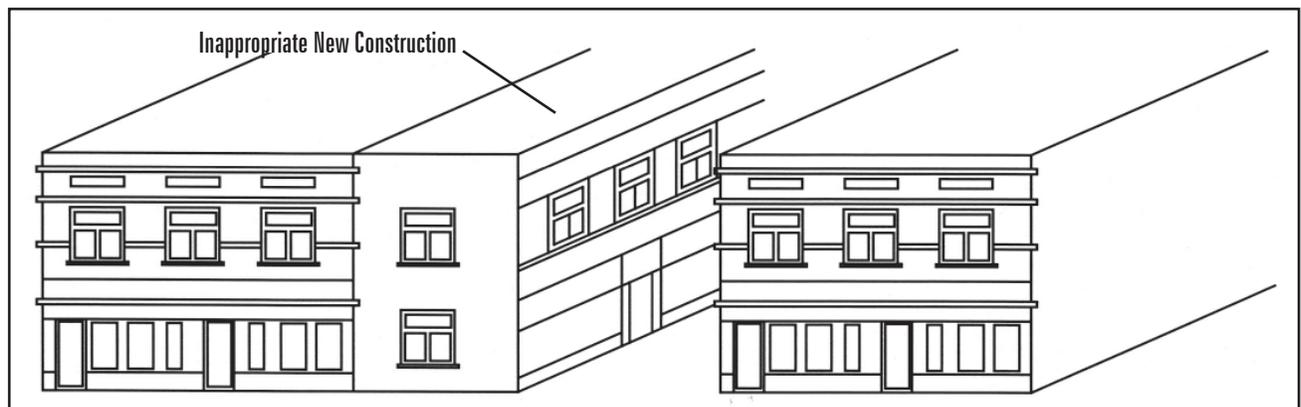
TN 001: The vertical or horizontal orientation and setback of a new building must be consistent with the dominant pattern established within the area of influence of the project, whenever feasible.

TN 002: Infill development will have the same orientation to the street as the majority of buildings within its area of influence.



Building Setback - Inappropriate: This example shows a new building in violation of the established setback found along this street. The new building, however, is properly orientated front-to-back on its site.

Building Orientation - Inappropriate: This example shows a new building in violation of the established orientation of this street. The building is orientated for a side entry and also disrupts the rhythm established along the street.



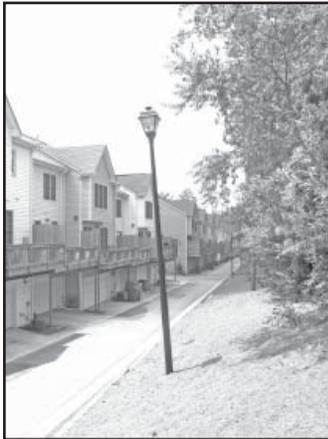
- TN 003: The planting of street trees on private property in new residential developments is required when interference from utilities (above or below) prevent the planting of street trees within the public right-of-way. Internal, primary roadways are also required to have street trees and planting strips within residential developments.
- TN 004: The historic use of fences in the Traditional Norcross area is limited and is not a typical feature of the streetscape. Fences along primary lot frontages disrupt the flow of the residential streetscape and are not permitted.
- TN 005: Fencing is permitted along side yards as long as the fencing is located behind the setback line established by the front facade of the house. Fences in rear yards are permitted.
- TN 006: No barbed wire, razor wire, chain link or similar fencing is permitted within the Traditional Norcross Character Area.
- TN 007: The use of alleys and other secondary road systems to access secondary buildings, such as garages, is required when feasible.



Planting strips with street trees must be constructed for all primary internal roads within new residential developments.



While fencing is prohibited in the front yards of residences, the creative use of edging materials is encouraged.



This rear alley provides access to the garages of town homes. The construction of rear alleys in residential developments is required when feasible.



This fence of a residence in Colonel Jones Park is designed to screen HVAC and other mechanical equipment. It is appropriately placed to the rear of the residence.

- TN 008: It is not permitted to remove healthy, mature trees.
- TN 009: Existing historic landscape features must be retained and incorporated into the proposed landscape if they are in good repair. Landscape features may include wells, specimen trees, accessory buildings and significant vistas and views from adjacent public ways.
- TN 010: Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities by using accepted protection measures. It is especially critical to avoid compaction of the soil and loss of roots within the critical root zone of trees.
- TN 011: Consider introducing only native plant materials to the district, or those plants that would have been available during the DDD's historic period. Native plant materials are adapted to the naturally occurring soil and climate and require less maintenance.

For further information about historic residential landscapes in Georgia, see *Landscape Styles in Georgia* in the *Appendix*.

Recommended Height Planting Standards for Green Spaces:

- Overhead wires present - Small native trees
- Overhead wires absent - Large native hardwood trees

Recommended Width Planting Standards for Green Spaces:

<u>Green Space Width</u>	<u>Recommended Trees</u>
• 10 feet or greater	• Large Deciduous Trees
• 5 to 10 feet	• Medium Deciduous Trees
• Less than 5 feet	• Small Deciduous or Flowering Trees

Recommended Native Evergreen Street Trees

- Latin Name • Common Name
- Juniperus virginiana • Eastern Red Cedar
- Ilex Opaca • American Holly

Recommended Small Deciduous or Flowering Street Trees:

<u>Latin Name</u> • <u>Common Name</u>
Amelanchier canadensis • Serviceberry
Carpinus caroliniana • Musclewood/Hornbeam
Cercis canadensis • Redbud
Chionanthus virginicus • Fringetree
Cornus florida • Dogwood
Crataegus phaenopyrum • Washington Hawthorn
Oxydendrum arboreum • Sourwood
Ostrya virginiana • Hophornbeam
Lagerstroemia indica • Crepe Myrtle

TN 012: Parking is prohibited within the green spaces that border the district’s streets. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.

TN 013: Surface parking areas in the district must be edged with tree plantings and/or hedges. This will help to buffer and screen these spaces as well as preserve visual edges.

TN 014: Subdivide large parking areas for multi-family developments with interior planting islands to break up any large paved area.

TN 015: When possible, parking lots should be located to the rear of the property and be properly maintained with directed and shielded lighting fixtures and all other considerations to make them safe and attractive.

TN 016: A minimum of 10% of the interior parking must be landscaped.

TN 017: Parking minimums and ratios shall comply with existing City ordinances.

TN 018: Parking for residences is to be located to the rear of the property when feasible.

TN 019: When possible, utilize pervious paving materials. This decreases runoff and in many ways is more attractive than asphalt.

TN 020: Locate new walkways and driveways so that the topography of the building site and significant site features, including mature trees, are retained.

TN 021: Retention ponds shall be underground when feasible. Otherwise, retention ponds shall be integrated into the landscaping to appear “natural.” Fencing utilized for such above ground retention ponds shall be brick, or other approved material.



This historic well found in Colonel Jones Park was appropriately retained during site development.

Recommended Large/Medium Deciduous Street Trees:

<u>Latin Name</u> • <u>Common Name</u>
Acer barbatum • Southern Sugar Maple
Acer rubrum • Red Maple
Acer saccharinum • Silver Maple
Fagus grandifolia • American Beech
Fraxinus americana • White Ash
Fraxinus pennsylvanica • Green Ash
Plantanus occidentalis • Sycamore
Quercus alba • White Oak
Quercus falcata • Southern Red Oak
Quercus laurifolia • Darlington Oak
Quercus nigra • Water Oak
Quercus phellos • Willow Oak
Quercus shumardii • Shumard Oak
Carya illinoensis • Pecan Tree
Ulmus rubra • Slippery Elm
Ulmus thomasii • Rock Elm
Ulmus serotina • September Elm



Entrance piers and pillars are a common historic feature in Norcross.



In this residential development, parking for visitors is shared between residences. This parking design lessens the amount of area paved per residence.

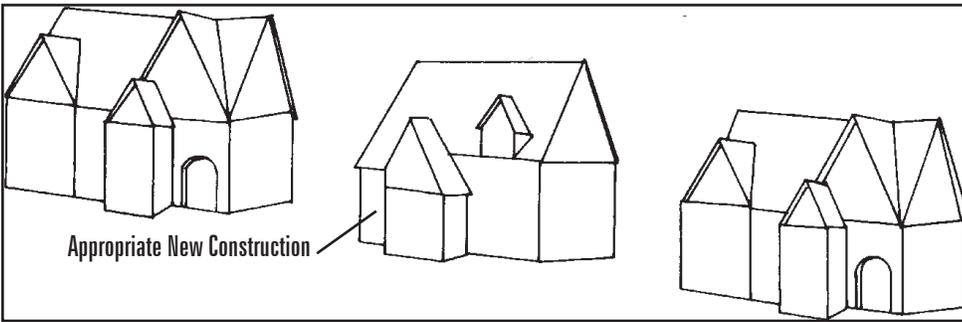


The use of pea gravel for this driveway helps reduce runoff and is a historically appropriate surface treatment for the district.

3.1.2 Building Mass, Scale & Form

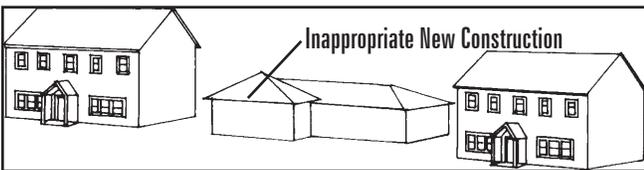
TN 022: New residential buildings must be compatible with surrounding buildings in terms of form, scale, height, massing, proportion and roof shape. No structure may exceed the height of an adjacent structure by more than one floor.

TN 023: One-story buildings shall have a minimum height of 16-feet. No structure may exceed 40-feet in height without formal approval of the City.



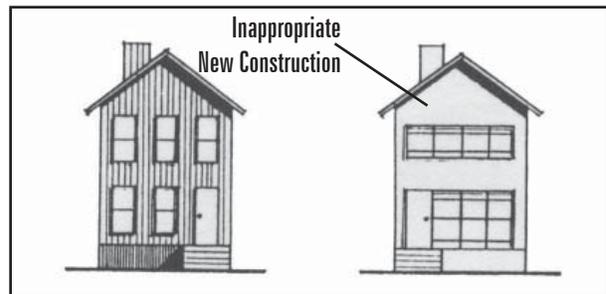
Appropriate New Construction

This new residential construction is appropriate in massing and scale to the existing residences on either side.



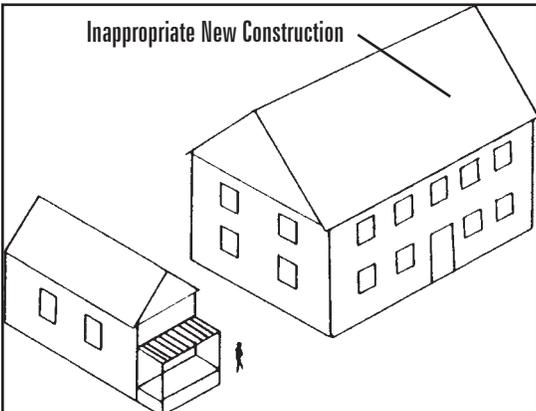
Inappropriate New Construction

The massing and scale of this new construction is inappropriate to the residences on either side.



Inappropriate New Construction

The new construction in this sketch does not use the same rhythm of window and door openings as the other residences. It is important that the established rhythms in a neighborhood are respected by new construction.



Inappropriate New Construction

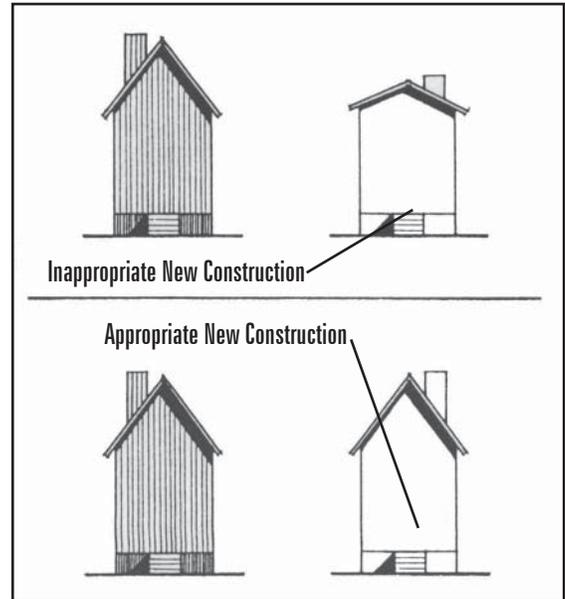
The new construction (right) does not respect the scale, massing, or site orientation of the existing residence (left).

3.1.3 Roofs

- TN 024: Traditional styles of pitched roofs ranging from 6:12 to 10:12 are required.
- TN 025: Flat roofs will be approved on a case-by-case basis if determined to be integral to the design of the project, and appropriate within its area of influence, which is to be determined by the ARB.
- TN 026: Approved roofing materials include metal standing seam; tile; slate; stone; shingles with a slate, tile, or metal appearance with a minimum forty (40) year life rating; and wood shake. Other materials to be approved on a case-by-case basis.



Gabled roofs are typical in the Traditional Norcross character area and are encouraged for future residential development.



These sketches depict the relationships between existing buildings and new buildings in terms of roof pitch. The top example is that of an existing house with a steeply pitched roof (shaded) next to a new building with an inappropriate shallow-pitched roof. The bottom examples shows a more compatible roof pitch on the new building.

3.1.4 Exterior Walls

- TN 027: All construction shall include a combination of architectural treatments, such as brick or stone masonry, stucco, wood, or other durable materials.
- TN 028: The façade treatments should contain uniformity in use of materials. The use of architectural materials (e.g. masonry) only on the front elevation of a residence is prohibited.
- TN 029: The façade of a building facing or visible from public right-of-ways shall contain a combination of architectural treatments, windows, and doors such that the maximum allowable unbroken façade distance for each building or side of building visible from the right-of-way shall be twenty (20) feet. Such controls shall pertain to both the vertical and horizontal elevations.
- TN 030: "Blank facades" that do not feature windows, doors or architectural treatments are strictly prohibited from the district.
- TN 031: The reveal (exposed portion) of siding will be a minimum of four (4) inches and shall not exceed six (6) inches.
- TN 032: Corner boards should have the same width and depth as the siding reveal, and are not permitted to be more greater than two (2) inches of the siding reveal, or less than one (1) inch of the siding reveal.
- TN 033: Gutters and downspouts that are specifically designed for the task must be used; the use of PVC conduit, piping and other such materials that are not specifically designed as gutters or downspouts is prohibited.



"Blank facades" are facades with no windows, doors, or architectural treatments. These facades are not appropriate to the DDD.

3.1.5 Building Materials & Colors

Materials chosen for the exterior of a building are a significant component in the appearance and “feel” of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. Wood can also last indefinitely with periodic repair and repainting as long as it is kept free from moisture.

As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the DDD as long as they can meet or exceed the performance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well-known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer a/k/a EIFS) are another material that does not conform to the durability, texture or surface treatment of traditional stucco. Significant attention must be given to the application of stucco and EIFS systems for them to perform appropriately.



This residence properly utilized the combination of materials within its area of influence which included shingles in its gables and lapped siding.

TN 034: When building materials are applied to the exterior of a building they should be detailed to provide proper drainage so that water does not accumulate on flat areas or decorative crevices. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.

TN 035: Approved building materials include brick, stone, wood, and wood shakes/shingles.

TN 036: Alternative building materials approved through the design review process include, but are not limited to, stucco, synthetic stucco, and composite materials such as hardiplank type siding. The use of most contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels is only permitted on a case-by-case basis. Seek guidance from the ARB staff prior to considering this material. To evaluate such materials the ARB must determine if the alternative material meets the following standards:

- 1) has physical properties (texture, color, dimensions) similar to those of traditional building materials, or that it will be installed in a manner that tolerates differences;
- 2) at least meet similar performance expectations as those of traditional building materials; and
- 3) be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing.

If an alternative material meets these required standards (determined by the ARB) it may be used within the district.

TN 037: Building materials that are prohibited include, but are not limited to, plain concrete block, mirrored glass, metal siding and vinyl siding.

TN 038: The application of faux veneer panels, such as brick, asphalt shingles, dryvit and plywood is prohibited.

TN 039: Neutral traditional building color palettes are encouraged. Colors should blend with neighboring buildings.

TN 040: Chosen colors must be from an approved color palette and are approved by the ARB on a case-by-case basis. Approved color palettes include: 1) “Victorian” by Sherwin-Williams; 2) “Arts & Crafts” by Sherwin-Williams; 3) “Historic Colors” by Porter Paints; & 4) “Sunshades” by Porter Paints.

TN 041: The painting of masonry is prohibited, unless the building is using a grade of masonry that would need to be painted for waterproofing purposes. The painting of masonry that does not need paint for waterproofing will cause spalling and scaling of the masonry material.



This residence utilizes brick masonry and hardiplank siding in an appropriate combination of materials.



This residence under construction utilizes a variety of materials (stone, brick and hardiplank clapboards) to create architectural interest and variety.

3.1.6 Porches & Entrances

TN 042: Front porches, verandahs and terraces must be at least six (6) feet deep to accommodate porch furniture as well as the passage of one person.

TN 043: The primary entrance to a residence must utilize an entrance feature, such as a stoop, verandah, porch, or terrace. These features help identify the entrance as the main entry to the residence.

TN 044: It is not permitted to use any material that does not provide a "traditional" balustrade look to a porch, for example lattice is not permitted.

TN 045: If a balustrade is utilized on a porch it should feature spindles, or balusters.

TN 046: Appropriate porch supports will be of "traditional" design, such as square, round, turned, or tapered porch supports. A pier base may be utilized with a porch support and must be made of an approved building material.

TN 047: In the district porches, and similar constructions, should be made out of wood, or other appropriate material. Only terraces should feature a masonry floor (brick, stone or concrete).



This entrance porch defines the entrance to the house and also adds architectural interest to an otherwise simple, rectangular facade.

Prohibited Building Materials:

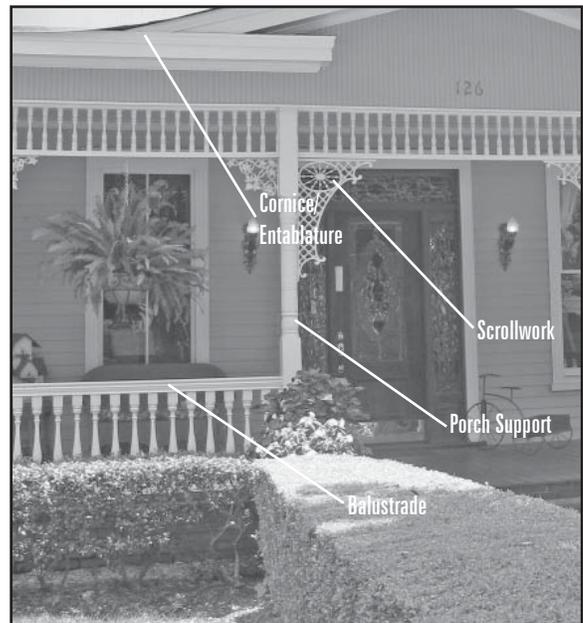
- Plain concrete block
- Mirrored glass
- Metal siding
- Vinyl siding

Permitted Building Materials:

- Brick
- Stone
- Wood siding
- Wooden shingles

Permitted Building Materials Through Design Review:

- Plaster
- Stucco
- Synthetic Stucco Systems
- Composite Materials
- Concrete block that is scored and textured (limited use only)

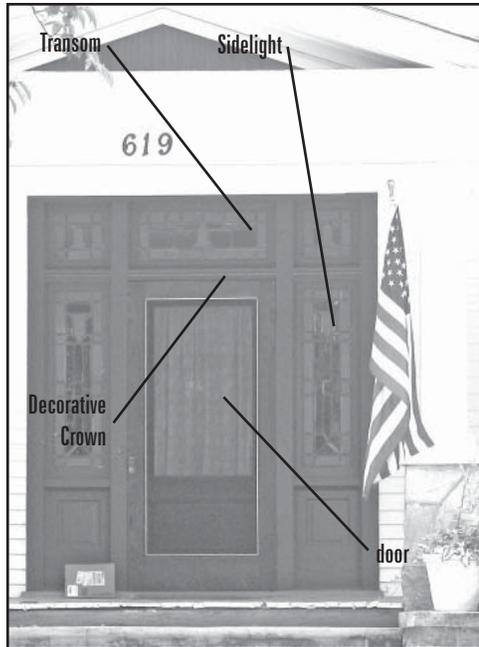


Porch Features

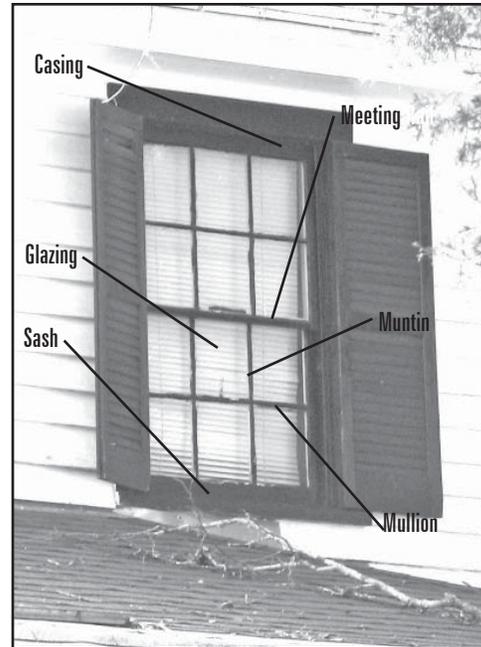
3.1.7 Doors & Windows

TN 048: Door styles must correspond with the architectural styles found within the district. Refer to *Residential Architectural Styles* in the *Chapter Two*. Contemporary single pane, French style and paneled doors are examples of appropriate styles.

TN 049: Doors must reflect a residential style. No commercial or solid doors are permitted on any facade visible from a public way.



Door Features



Window Features

TN 050: Windows must be compatible with those found in their area of influence, taking into consideration number of panes and trim styles.

TN 051: Snap-in grids for windows are prohibited within the district. Light divisions can not be removable and will be of adequate depth to convey the proper effect of muntins and mullions.

TN 052: Windows should be double hung sash or casement windows, with exceptions provided through the design review process.

TN 053: The use of "architectural" (multi-light) windows selectively and one-over-one light double hung windows on the remainder of the facades is allowed with the following standards:

- 1) The front facade will feature the architectural windows.
- 2) If architectural windows are used on the side facades they must be used to an architectural return (a jog in the building plan that creates a suitable end point).

TN 054: Shutters will be operable when feasible; and all shutters (inoperable and operable) must be appropriately scaled to cover the window opening.

TN 055: Shutters will be of louvered construction. Metal or vinyl shutters are prohibited.

TN 056: Large expanses of fixed windows are not permitted unless it is deemed integral to the design of the residence by the ARB.

TN 057: Sidelights, transoms, fanlights and other such decorative windows are encouraged as long as they are appropriately scaled to the facade.

TN 058: Convex or bubble skylights are prohibited where they will be visible from the primary street frontage.

TN 059: Awning materials for windows may be canvas, vinyl, or metal.

TN 060: Awnings should be appropriately scaled and shaped to properly fit around the window that they are shading. For example, round awnings are not appropriate for a square window opening.

3.1.8 Architectural Details

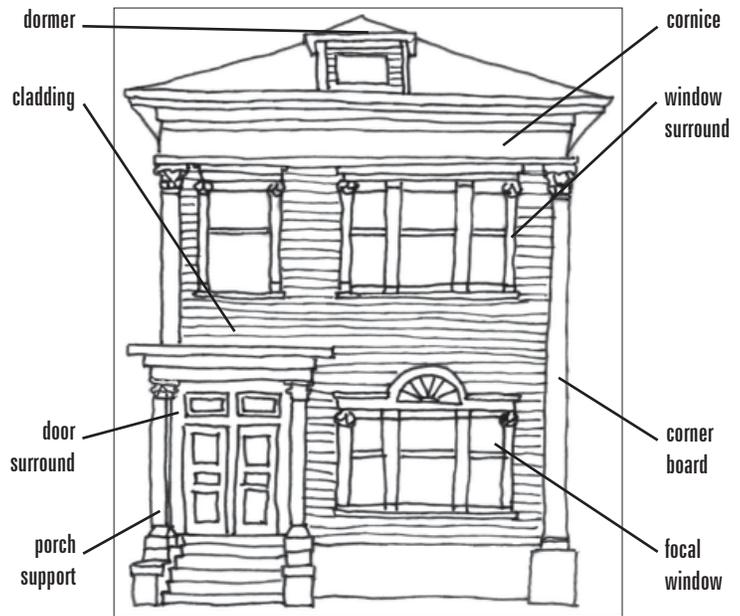
TN 061: Architectural details must reflect features within the district or within the area of influence of the project, and will be appropriately scaled to the new construction utilizing historic precedent.

TN 062: Architectural features must promote architectural interest and will use the same proportion, scale and detailing as the historic precedents found within the district. These features and details may not overwhelm a facade.

TN 063: Appropriate architectural features to this character area include, but are not limited to: bay windows, bay projections, rear projecting ells, decorative shingle treatments, knee brackets, lookouts, dormers, entablatures, decorative banding, corner boards, and chimneys.

TN 064: Chimneys may not appear to be cantilevered. All chimneys will feature a base integrated into the foundation, like traditional chimneys. Chimneys must be clad in a form of masonry, all other materials will be reviewed on a case-by-case basis by the ARB. Horizontal siding is specifically prohibited for use on chimneys.

TN 065: All detailing of architectural elements and materials will be undertaken so that joints of dissimilar materials are kept to a minimum and are not seen from the public right-of-way. The use of different material accents is appropriate to the district, but should be done in such a way that it is incorporated into the overall design of the structure.



Residential Architectural Features



These two newly constructed residences in Athens, Georgia, would be appropriate within the Traditional Norcross character area. The multi-gable roofs, integral porches, simple vernacular porch supports and rectangular massing are in keeping with the Traditional Norcross character area.



This new construction (left) in Colonel James Park is influenced by the Queen Anne style; the historic house on Born Street is a Folk Victorian style (right). Notice the similarities. New construction uses similar massing, roof forms, scale and decorative treatments as historic examples. Care must be taken not to replicate historic house styles exactly, so as to confuse others about the building's age.

3.1.9 Garages & Accessory Structures

- TN 066: Detached garages and other accessory structures must be located to the rear or side of a residence. Such structures are not permitted to block the view of the front facade of a residence.
- TN 067: Detached garages and other accessory structures must be similar in appearance utilizing the same materials, windows and door treatments as that of the main house.
- TN 068: New construction with integral garages are required to have these garages accessed from a rear alley whenever possible. If this is not possible they may be accessed from a side driveway.
- TN 069: Integral garages may not have door openings facing the primary road along the front facade of the residence, unless there is no other feasible egress/ingress to the garage.
- TN 070: Swimming pools, and other recreation-related features, must be buffered from view from the public right-of-way and should create a minimum visual impact.
- TN 071: New engineered structures (utilitarian structures that are not meant for habitation or used for commercial transactions), such as helipads, cell towers and utility towers, are not appropriate to the district. To permit such structures they must: 1) be attractively screened from all public rights of way by landscaping; & 2) sited in such a way that they do not impact the visual or audible character of the district.
- TN 072: Exterior stairs for multi-family and single family residences must be located to the rear (preferably) or side facades. Only if this is not feasible may they be located on the front facade, and this is only acceptable if the ARB is convinced there is no other location feasible for them. Such structures should be detailed similar to the porches found on the residential construction.



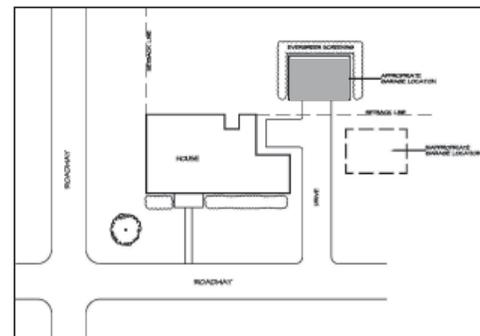
This historic outbuilding behind a residence on Peachtree Street in the Traditional Norcross character area is a good example for new builders to follow when constructing new homes and accessory buildings. This building is partially screened from view of the public right-of-way by attractive landscaping.



This garage is sited appropriately behind its associated residence. The garage also references the same hipped roof form as the house.

3.1.10 Mechanical Systems & Service Areas

- TN 073: Movable accessory site features (trash receptacles, recycle bins, etcetera) must be screened from view from the public right-of-way by placement to the rear or side of the main structure. Fencing, vegetation, or a combination of the two may be used to screen these features.
- TN 074: Mechanical systems (HVAC, utility boxes) located on the ground must be completely screened using opaque fencing or natural-looking landscape screening.
- TN 075: Satellite dishes and other antennae must be located unobtrusively to the side or rear of the building. They must be screened by landscaping or building placement whenever possible.
- TN 076: The use of window air conditioning units, or box fans on a primary facade of a building is not permitted. These units should be placed at the rear or side facades of a building.



The sketch above depicts the appropriate relationship between a house and its garage (shaded). The dashed outline on the sketch would be an inappropriate location of the garage.



This fence along the side of this residence screens HVAC equipment and other utilities from view of the public right-of-way.



These HVAC units are properly screened from the public right-of-way due to the applied landscaping and their location at the side of the structure.

The placement of this satellite dish on the rear facade on a first floor projection is an appropriate location. The dish is not visible from the public right-of-way.



3.1.11 Lighting

TN 077: Low-level lighting must be introduced in residential areas to provide for safety and security where needed. Install recessed lights, footlights, pedestrian-scaled lighting, or directional lights in unobtrusive locations.

TN 078: It is not permitted to introduce period lighting fixtures from an era that is not found within the period of significance of the City of Norcross. Appropriately scaled modern lighting fixtures are permitted as well.

TN 079: In general, lighting for residential development must be appropriately scaled and influenced by the architectural style of the building on which it will be located.



The use of pendent lighting on verandahs and porches is in keeping with the Traditional Norcross character area.



Residential lighting within the Traditional Norcross character area must be residential in scale (top) and should not be commercial in scale or design (bottom).

The following light fixtures are examples of fixtures that are appropriate for use within the district. Fixtures that are similar and in-keeping with the predominate architectural styles listed in Chapter Two are also appropriate to the district.



THREE

3.1.12 Signage

All signage must meet the criteria established by the City's Sign Ordinance.

- TN 080: Signs must be subordinate and complementary to the building.
- TN 081 Entrance features for residential developments must be pedestrian in scale.
- TN 082: Signage must respect the scale and materials of the buildings in the residential development.
- TN 083: Locate necessary signage so that defining features of the building, or district are not obscured.
- TN 084: Internally lit signs and pole-mounted signs are prohibited.
- TN 085: The use of exposed neon tubing, or neon lights, for signs are prohibited.
- TN 086: Landscaping must be utilized to incorporate the sign or entrance feature into the landscape.



Entrance features for residential developments must be residential and pedestrian in scale. Landscaping should be designed to incorporate the entrance feature into the landscape of the residential development.



The sign is out of scale in this historic area. The height and massing of this sign overpowers the residential-style buildings that have been converted to commercial uses.



This sign located in Traditional Norcross is residential in scale, massing and material. Low plantings around a base of such a sign is encouraged.

3.2 Infill Construction: Non-Residential

The following standards address all non-residential infill construction that will be constructed within the Downtown Development District (DDD) in the Traditional Norcross character area. The standards also apply to new multi-family residential developments. These standards are intended for use within the Traditional Norcross Character Area, but may be applied by the ARB to other similar character areas within the City Limits.

Any property owner wishing to construct a new non-residential building within the DDD must make an application to the Architectural Review Board (ARB) for a Certificate of Appropriateness. The ARB reviews each COA as a unique case and bases its decision on the standards in this manual, as well as the circumstances surrounding the project and the board's professional and aesthetic judgement. Emphasis is given to the following design considerations:

- Respect of the character-defining features of the Traditional Norcross character area
- Continuity between the new construction, the district as a whole and the buildings found within its area of influence
- Continuation of the streetscape patterns that are part of the character and identity of the area of influence.

3.2.1 Site Design & Landscaping

The presence of historic commercial buildings within the DDD contributes greatly to the character of the district. This commercial landscape is pedestrian-friendly with the majority of commercial buildings served by sidewalks featuring benches and other humanizing and inviting amenities. If a commercial building does not front on the sidewalk, it is stepped back to allow for ease of dropping off shoppers. Depending on the project's location and the number of required parking spaces, on-street parking may be provided. Additional parking is typically located to the rear or side of a building.

The City of Norcross has developed an extensive network of sidewalks that connect all parts of the DDD. This network of sidewalks encourages pedestrians and increases the small-town feel of the district. Pedestrians can easily navigate from residential to commercial areas, and once in a commercial area, a pedestrian can easily move from one store to another. Site design and landscape planning must consider pedestrian and vehicular circulation equally.

All work must also be in compliance with the Tree Ordinance (Section 106-46 Trees), and applicants should refer to the LCI Town Center Study regarding "Streetscape Elements" included in the *Appendix*.

TN 087: The orientation and setback of a new building and its site placement must be consistent with the dominant pattern within the area of influence of the project.

TN 088: Commercial buildings must be pulled up to the sidewalk edge to continue the urban, pedestrian-friendly character of historic commercial core along Peachtree Street.



The commercial buildings along Peachtree Street typically are built to the sidewalk. A building built within this area of influence must do the same.



This aerial depicts the commercial buildings along Peachtree Street in the Traditional Norcross Character Area. These buildings are built to the edge of the public right of way and buildings in their area of influence must be similarly situated.



A positive attribute of this office development is the continuation of the existing sidewalk network.

- TN 089: To further promote the extensive pedestrian network of sidewalks in the city, all nonresidential buildings must maintain, or install, a sidewalk fronting the public right-of-way.
- TN 090: The safety of a pedestrian must be paramount when designing the landscape and site layout of a project.
- TN 091: The use of planting strips separating pedestrian zones from vehicular zones is required.
- TN 092: Historic paving and scoring patterns in sidewalks when present should be preserved if possible. New paving must be compatible with that found within its area of influence, or as established by city streetscape standards.
- TN 093: Whenever possible utilize pervious paving materials, which help decrease runoff and are aesthetically more pleasing than asphalt.
- TN 094: Consider introducing only native plant materials to the district, or those plants that would have been available during the DDD’s historic period. Native plant materials are adapted to the naturally occurring soil and climate and require less maintenance.
- TN 095: Existing historic landscape features must be retained and incorporated into the proposed landscape if they are in good repair. Landscape features may include walls, specimen trees, fountains, historic concrete pathways and significant vistas and views from adjacent public ways.



With an absence of power lines these trees can grow to a great height and not create any utility conflicts. Pruning of these street trees should be scheduled regularly so that they do not have to be over pruned, which would detract from the character of the streetscape.



This retaining wall is a character-defining feature of Traditional Norcross and should be maintained and preserved.

Recommended Height Planting Standards for Green Spaces:

- Overhead wires present - Small native trees
- Overhead wires absent - Large native hardwood trees

Recommended Width Planting Standards for Green Spaces:

<u>Green Space Width</u>	<u>Recommended Trees</u>
• 10 feet or greater	• Medium Deciduous Trees
• 5 to 10 feet	• Small Deciduous or Flowering Trees
• Less than 5 feet	• Large Deciduous Trees

Recommended Native Evergreen Street Trees

- Latin Name • Common Name
- Juniperus virginiana • Eastern Red Cedar
- Ilex Opaca • American Holly

Recommended Small Deciduous or Flowering Street Trees:

<u>Latin Name</u>	<u>Common Name</u>
Amelanchier canadensis	• Serviceberry
Carpinus caroliniana	• Musclewood/Hornbeam
Cercis canadensis	• Redbud
Chionanthus virginicus	• Fringetree
Cornus florida	• Dogwood
Crataegus phaenopyrum	• Washington Hawthorn
Oxydendrum arboreum	• Sourwood
Ostrya virginiana	• Hophornbeam
Lagerstroemia indica	• Crepe Myrtle

Recommended Large/Medium Deciduous Street Trees:

<u>Latin Name</u>	<u>Common Name</u>
Acer barbatum	• Southern Sugar Maple
Acer rubrum	• Red Maple
Acer saccharinum	• Silver Maple
Fagus grandifolia	• American Beech
Fraxinus americana	• White Ash
Fraxinus pennsylvanica	• Green Ash
Plantanus occidentalis	• Sycamore
Quercus alba	• White Oak
Quercus falcata	• Southern Red Oak
Quercus laurifolia	• Darlington Oak
Quercus nigra	• Water Oak
Quercus phellos	• Willow Oak
Quercus schumardii	• Shumard Oak
Carya illinoensis	• Pecan Tree
Ulmus rubra	• Slippery Elm
Ulmus thomasi	• Rock Elm
Ulmus serotina	• September Elm

- TN 096: A safely accessible route from the City’s sidewalk system to the main entrance of a building is required.
- TN 097: Parking is prohibited within the green spaces that border the district’s streets. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.
- TN 098: Surface parking areas in the district must be edged with tree plantings and/or hedges. This will help to buffer and screen these spaces as well as preserve visual edges.
- TN 099: A minimum of 10% of the interior parking area must be landscaped; this landscaping must be used to create interior planting islands to break up any large paved areas.
- TN 100: When possible, parking lots must be located to the rear of the property and be properly maintained with lighting and all other considerations to make them safe and attractive.
- TN 101: Parking areas shall be screened from the right-of-way using berms, landscape hedges, or walls.
- TN 102: Parking minimums and ratios shall comply with existing City ordinances.
- TN 103: All commercial development abutting a residential use shall establish a landscaped buffer having a minimum horizontal dimension of fifteen feet.
- TN 104: Retention ponds shall be underground when feasible. Otherwise, retention ponds shall be integrated into the landscaping to appear “natural.” Fencing utilized for such above ground retention ponds shall be brick, or other approved material.



This parking lot is appropriately located to the rear of the buildings fronting on South Peachtree Street and is screened with landscaping.



This sketch shows the advantages of incorporating the pedestrian realm into the design of storefronts. These buildings will be able to display merchandise under the protection of the loggia created by the double verandahs. These areas can also be used for outdoor cafe areas. Also the inclusion of benches and other such furnishings encourages pedestrians to loiter along the streetscape, which in turn can boost sales.

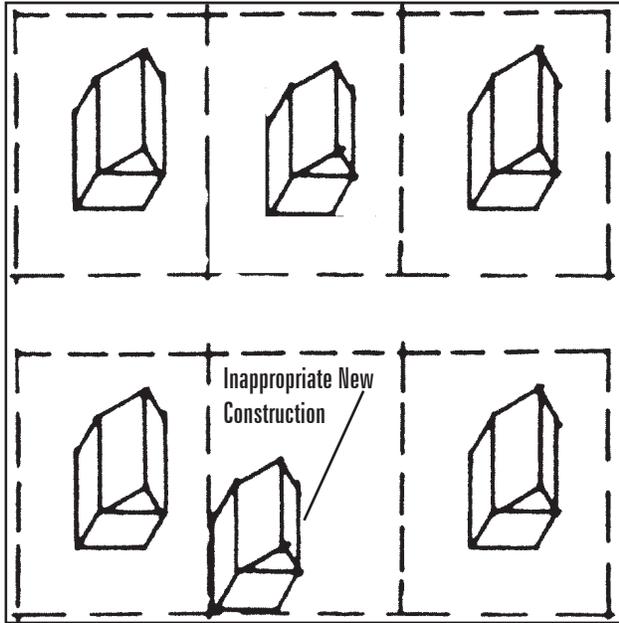


This parking lot utilizes a pervious pavement system to help with surface water runoff. The “roadway” of the parking lot is still paved but this construction technique is another option for parking lot design.

3.2.2 Building Mass, Scale & Form

TN 105: New buildings must be compatible with surrounding buildings in terms of form, scale, height, massing, proportion and roof shape. No structure may exceed the height of an adjacent structure by more than one floor.

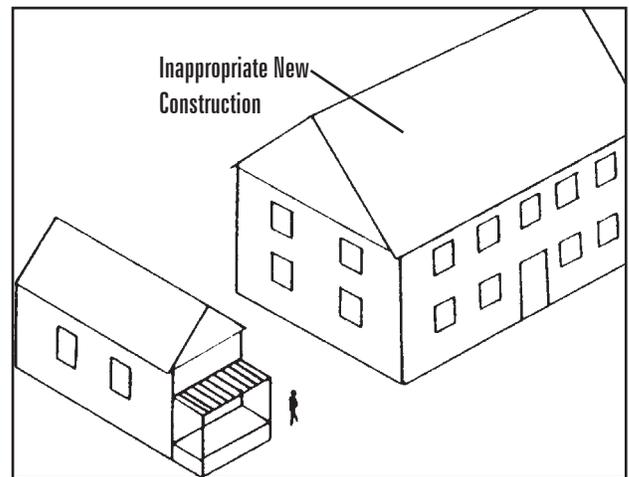
TN 106: One-story buildings shall have a minimum height of sixteen (16) feet. No structure may exceed forty (40) feet in height without formal approval of the City.



Building Setback - Inappropriate: This sketch shows an infill building in violation of the established setback found along the street. The new building, however, is properly orientated front-to-back on its site.



This late-twentieth century commercial infill on South Peachtree Street fronts on the sidewalk and conforms with the established pattern of a rectangular form with storefront windows.



The new construction (right) does not respect the scale, massing or orientation of the existing residence adjacent to it.

3.2.3 Roofs

TN 107: Traditional styles of pitched roofs and flat roofs with parapet walls are encouraged, depending on the type of development within the area of influence. Roof pitches ranging from 6:12 to 10:12 are encouraged.

TN 108: Roof parapets must be designed to provide visual diversity. Parapets shall include architectural features at least every 100 linear feet. The minimum height of design features shall be one (1) foot and may be provided in height offset or façade projections such as porticoes, towers, or gable features.

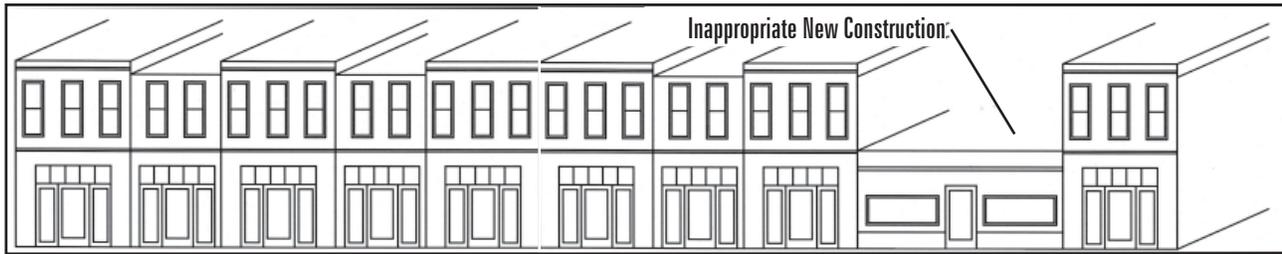
TN 109: Approved roofing materials include metal standing seam; tile; slate; stone; shingles with a slate, tile, or metal appearance with a minimum forty (40) year life rating; and wood shake. Other materials to be approved on a case-by-case basis by the ARB.

TN 110: All rooftop mounted HVAC and similar equipment must be screened from view from the public right-of-way by a parapet or other approved architectural feature.

TN 111: New structures should have roof forms and orientation consistent with buildings within its area of influence. The use of flat, shed and low-pitched roofs hidden by a parapet wall are appropriate for nonresidential construction that is found along Main Street.



The HVAC system for this commercial building is appropriately placed to the rear of the roof top. HVAC units must be placed so as not to be seen from the public right-of-way. The use of the parapet wall helps screen the HVAC unit.



The new construction in the city block (sketch above) is not appropriate in height because the established height of this block is two stories. A one story building would be appropriate if there was a mix of one and two story buildings in this block. The rhythm, scale and massing of the window and door openings established by this block is also disregarded by the new construction. Incorporating such design considerations into new construction is important for a proper fit within a character area.

3.2.4 Exterior Walls

- TN 112: The facade of a building facing or visible from public right-of-ways shall contain a combination of architectural treatments, windows, and doors such that the maximum allowable unbroken façade distance for each building or side of building visible from the right of way shall be twenty (20) feet. Such controls shall pertain to the vertical and horizontal elevations. All buildings should have a distinguishable base and cornice for each level of the building.
- TN 113: Facade treatments must contain uniformity in use of materials on all facades, not only the primary facade. The use of architectural materials (e.g. masonry) only on the front elevation of a building is prohibited.
- TN 114: All buildings must feature a cornice, or entablature.
- TN 115: The use of colonnades (covered walkways, usually incorporated into a building) along large nonresidential development (more than two business enterprises) is required. This allows pedestrians to walk along storefronts protected from the elements, and provides covered access to the adjacent parking.
- TN 116: Gutters and downspouts that are specifically designed for the task must be used; the use of PVC conduit, piping and other such materials that are not specifically designed as gutters or downspouts is prohibited.



The accents of this building utilize a contrasting brick from the main building with other cast stone accents. As can be seen these elements were uniformly applied to the building to make a visually appealing design.



The facade articulation of this building is attractive and functional. The covered walkways along the storefronts provides shade for display items in windows as well as shelter for pedestrians.

3.2.5 Building Materials & Colors

Materials chosen for the exterior of a building are a significant component in the appearance and “feel” of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. Wood can also last indefinitely with periodic repair and repainting as long as it is kept free from moisture.

As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the DDD as long as they can meet or exceed the performance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well-known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer) are another material that does not conform to the durability, texture or surface treatment of traditional stucco. Significant attention must be given to the application of stucco for it to perform appropriately.

TN 117: All construction shall include a combination of architectural treatment of brick or stone masonry, stucco, wood, or other durable materials.

TN 118: When building materials are applied to the exterior of a building they must be detailed to provide proper drainage so that water does not accumulate on flat areas or decorative crevices. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.

TN 119: Approved building materials include brick, stone, wood, and wood shakes/shingles.

TN 120: Alternative building materials approved through the design review process include, but are not limited to, stucco, synthetic stucco, and composite materials such as hardiplank type siding. The use of most contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels is only permitted on a case-by-case basis. Seek guidance from the ARB staff prior to considering this material. To evaluate such materials the ARB must determine if the alternative material meets the following standards:

- 1) has physical properties (texture, color, dimensions) similar to those of traditional building materials, or that it will be installed in a manner that tolerates differences;
- 2) at least meet similar performance expectations as those of traditional building materials; and
- 3) be applied in such a manner that a passerby would not discern a difference between composite or synthetic material from that of the traditional building material it is replacing.

If an alternative material meets these required standards it may be used within the district.

TN 121: Building materials that are prohibited include, but are not limited to, plain concrete block, mirrored glass, metal siding and vinyl siding.

TN 122: The application of faux veneer panels, such as brick, asphalt shingles, dryvit and plywood is prohibited.

TN 123: Neutral traditional building color palettes are encouraged. Colors should blend with neighboring buildings.

TN 124: Chosen colors must be from an approved color palette and are approved by the ARB on a case-by-case basis. Approved color palettes include: 1) “Victorian” by Sherwin-Williams; 2) “Arts & Crafts” by Sherwin-Williams; 3) “Historic Colors” by Porter Paints; & 4) “Sunshades” by Porter Paints.

TN 125: The painting of masonry is prohibited, unless the building is using a grade of masonry that would need to be painted for waterproofing purposes. The painting of masonry that does not need paint for waterproofing will cause spalling and scaling of the masonry material.



This building exhibits many qualities of a successful infill commercial building. There are distinguishable bases and cornices for each level of the building, and the building materials and facade articulation used provides architectural interest and variety to each facade.

Prohibited Building Materials:	Permitted Building Materials:	Permitted Building Materials Through Design Review:
<ul style="list-style-type: none"> ➤ Plain concrete block ➤ Mirrored glass ➤ Metal siding ➤ Vinyl siding 	<ul style="list-style-type: none"> ➤ Brick ➤ Stone ➤ Wood siding ➤ Wooden shingles 	<ul style="list-style-type: none"> ➤ Plaster ➤ Stucco ➤ Synthetic Stucco Systems ➤ Composite Materials ➤ Concrete block that is scored and textured (limited use only)

3.2.6 Storefronts, Entrances & Openings

TN 126: Door and window styles must correspond with the architectural styles found within the district. Refer to *Non-Residential Architectural Styles* in the *Chapter Two*. Contemporary single pane glass doors, and half-paneled doors with lights are examples of appropriate styles.

TN 127: Doors must reflect a commercial style.

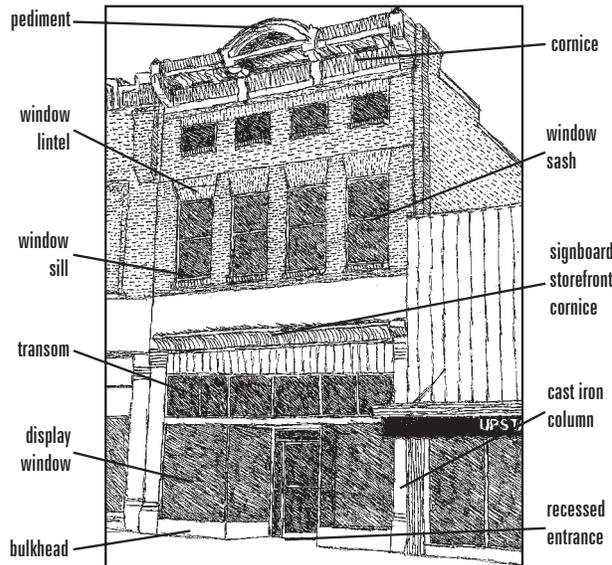
TN 128: Windows of a building must be the same in general appearance as the buildings found within its area of influence taking into consideration panes and trim style.

TN 129: Storefront windows on non-residential buildings may either be framed in wood and painted with accent colors or framed in aluminum. If aluminum is used, a dark anodized finish shall be used rather than the natural metallic color. In many cases, wood molding can be used to cover the aluminum beneath.

TN 130: Storefronts must correspond closely to the traditional storefront seen in other buildings in Norcross; this storefront must include many of the characteristics highlighted in the sketch (above right).

TN 131: Snap-in grids for windows are prohibited within the district. Light divisions must not be removable and must be of adequate depth to convey the proper effect of muntins and mullions.

TN 132: Convex or bubble skylights are prohibited where they will be visible from the primary street frontage.



Character-defining elements of a traditional storefront



An arched awning for an arched opening like this is appropriate. To use an arched awning on a square window opening would be inappropriate.

3.2.7 Awnings

TN 133: The use of awnings is encouraged since they provide a favorable architectural design element, as well as protection from sun, wind, and rain.

TN 134: Awning materials for windows may be canvas, vinyl, or metal.

TN 135: Translucent, backlit awnings are prohibited.

TN 136: Awnings must be appropriately scaled and shaped to properly fit around the window that they are shading. Round awnings are not appropriate for a square window opening.

TN 137: Awning height requirements above sidewalk shall be eight (8) feet to base of structure. No poles will be permitted.

3.2.8 Architectural Details

- TN 138: The application of architectural details that do not belong to the period or style of the district is not appropriate.
- TN 139: Building design features must be obtained from the project's area of influence.
- TN 140: Architectural features must promote architectural interest .
- TN 141: Architectural features on new construction must have balance and not create a cluttered appearance.
- TN 142: Appropriate non-residential architectural features to this character area include, but are not limited to: knee brackets, lookouts, entablatures, decorative banding, corner boards, and porte-cocheres.
- TN 143: All detailing of architectural elements and materials will be undertaken so that joints of dissimilar materials are kept to a minimum and are not seen from the public right-of-way. All detailing will be appropriately scaled to the new construction utilizing historic precedent.



Typically awnings in the Traditional Norcross character area are rectangular to properly fit the window openings they are shading. Awnings can provide a functional outdoor space for use by store owners and pedestrians alike.

THREE



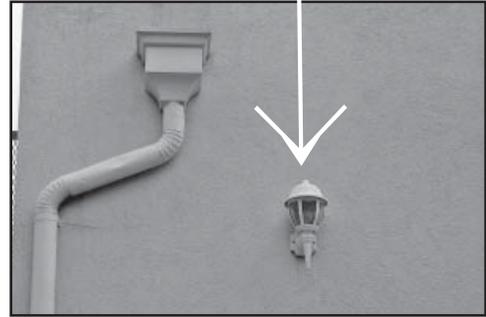
The building pictured below features a prominent recessed entry, uniformity of treatment on all facades, and key features that are found from commercial buildings within the Traditional Norcross character area. These features include lintels with keystones, arched window openings and roof brackets. This building could be appropriate for an undeveloped parcel near the railroad depot.



3.2.9 Lighting

- TN 144: Lighting along the public right-of-way must be in keeping with that established by city planning documents and must complement the streetscape work undertaken in the city.
- TN 145: It is not appropriate to introduce period lighting fixtures from an era that predates the structures in the district in an attempt to create a false historical appearance.
- TN 146: In general lighting for commercial development must be appropriately scaled and influenced by the architectural style of the building it will be located on.
- TN 147: The use of residential styled lighting on nonresidential development that is adjacent to a residential neighborhood is allowed, as long as it provides for adequate illumination for safety.

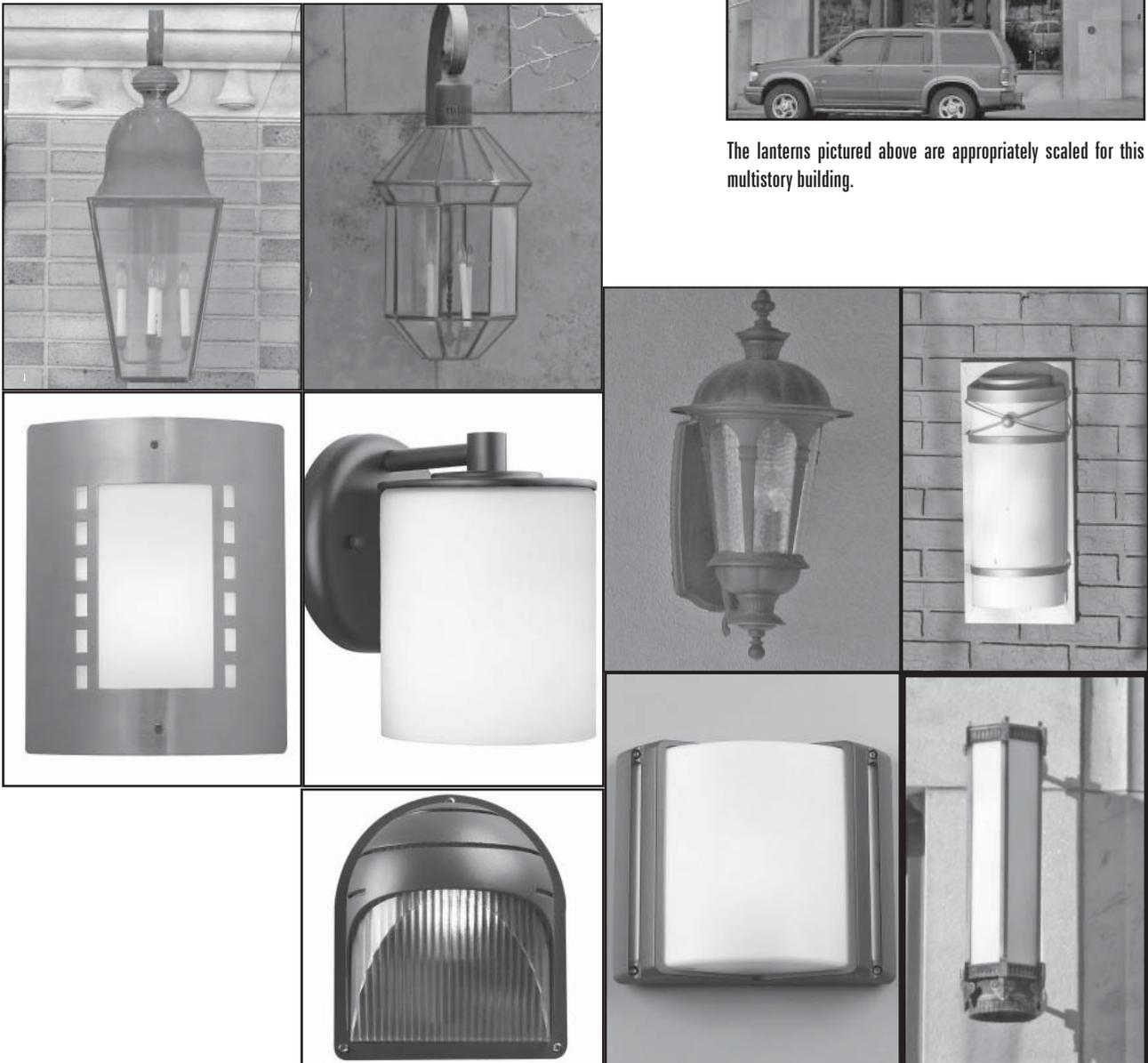
The following light fixtures are examples of fixtures that are appropriate for use within the district. Fixtures that are similar and in-keeping with the predominate architectural styles listed in Chapter Two are also appropriate to the district.



This residential scale light fixture is inappropriate for a commercial or industrial building.



The lanterns pictured above are appropriately scaled for this multistory building.



3.2.10 Mechanical Systems & Service Areas

- TN 148: Accessory site features shall be screened from view from the right-of-way by placement of those features to the rear of the main structure or on the roof.
- TN 149: Accessory site features located on the ground shall be completely screened using opaque fencing, landscaped berm, or landscape screening. Dumpsters and outdoor storage, where permitted, shall be enclosed to a minimum height of six feet using opaque fencing, brick or similar materials.
- TN 150: Dumpsters shall be placed in the least visible location on the lot and shall not be located within fifty feet of a residential use.
- TN 151: The primary facade of a building must not be disrupted by the addition of window air conditioner units, or box fans. These units must be placed at the rear or side facades of a building.
- TN 152: Satellite dishes and other antennae must be located unobtrusively to the side or rear of the building. They must be screened by landscaping whenever possible.
- TN 153: All loading docks shall be screened from view of any street by planting a solid hedge of evergreen shrubs.
- TN 154: New engineered structures (utilitarian structures that are not meant for habitation or used for commercial transactions), such as helipads, cell towers and utility towers, are not appropriate to the district. If such structures are to be permitted they must be attractively screened from all public rights of way by landscaping, and sited in such a way that they do not impact the visual or audible character of the district.



Screening service areas from the public right-of-way and adjacent property owners is necessary in the district. Vegetative buffering must be designed to look like a naturally-occurring landscape. This screen (above) is artificial in form and would be improved by the addition of plantings that appear more naturally-looking.



If air conditioning units must be placed in windows they must be placed on the side or rear facades. They are prohibited on primary facades.



Satellite dishes and other such devices must be placed in a most inconspicuous place on a building.

3.2.11 Signage

All signage must meet the criteria established by the City's Sign Ordinance.

- TN 155: Signs must be subordinate and complementary to the building.
- TN 156: Entrance features for commercial developments must be on a pedestrian scale.
- TN 157: All ground signs must be monument signs.
- TN 158: Landscaping must be utilized to incorporate the sign or entrance feature into the landscape.
- TN 159: Signage must respect the size, scale and materials of the building.



This modern awning is also used to advertise the business within. Such traditional methods of advertisement are required in the Traditional Norcross character area.

- TN 160: Signs that favor traditional placements, such as on awnings, windows, and hanging signs, are encouraged in the Traditional Norcross character area.
- TN 161: Locate necessary signage so that defining features of the building, or district are not obscured.
- TN 162: Internally lit signs and pole-mounted signs are prohibited.
- TN 163: The use of exposed neon tubing, or neon lights, for signs are prohibited.

3.2.12 Outdoor Spaces

Privately sponsored gathering areas or plazas provide opportunities for public outdoor spaces. Other popular spaces include outdoor seating affiliated with a business. Outdoor spaces are a good opportunity to foster community and to encourage civic-mindedness.



This park was developed by Brenau University adjacent to their institutional building along US 129. It serves three purposes: 1) provides a pleasant park for recreational use by the students; 2) the buffers the building and parking from US 129; & 3) provides a buffer for the adjacent residential neighborhood from US 129.



This sign found on South Peachtree Street is a good modern example of a traditional advertising method.

3.3 Changes to Existing Site & Building Exteriors, Non-Residential

Any property owner or occupant wishing to make an exterior alteration to an existing non-residential building or structure within the DDD must make an application to the ARB for a Certificate of Appropriateness. Within the context of this manual, existing multi-family residential developments are considered non-residential buildings. These standards are intended for use within the Traditional Norcross Character Area, but may be applied by the ARB to other similar character areas within the City Limits. The ARB reviews each COA as a unique case and bases its decision on the standards in this manual, as well as the circumstances surrounding the project and the board's professional and aesthetic judgement.

All properties, regardless of current appearance, will be required to conform to the standards when changes, replacements, repairs, or new construction occurs. However, existing non-residential buildings less than fifty years that are proposed for rehabilitation shall conform to the design standards outlined in *Section 3.2: New Non-Residential Construction*. Existing non-residential buildings fifty years old or older that are proposed for rehabilitation or which have significant architectural merit (as decided by the ARB staff) must follow the design standards found in this section with the following emphasis:

- Respect the original architectural and material character of the building
- Preserve and repair original materials as much as possible
- If a deteriorated element must be replaced, replace it in-kind
- Uncover historic building facades by removing false fronts
- Preserve original storefronts including recessed entries, display areas, kick plates, and transoms

3.3.1 Streetscape & Landscaping

Over time significant landscape elements, such as street trees, planting strips, fountains and other pedestrian and civic art features, are lost or neglected. During a rehabilitation project, if such features once existed on the site and can be documented with photograph evidence, then effort should be made to incorporate that feature into the rehabilitation project. To incorporate theorized historic elements into a rehabilitation project can create a false sense of history and is not encouraged. A recreated landscape element must be clearly identifiable as a modern addition. Whenever possible, native plantings are encouraged when planning the rehabilitation of landscapes associated with a historic property. Native plants are adapted to the soil and climate. Other plantings that are appropriate to the particular property, or to the period of significance of the City of Norcross are also encouraged.

All work must be in compliance with the Tree Ordinance (Section 106-46 Trees). Applicant should also refer to the LCI Town Center Study regarding "Streetscape Elements" included in the *Appendix*.

TN 164: Historic buildings typically were designed with the pedestrian in mind. Such pedestrian features include storefronts fronting on sidewalks, recessed entries, entrances for second floor spaces fronting on the sidewalks, and awnings. Such features must be maintained or reinstated during the rehabilitation process.



A 2005 view of South Peachtree Street (left) is compared to a late nineteenth century view of South Peachtree Street (right). The significance of sidewalks and street trees to the visual character of the commercial district is obvious. As such, street trees must be maintained carefully and replaced as needed. Street trees are a character-defining feature that must be retained to maintain the "sense of place" enjoyed in downtown Norcross. Historic Photo Courtesy of *Vanishing Georgia*, Georgia Division of Archives and History, Office of Secretary of State.

- TN 165: Planting strips and street trees along any public right-of-way must be retained or restored during rehabilitation if site work in the streetscape is planned.
- TN 166: The safety of a pedestrian must be paramount whenever addressing rehabilitation of a streetscape.
- TN 167: A safely accessible route from the city's sidewalk network to the main entrance of a building is required.
- TN 168: Historic paving and scoring patterns in sidewalks must be preserved if possible. New paving must be compatible with that found within its area of influence, or as established by city streetscape standards.
- TN 169: New curb cuts must be kept to a minimum and reestablishment of historic curb cuts is encouraged.
- TN 170: Consider introducing only native plant materials to the district, or those plants that would have been available during the DDD's historic period.
- TN 171: Whenever possible utilize pervious paving materials, which help decrease runoff and are aesthetically more pleasing than asphalt.
- TN 172: All non-residential development abutting a property utilized for residential use shall establish a landscaped buffer to screen such development from said residential use.

Recommended Height Planting Standards for Green Spaces:	
<ul style="list-style-type: none"> • Overhead wires present - Small native trees • Overhead wires absent - Large native hardwood trees 	
Recommended Width Planting Standards for Green Spaces:	
<u>Green Space Width</u>	<u>Recommended Trees</u>
• 10 feet or greater	• Large Deciduous Trees
• 5 to 10 feet	• Medium Deciduous Trees
• Less than 5 feet	• Small Deciduous or Flowering Trees
Recommended Native Evergreen Street Trees	
<ul style="list-style-type: none"> • <u>Latin Name</u> • <u>Common Name</u> • Juniperus virginiana • Eastern Red Cedar • Ilex Opaca • American Holly 	
Recommended Native Small Deciduous or Flowering Street Trees	
<u>Latin Name</u> • <u>Common Name</u>	
Amelanchier canadensis • Serviceberry	
Carpinus caroliniana • Musclewood/Hornbeam	
Cercis canadensis • Redbud	
Chionanthus virginicus • Fringetree	
Cornus florida • Dogwood	
Crataegus phaenopyrum • Washington Hawthorn	
Oxydendrum arboreum • Sourwood	
Ostrya virginiana • Hophornbeam	
Lagerstroemia indica • Crepe Myrtle	

Recommended Native Large/Medium Deciduous Street Trees:
<u>Latin Name</u> • <u>Common Name</u>
Acer barbatum • Southern Sugar Maple
Acer rubrum • Red Maple
Acer saccharinum • Silver Maple
Fagus grandifolia • American Beech
Fraxinus americana • White Ash
Fraxinus pennsylvanica • Green Ash
Plantanus occidentalis • Sycamore
Quercus alba • White Oak
Quercus falcata • Southern Red Oak
Quercus laurifolia • Darlington Oak
Quercus nigra • Water Oak
Quercus phellos • Willow Oak
Quercus shumardii • Shumard Oak



Inappropriate: A historic commercial building was removed at this location and replaced with a parking lot that is neither screened nor treated with any streetscape elements along the public right-of-way.

TN 173: Parking is prohibited within the green spaces that border the district's streets. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.

TN 174: Surface parking areas in the district must be edged with tree plantings and/or hedges. This will help to buffer and screen these spaces as well as preserve visual edges.

TN 175: A minimum of 10% of the interior parking area must be landscaped; this landscaping must be used to create interior planting islands to break up any large paved area.

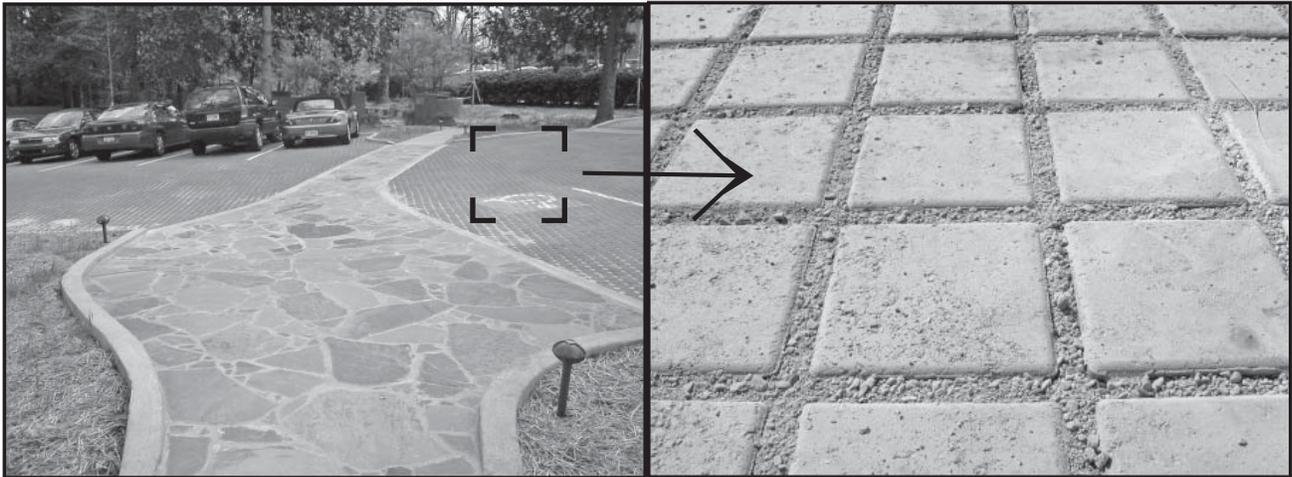
TN 176: When possible, parking lots must be located to the rear of the property and be properly maintained with lighting and all other considerations to make them safe and attractive.

TN 177: Parking areas shall be screened from the right-of-way using berms, landscape hedges, or walls

TN 178: Parking minimums and ratios shall comply with existing City ordinances.



Planting islands help break up large parking lots into more pedestrian friendly and visually pleasing landscapes.



Appropriate: Permeable materials are encouraged for surface parking lots as they decrease surface water runoff and are an attractive alternative to asphalt.

3.3.2 Building Materials & Colors

Materials chosen for the exterior of a building are a significant component in the appearance and "feel" of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. Wood can also last indefinitely with periodic repair and repainting as long as it is kept free from moisture.

As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the DDD as long as they can meet or exceed the performance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well-known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer) are another material that does not conform to the durability, texture or surface treatment of traditional stucco. Significant attention must be given to the application of stucco for it to perform appropriately.

Prohibited Building Materials:	Permitted Building Materials:	Permitted Building Materials Through Design Review:
<ul style="list-style-type: none"> ➤ Plain concrete block ➤ Mirrored glass ➤ Metal siding ➤ Vinyl siding 	<ul style="list-style-type: none"> ➤ Brick ➤ Stone ➤ Wood siding ➤ Wooden shingles 	<ul style="list-style-type: none"> ➤ Plaster ➤ Stucco ➤ Synthetic Stucco Systems ➤ Composite Materials ➤ Concrete block that is scored and textured (limited use only)

TN 179: Retain and maintain original exterior materials if at all possible. Such materials can include masonry, metal, wood or other historic material.

TN 180: Regularly inspect exterior materials in order to identify, evaluate and treat causes of deterioration, such as leaking gutters, roofs or flashing; cracks or holes; faulty caulking; insect infestation; or vegetative growth.

TN 181: Maintain exterior materials by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.

TN 182: Only clean exterior materials when necessary to halt deterioration or remove heavy soiling. Clean exterior surfaces with the gentlest method possible, such as low-pressure water and detergents, using natural brushes. Sandblasting, high-pressure water blasting or caustic chemical treatments are prohibited unless the ARB is convinced it is the only feasible cleaning method available under the circumstances. Tests must be conducted before using any cleaning methods on historic materials.

TN 183: Retain historic surface treatment coatings on exterior materials, such as paint or original varnishes, in order to protect the material from moisture and ultraviolet light. Paint removal is inappropriate for a historically painted surface unless deteriorated surface treatments needs to be removed prior to replacement. Careful removal of paint must be completed by hand scraping, hand sanding, thermal devices and limited use of chemical strippers where necessary.

TN 184: Exterior materials that were historically unpainted must generally remain unpainted. Appropriate non-historic protective coatings may be applied to exterior materials where needed to protect the original material, such as in areas of high pedestrian use.

TN 185: When replacement of exterior materials is necessary, replace only deteriorated materials and match the original material in size, shape, profile, texture, and type.

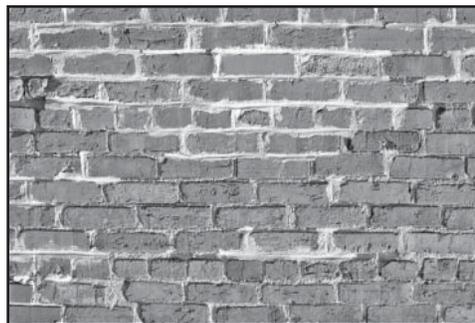
TN 186: When repair or replacement of new mortar is needed, the new mortar must duplicate the old in strength, composition, color, texture, and mortar joint width. A high content of Portland cement must not be used in repointing historic masonry joints.

TN 187: Historic stucco facing must be repaired with a stucco mixture that comes very close to duplicating the original material in both appearance and texture.

TN 188: The application of non-historic exterior siding, such as brick veneers, asphalt shingle siding, and contemporary or faux stucco products (stucco coated foam insulation board and cement panels), dryvit, metal siding, vinyl siding and plywood, over historic materials is not appropriate within the district.



The brick and tile on this building have been properly maintained. It is cost effective to maintain historic materials as most of the craftsmanship represented in the historic building stock of Norcross is cost prohibitive to recreate. No material is maintenance free.



Mortar used in repointing should be consistent in strength, texture and color to the original or existing mortar; to do otherwise will damage the existing brick as shown here. The replacement mortar used here was stronger than the original mortar; as a result, the mortar is causing the brick to spall.

TN 189: The use of composite or synthetic materials to replace deteriorated historic material on a building must meet one of the following circumstances: a) the unavailability of historic materials; b) the unavailability of skilled craftsmen; c) inherent flaws in the original materials; or d) code-required changes.

TN 190: Alternative building materials approved through the design review process include, but are not limited to, stucco, synthetic stucco, and composite materials such as hardiplank type siding. The use of most contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels is only permitted on a case-by-case basis. Seek guidance from the ARB staff prior to considering this material. To evaluate such materials the ARB must determine if the alternative material meets the following standards:

- 1) has physical properties (texture, color, dimensions) similar to those of traditional building materials, or that it will be installed in a manner that tolerates differences;
- 2) at least meet similar performance expectations as those of traditional building materials; and
- 3) be applied in such a manner that a passerby would not discern a difference between composite or synthetic material from that of the traditional building material it is replacing.

If an alternative material meets these required standards it may be used within the district.

TN 191: Neutral traditional building color palettes are encouraged. Colors should blend with neighboring buildings.

TN 192: Chosen colors must be from an approved color palette and are approved by the ARB on a case-by-case basis. Approved color palettes include: 1) "Victorian" by Sherwin-Williams; 2) "Arts & Crafts" by Sherwin-Williams; 3) "Historic Colors" by Porter Paints; & 4) "Sunshades" by Porter Paints.

TN 193: The painting of masonry is prohibited, unless the building is using a grade of masonry that would need to be painted for waterproofing purposes. The painting of masonry that does not need paint for waterproofing will cause spalling and scaling of the masonry material.

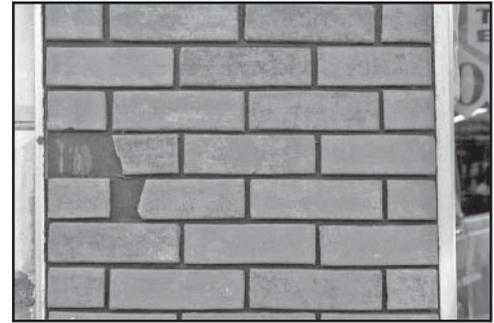
3.3.3 Storefronts, Entrances and Openings

TN 194: Identify, preserve and maintain historic character-defining elements of commercial storefronts, such as windows, transoms, doors, architectural details and materials. The removal or radical change of the original appearance and significant elements of a historic storefront is prohibited within the district.

TN 195: When necessary, repair deteriorated storefronts by reinforcing historic materials and by replacing original materials with in-kind materials or with compatible substitute materials. Replacement materials must be compatible in size, scale, materials, and design to the surviving part of the storefront.

TN 195: Historic changes to storefronts that have become significant over time, or historic in their own right, must be preserved.

TN 196: The reconstruction of a partially, or completely, removed storefront must be based on historical, pictorial or physical documentation. It is prohibited to create a storefront with a false historic appearance.



False brick panels, as seen above, are not appropriate to any part of the district. These panels do not properly simulate the texture, color, or other material properties of real brick.



This storefront on South Peachtree Street has appropriately retained its original recessed entry configuration and its original entrance to the second floor office space.

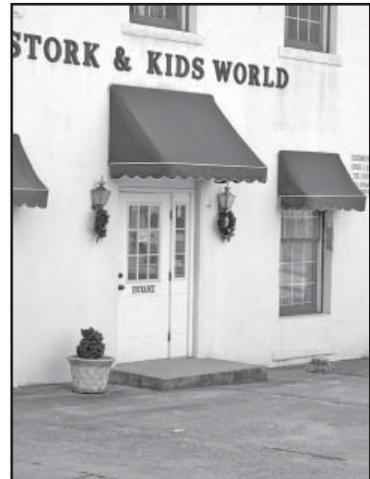


This storefront and upper floor in Gainesville, Georgia, have been inappropriately remodeled so that the original entrances have been lost and the upper floor windows have been obscured.

- TN 197: A storefront that has entirely lost its significant historic features and cannot be documented, or a storefront that is less than 50 years old, must have a contemporary storefront design that is compatible to historic examples, yet does not attempt to be a reproduction of a historic architectural style. The new storefront must follow the guidelines for new construction in this manual.
- TN 198: The removal of non-historic cladding, false fronts, or inappropriate additions to historic storefronts is greatly encouraged in order to reveal the historic character of the building.
- TN 199: The covering of character-defining elements of storefronts with non-historic cladding, false fronts or inappropriate additions is prohibited.
- TN 200: The alteration of a historic commercial storefront so that it appears to be residential in character is prohibited.
- TN 201: The introduction of nonoperable shutters, small-paned windows, wood shakes, mansard designs, coach lanterns and other colonial-era design features is prohibited within the district, unless the features can be documented historically.
- TN 202: Display windows must be transparent single-pane glass. Reflective glass is prohibited to the historic character of the district.
- TN 203: Historic window, door or entrance openings must not be covered or infilled.
- TN 204: Retain original entrances of a historic building, including character-defining features such as doors, fanlights, sidelights, transoms, entablatures, balusters, columns, railings, brackets, stairs and roof detailing. Any covering of windows must be of temporary nature and must not damage or destroy historic materials.
- TN 205: Protect and maintain original materials to the entrances of historic properties through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- TN 206: Repair of entrance details, if seriously deteriorated, must involve the limited replacement of original material with in-kind materials or a compatible substitute. If replacement materials must be introduced, the new material must match the old in design, color, and texture.
- TN 207: The replacement of an original entrance that is missing may be accomplished in two ways: 1) an accurate restoration can be completed when historical, pictorial, and physical documentation is available, or 2) a new design that is compatible with the design and historic character of the building can be constructed.
- TN 208: Retain original doors and their decorative surrounds. If a deteriorated door must be replaced, the new door and surround must be similar to the original in design and material.
- TN 209: The creation of new door openings on the front, or primary, facade must be avoided. New entrances on rear and side facades must be compatible with the building's architectural style, details, and materials.
- TN 210: Existing windows, including window sash, glass, lintels, sills, frames, moldings, shutters, and all hardware, must be retained and repaired through routine maintenance whenever possible.
- TN 211: A replacement window must match the original opening and must duplicate proportions and pane configurations of the original window. Care must be taken to match the mullions, muntins and meeting rails, size and configuration of the replacement window to the original window so that features of the historic window are not lost. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim.



This service door opening on Cemetery Street has been retained during rehabilitation of this building. The door is a significant character-defining feature of the building.



This commercial storefront has been inappropriately remodeled with lighting fixtures and doors that are residential in scale. If the area of influence of a project is in a non-residential area, the building must not have residential elements.

TN 212: Instead of replacing original glass with double-glazing, thermal upgrade must be achieved by installing or replacing inadequate or damaged weather stripping and caulking. The installation of exterior storm windows is another appropriate option for obtaining energy efficiency. Care must be taken to match the mullions, muntins and meeting rails, size and configuration of the storm to the primary window so that features of the historic window are not obscured. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

TN 213: The use of mirrored or tinted glass is prohibited and must be avoided.

3.3.4 Awnings

TN 214: Historic awnings or balconies that are character defining to the building must be retained and repaired whenever possible.

TN 215: The replacement of an original historic balcony or awning that is missing may be accomplished in two ways: 1) an accurate restoration can be completed when historical, pictorial, and physical documentation is available, or 2) a new design that is compatible with the design and historic character of the building can be constructed.

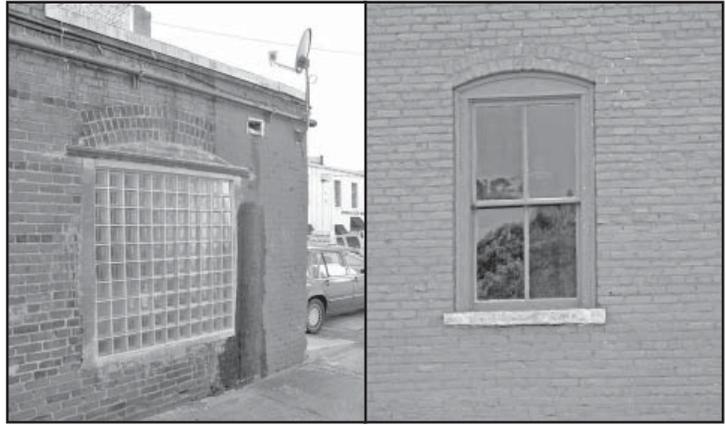
TN 216: The addition of new balconies and awnings to a historic commercial building are appropriate on the rear facade, or on an unobtrusive facade, of a building, as long as they comply with local ordinances and codes. A new deck must be compatible with the building's size, scale, materials, and design, and must be installed in such a manner that it can be removed without harming original historic materials. New decks and balconies must not obscure significant character-defining features of a historic building.

TN 217: The use of unpainted pressure treated lumber or composite materials for balconies is not appropriate for the character of the historic district. Balconies must be painted or treated with an appropriate surface treatment.

TN 218: Awnings placed over display windows of new buildings are encouraged and often are suitable locations for signs. Canvas awnings are recommended, and vinyl and metal awnings are permitted. Other materials will be considered on a case-by-case basis.

TN 219: Awning shapes must match the window and door shapes that are covered or shaded.

TN 220: Awnings and balconies must be freestanding and not impede pedestrians by attaching to the sidewalk in any way.



This door opening has been inappropriately infilled with glass block and brick (left). This window and window opening on Wingo Street has been properly maintained and is a character-defining feature of this building. It must be retained in any future rehabilitation of this building (right).



An awning must not extend beyond the storefront of the building to which it is attached. The use of support poles for awnings is not appropriate to the Traditional Norcross character area.



Second floor balconies must not be constructed in such a way that they are detrimental to the historic building's materials or character-defining features.



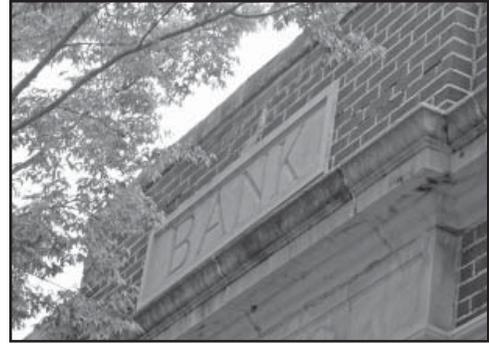
Round awnings are only appropriate if they are used with a round window or door opening.

3.3.5 Architectural Details

- TN 221: The addition of materials, architectural details, and light fixtures that do not belong to the period or style of the historic building is not appropriate.
- TN 222: When deteriorated elements must be replaced, new materials must be compatible with the original in terms of size, design and hardware.
- TN 223: Shutters must not be added to buildings that did not historically feature shutters.
- TN 224: Where historical documentation exists, new shutters must be appropriate to the style and period of the building in terms of material and design.
- TN 225: If gutters and downspouts are deteriorated and need to be replaced, new gutters and downspouts should be similar to the original in materials and appearance.



This historic stucco has a flat or scored finish (left). This treatment is a character-defining element of the building and must be maintained and preserved.



Stone insets are character-defining features of historic buildings and give passersby an idea of the provenance of a building (right). The alteration of an inset, or its removal, is prohibited.



The ashlar stone base and water table of this building are character-defining elements. Altering their appearance would compromise the integrity of the building.



This parapet has been properly maintained. Parapet walls are helpful in screening rooftop HVAC units and other mechanical systems needed for modern buildings.

3.3.6 Mechanical Systems & Service Areas

TN 228: The preservation of historic mechanical systems is highly encouraged. Such mechanical elements may include radiators, vents, fans, grilles, plumbing fixtures, switch plates, and lights.

TN 229: Where new mechanical systems are required for a building, they must be installed in such a manner as to cause the least alteration possible to the exterior elevations of the building and the least damage possible to historic building materials.

TN 230: The front facade of a building must not be disrupted by the addition of window air conditioner units. These units must be placed at the rear or side facades of a building and landscaped to shield them from being visible from public right-of-way. They must be installed in such a manner to avoid damage to historic material, including windows, sashes and frames.

TN 231: Satellite dishes and other antennae must be located unobtrusively to the side or rear of the building. They must be screened by landscaping whenever possible.



The placement of air conditioning units on the front facade of buildings is prohibited. Such mechanical systems must be placed on facades not visible from the public right-of-way so they will not disrupt the historic integrity of the property.

3.3.7 Lighting

TN 232: New site and street lighting must be compatible in design, material and scale with the historic character and pedestrian orientation of the district.

TN 233: Historic streetlights and exterior lighting must be preserved within the district if at all possible. New exterior lighting must be compatible with the architectural styles present in the district without striving for a false "historic" appearance.

TN 234: In residential areas, introduce low-level lighting to provide for safety and security where needed. Install recessed lights, footlights, pedestrian-scaled lighting, or directional lights in unobtrusive locations.

TN 235: Locate low-level or directional site lighting and motion detectors with care to ensure that the light does not produce a glare on adjacent properties.

TN 236: It is not appropriate to introduce period lighting fixtures from an era that predates the structures in the district in an attempt to create a false historical appearance.

TN 237: Lighting placed on buildings in the district must reflect the original use of the building. For example, a residence converted into an office must have residential style lighting.



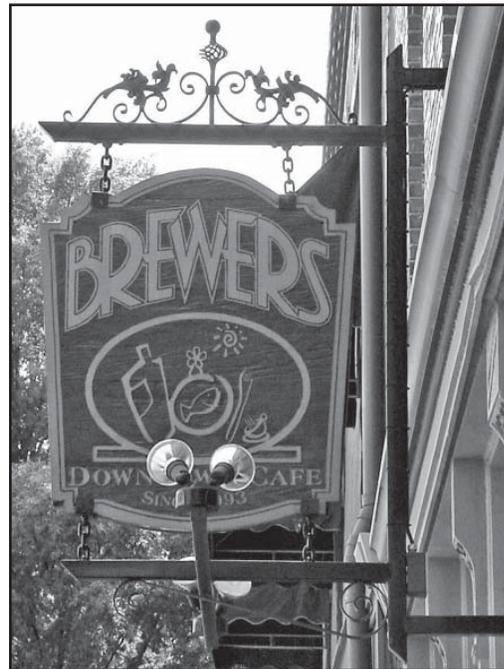
These light fixtures are not appropriate to this depot building. They are residential in scale and do not provide adequate lighting for this property.

3.3.8 Signage

- TN 238: Retain historic signs whenever possible, particularly when they have a historic association for the community or are significant for their design.
- TN 239: Signs must be subordinate and complementary to the building.
- TN 240: New signs for historic buildings must respect the size, scale and design of the building and must not overpower the building or adjacent properties. It is inappropriate for signs to obscure, damage, or destroy remaining character-defining features of the historic building.
- TN 241: New signs must not obscure significant features of the historic building, such as transom lights or windows. Materials must be characteristic of the building's period and style. Creativity is encouraged when designing new signs.
- TN 242: Within the public-right-of-way, limit signage to that necessary for traffic and pedestrian safety. Locate necessary signage so that the historic character of the district is not obscured.
- TN 243: Signs that are to be attached to buildings must avoid damage to historic materials. Fittings must penetrate mortar joints rather than masonry.



Left: Painted advertisements are a historic method of signage for downtown brick buildings. Such signs must be maintained and retained. Applicants are encouraged to consider this type of signage in appropriate locations and in keeping with the character and scale of the building.



Right: This projecting sign is appropriate in scale and design to the Traditional Norcross character area. Such signs must be simple and small in scale.

3.3.9 Additions

- TN 244: New additions must be placed away from the front facade of the primary building, ideally in the rear or on an inconspicuous side of the historic building, and must be compatible with the original building in terms of materials, relationships of solids to voids, and color. The size and scale of the addition must be limited in relationship to the historic building.
- TN 245: Additions to the side of a historic building must not be flush with the front facade of the historic building. At the very minimum, appropriately designed side additions to historic buildings are stepped back from the front facade. It is recommended that additions to the sides of historic buildings be placed as far back as possible.



This addition to a historic building (above) is completely inappropriate because it encases the original brick building and destroys the original form of the structure.

- TN 246: The design of a new addition must be clearly differentiated so that the addition is not mistaken for part of the original building.
- TN 247: New additions must be designed so that a minimum of historic material and character-defining elements are obscured, damaged or destroyed, including significant mature trees on the site.
- TN 248: Historic additions and alterations that have acquired significance in their own right must be preserved.
- TN 249: Rooftop additions should be stepped back from all facades that front on a public right-of-way.



This rooftop addition on South Peachtree Street (left) is appropriately set back from the front facade, but is not stepped back from the side facade fronting on Cemetery Street, which is inappropriate.

3.3.10 Outdoor Spaces

- TN 250: Historic open spaces must be preserved and enhanced through sensitive maintenance and management.
- TN 251: Existing vegetation must be preserved and new vegetation added that complements the historic character. An under planting program must be used to replace aging vegetation.
- TN 252: Introducing native plants as new vegetation materials within open spaces are encouraged. Native plants generally require less watering and maintenance and also help protect and enhance the ecology of the site.



Thrasher Park was established originally as Dobson Park and has been integral to the culture and history of Norcross. In the 1930's work was done to the park to establish its signature entrance pillars.

3.4 Demolition & Relocation

A prolonged lack of maintenance results in demolition by neglect - the preventable demise of a historic building due to willful lack of maintenance. Because demolition is irreversible, all possibilities for saving a threatened historic structure must be explored. Demolition of contributing structures is prohibited because of the negative impact it has on the surrounding area and the historic fabric of the district. The loss of a historic building creates a void in the streetscape, and subsequent improvements to the site are usually not as well designed or constructed as the original. Comparable new construction is often not feasible because of market conditions and the unavailability of materials and skilled craftsmen.

Each building proposed for demolition must be evaluated for historic and architectural merit as well as its importance to the history of the site, the National Register-listed district, and the DDD.

As an alternative to demolition, many property owners consider “mothballing” a historic structure. Mothballing is a temporary means of closing up a structure, which protects it from the weather and secures it from vandalism. It is typically used when all means of finding a productive use have been exhausted, or when funds are not currently available to bring it back to a usable condition. When the local building official has declared a structure unsafe, mothballing can be a viable alternative to demolition, offering protection while funds are sought or while planning for its future use. For more detailed information on the subject as it applies to historic structures, see *Preservation Brief #31: Mothballing Historic Buildings*.



This cottage in south Georgia is an example of demolition-by-neglect.

TN 253: Historic buildings in the district should not be demolished unless they are so unsound that rehabilitation is not possible.

TN 254: The demolition of a noncontributing* structure within the district is allowed under the following conditions:

- 1) Plans for the redevelopment of the site have been through the Design Review process and have been approved by the ARB;
- 2) It is documented to the satisfaction of the ARB that finances are in place to construct the approved redevelopment plans.

TN 255: The demolition of a contributing* structure within the district is allowed under the following conditions:

- 1) It is documented to the satisfaction of the ARB that the building can not feasibly be rehabilitated for use, which should be written by a licensed architect, engineer, or city inspector;
- 2) Plans for the redevelopment of the site have been through the Design Review process and have been approved by the ARB;
- 3) It is documented to the satisfaction of the ARB that finances are in place to construct the approved redevelopment plans.

TN 256: The ARB is permitted to suspend the application process, and ask the applicant to advertise the property for sale to an entity that will undertake rehabilitation of the property. If after a six (6) month period of time has elapsed without a secured buyer the review process will resume for the demolition of the property.

* Contributing and noncontributing status is determined by the ARB.



This shotgun house type in Columbus, Georgia, was abandoned and is in the process of demolition-by-neglect. Demolition-by-neglect attracts vandals which often may lead to arson, as in this case, which can easily destroy a whole historic area.

Relocation of a building must only be considered as a last resort, and must be avoided if possible. Moving a building almost always negates its integrity of site and setting. Often relocation is undertaken in an effort to save a building from demolition. All other feasible options must be explored before a building is moved. Communication with the Georgia State Historic Preservation Office is encouraged from the initial planning stages for technical advice. The standards listed in this chapter are to be used only when there is no other alternative than to move a building.

The new site chosen for a relocated historic property must be compatible with the style of the building. This site must be as near in location, appearance and topography to the original site as is feasibly possible. Adjacent property owners at the current site of the property and at the new location must be contacted to ensure there are no conflicts with the relocation.

TN 257: Relocating a building should only be used when it provides the only feasible solution to saving a historic building.

TN 258: The building to be moved must be compatible with the architecture surrounding its new site, with regards to style, scale, materials, mass, and proportion. The new site for a relocated building must be suitable in terms of building spacing, setback, orientation, height, scale, and massing.

TN 259: A building will be moved as a single unit. If unable to be moved as a single unit, only partial disassembly is allowed.

TN 260: The site of the relocated building will be landscaped in a manner that is consistent with the character of the district.



Vacant lots are a common sight when properties are relocated or demolished without an approved plan for future site use. When demolition or building relocation occurs with little thought given to future use of the site, a building lot can remain vacant indefinitely. Such voids in the streetscape detract from the overall character and appearance of a neighborhood.



According to the National Register of Historic Places, a property is rarely eligible for listing if it has been relocated unless the relocation has occurred within the past fifty years. It is difficult to relocate historic properties without causing damage to the property.

3.5 Undue Hardship

The inability to put a property to its most profitable use does not constitute undue hardship. The U.S. Constitution and Federal courts have determined that property owners have a right to reasonable use of their land, but it does not guarantee the most profitable use. Undue hardship must be proven. An exception issued by the ARB for a lesser reason or simply because the commission feels it is doing “the right thing” is an invalid application of authority. The burden of proof lies with the property owner. The burden of proof for a claim of “undue economic hardship” rests with the property owner. The property owner must establish clear and convincing evidence to warrant a favorable action by the board. The ARB should consider the possibility of the owner taking advantage of State and Federal Income Tax incentives to make the rehabilitation project more feasible.

TN 261: If the hardship is self-imposed, caused by an action of the owner, the applicant, or some other agent, undue hardship may not be granted.

TN 262: The hardship must be peculiar to the building or property in question and must not be common to other properties. If the condition of hardship is common to other properties, the commission should consider a change to the Design Guidelines. Granting an exception in such cases is improper.

TN 263: Mere inconvenience to the applicant is not sufficient grounds for undue hardship.

TN 264: In order to grant undue economic hardship, the following is necessary for the commission’s review: a) the past and current uses of the building and property, b) the name and federal income tax bracket of the owner, c) the date and price of purchase or other acquisition of the structure and property, and the party from whom it was acquired, d) the assessed value of the building and property, e) the current fair market value of the structure and property as determined by a licensed appraiser, f) all capital expenditures during the current ownership, g) records depicting the current condition of the building and property, h) plans for proposed improvements to the building, and i) the expense of rehabilitation.

CHAPTER FOUR: BUFORD HIGHWAY ARCHITECTURAL AND SITE DESIGN STANDARDS

The following standards are intended to guide appropriate site design and building construction within the Buford Highway character area of the Norcross Downtown Development District (DDD) (see Page 1-2 for a map of the DDD). Insert sentence two and three. Rephrase sentence four to read “The standards apply to both new construction and rehabilitation of existing properties, except for the exterior remodeling/rehabilitation of existing single-family residential use structures to which the standards to do apply.”

The purpose of these standards is to ensure that high quality development occurs in the Buford Highway Corridor. The Buford Highway corridor is located within the Norcross Downtown Development District and is adjacent to the Traditional Norcross area.

Buford Highway is a non-historic commercial and mixed-use corridor that is oriented to the automobile-traveling public. Over the last few years, the city has been working toward providing more accessibility for pedestrians along the corridor. Sidewalks and streetscape enhancements such as benches have been added to the public right-of-way. Through the following standards, the city hopes to improve the visual and functional environment of the corridor in order to create a more unified commercial streetscape, a place more accessible to pedestrians, and an area of high-quality development that contributes a positive “sense of place” to the city of Norcross.

The standards presented in this section of this manual constitute the city’s definition of quality development for the Buford Highway corridor and will be used by the Architectural Review Board (ARB) to evaluate all new construction and rehabilitation of existing non-single-family residential construction on the corridor. The ARB reviews each application as a unique case and bases its decision on the standards in this manual, as well as the circumstances surrounding the project and the board’s professional and aesthetic judgement. These standards are intended for the Buford Highway Corridor Character Area, but may be applied by the ARB to other similar corridors. For ease of use, the Buford Highway corridor is referred to as the “street” in the standards, unless explained otherwise.

4.1 Site Design & Landscaping

All work must also be in compliance with the Tree Ordinance (Section 106-46 Trees). Applicants should also refer to the LCI Town Center Study regarding "Streetscape Elements" included in the *Appendix*.

BH 001: Planned developments and multi-building complexes must have an integrated design regarding building placement, proportion of structures and circulation for vehicles and pedestrians.

BH 002: Site design for planned developments must attempt to create a "main-street" style with grouped buildings and streetscape treatments, rather than a strip of buildings organized in a linear fashion, when possible.

BH 003: If a building has its primary entrance facing an internal street or parking lot, the side and rear of the building that faces the highway must have a finished façade and be treated consistently with the primary façade.

BH 004: Vehicular and pedestrian linkages created between properties must be incorporated into developments to the extent possible by topography or other physical conditions.



This site utilizes planting islands and street trees which help enliven the pedestrian zone in front of the business enterprise.



Above left: This site utilizes pedestrian-friendly features such as on street parking, an outdoor cafe area and awnings covering benches. Above right: The introduction of green spaces into planned developments is visually pleasing and improves the quality of life for its users.



Mixed use of a development for both residential and business enterprises is encouraged. This type of high density development smartly utilizes sites to their full advantage.

BH 005: Pedestrian circulation must be an integral part of the site layout.

BH 006: Sidewalks must be provided along the street, within the site and along primary building frontages.

BH 007: All buildings and open space in each development must be connected to a pedestrian walkway system.



This multi-family complex is friendly to both pedestrians and motorists.



Steep grade changes between public right-of-way and private development require appropriate facilities for pedestrians.

- BH 008: Parking areas located to the side or rear of buildings are required.
- BH 009: Parking lots must be divided into smaller parking areas by planted tree islands or other landscape treatments. A rule of thumb will be, trees planted within and on the periphery of parking lots must be of sufficient canopy to provide shade to pedestrians and vehicles at maturity.
- BH 010: Parking lots must be designed to separate pedestrians from vehicles as possible from a design perspective. Protected pedestrian walkways within parking areas that lead to building entrances are required.
- BH 011: Parking for multi-family residential developments must be located at the side or rear of apartment buildings. Sidewalks must be provided for building entrances.
- BH 012: Decorative site elements and streetscape elements must be used within developments to provide visual continuity and to define special purpose areas.
- BH 013: The organization of a development must be reinforced by pedestrian-oriented streetscape-type improvements including benches, crosswalks, variety of materials and street trees.
- BH 014: Storm water detention areas or swales must have a natural appearance with appropriate landscape treatment that is part of the overall landscape plan of the site. If the detention area is directly visible from the street or in another highly visible location it is encouraged that a high quality focal point or entrance feature be created, if possible.



This property features a modern interpretation of a traditional storefront that makes this multi-story building approachable and enjoyable by pedestrians.



The use of public art within commercial developments add a humanizing effect and enlivens the landscape.



This streetscape is pedestrian-friendly and also provides a visually pleasing corridor for motorists.



Attractive and high quality site features add significantly to the aesthetics of a site. This retaining wall with its ashlar masonry and plantings create a pleasing atmosphere for this parking lot.



This retail building utilizes a side parking lot and is still inviting to both pedestrians and motorists.



Planting islands are a useful tool in breaking up large expanses of parking. However, islands themselves are not enough. Trees must be planted in the islands with sufficient space for root growth. Trees must be of a mature size to provide shade to vehicles and pedestrians.

- BH 015: Landscaping must be used to create visual continuity throughout the site or development area.
- BH 016: The protection of existing mature trees on a site is encouraged. Trees must be retained, and protected during construction using standard tree protection measures and integrated into the development.
- BH 017: Vegetative buffers and planting yards are encouraged as part of a comprehensive streetscape treatment of walkways and roads within a development. Properties adjacent to residential uses must establish a landscaped buffer of at least fifteen (15) feet deep.
- BH 018: Landscape plantings must be used generously to soften the appearance of buildings from the street. Foundation plantings are required to soften the edges of a building. The fullness and height of landscape must be appropriately scaled to the building or site. Also consider the presence of utilities (above and underground) when planning for landscaping.
- BH 019: Medium to large canopy trees are encouraged whenever possible.
- BH 020: The planting of native plants and tree species are required because of their inherent hardiness for local conditions and their low maintenance requirements.

<p>Recommended Height Planting Standards for Green Spaces:</p> <ul style="list-style-type: none"> • Overhead wires present - Small native trees • Overhead wires absent - Large native hardwood trees 									
<p>Recommended Width Planting Standards for Green Spaces:</p> <table border="0"> <tr> <td><u>Green Space Width</u></td> <td><u>Recommended Trees</u></td> </tr> <tr> <td>• 10 feet or greater</td> <td>• Large Deciduous Trees</td> </tr> <tr> <td>• 5 to 10 feet</td> <td>• Medium Deciduous Trees</td> </tr> <tr> <td>• Less than 5 feet</td> <td>• Small Deciduous or Flowering Trees</td> </tr> </table>		<u>Green Space Width</u>	<u>Recommended Trees</u>	• 10 feet or greater	• Large Deciduous Trees	• 5 to 10 feet	• Medium Deciduous Trees	• Less than 5 feet	• Small Deciduous or Flowering Trees
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• 10 feet or greater	• Large Deciduous Trees								
• 5 to 10 feet	• Medium Deciduous Trees								
• Less than 5 feet	• Small Deciduous or Flowering Trees								
<p>Recommended Native Evergreen Street Trees</p> <ul style="list-style-type: none"> • <u>Latin Name</u> • <u>Common Name</u> • Juniperus virginiana • Eastern Red Cedar • Ilex Opaca • American Holly 									

<p>Recommended Native Small Deciduous or Flowering Street Trees</p> <p><u>Latin Name</u> • <u>Common Name</u></p> <p>Amelanchier canadensis • Serviceberry</p> <p>Carpinus caroliniana • Musclewood/Hornbeam</p> <p>Cercis canadensis • Redbud</p> <p>Chionanthus virginicus • Fringetree</p> <p>Cornus florida • Dogwood</p> <p>Crataegus phaenopyrum • Washington Hawthorn</p> <p>Oxydendrum arboreum • Sourwood</p> <p>Ostrya virginiana • Hophornbeam</p> <p>Lagerstroemia indica • Crepe Myrtle</p>

<p>Recommended Native Large/Medium Deciduous Street Trees:</p> <p><u>Latin Name</u> • <u>Common Name</u></p> <p>Acer barbatum • Southern Sugar Maple</p> <p>Acer rubrum • Red Maple</p> <p>Acer saccharinum • Silver Maple</p> <p>Fagus grandifolia • American Beech</p> <p>Fraxinus americana • White Ash</p> <p>Fraxinus pennsylvanica • Green Ash</p> <p>Plantanus occidentalis • Sycamore</p> <p>Quercus alba • White Oak</p> <p>Quercus falcata • Southern Red Oak</p> <p>Quercus laurifolia • Darlington Oak</p> <p>Quercus nigra • Water Oak</p> <p>Quercus phellos • Willow Oak</p> <p>Quercus shumardii • Shumard Oak</p>



Retention ponds, as seen above, can be attractively landscaped and made an important site feature of developments. Creative solutions such as this are encouraged.



This drainage feature (A) features rock outcroppings, trees and plantings and has become an important site feature of this development. Trees and other landscaping compositions can be used to disrupt and “treat” an otherwise blank facade (B). Entrance features (C) that are attractively landscaped make the development inviting and also add important green space to commercial corridors.

4.2 Building Mass, Scale and Form

- BH 021: Two story buildings are encouraged, but not required.
- BH 022: Structures taller than two stories in height (to the top of the roof line) will be considered on a case by case basis.
- BH 023: Human scale must be created by building massing and form, as well as the use of canopies, arcades, street-level display windows, raised landscape planters, pedestrian level lighting, and building material treatments at the base of the building.
- BH 024: Buildings designed at prominent locations or sites must be treated as landmark buildings and be designed with special architectural treatments that are compatible with other landmark buildings in Norcross in terms of scale, form and materials. Special consideration will be given to such landmark buildings in the community.
- BH 025: Pitched and sloped roof lines are required for all buildings, including gasoline service station canopies.
- BH 026: Pitched roof massing must be proportionate to the scale of the façade.
- BH 027: Roofs in view of the street or other public way must be maintained in an obviously attractive manner or must be visually screened.



This pitched roof is out of scale to the facade of the building and should consist of a more shallow pitch.



This attempt at facade articulation (roof balustrade, pilasters and shutters) has created a cluttered, unattractive appearance.

4.3 Exterior Wall

- BH 028: Roof parapets must be designed to provide visual diversity. Parapets shall include architectural features at least every 100 linear feet. The minimum height of design features shall be one (1) foot and may be provided in height offset or façade projections such as porticoes, towers, or gable features.
- BH 029: All building facades must be designed to have a recognizable base and fascia/cornice.
- BH 030: Buildings facades must be articulated to break up expanses of exterior wall. Facade articulation can be provided by the application of varying materials, façade offsets and landscaping. Architectural ornamentation may be applied but must not be the only element to break up a mass of continuous wall. The maximum allowable unbroken facade distance for each building or side of building visible from the right-of-way shall be twenty (20) feet.
- BH 031: Multi-family residential buildings must be designed to provide façade articulation, including the use of façade projections, changes in siding texture or material, use of detail such as trim and brackets, or the addition of windows, porches or balconies.
- BH 032: Rear and side facades of buildings that face a street, parking lot or public way must be of finished quality. These alternate facades must address the street through façade articulation, material selection or openings, or they may be attractively screened with landscaping, as appropriate. Service doors or open bays must be screened or designed as part of the overall building.
- BH 033: Building elements and façade details must be proportional to the scale of the building.
- BH 034: Gutters and downspouts that are specifically designed for the task must be used; the use of PVC conduit, piping and other such materials that are not specifically designed as gutters or downspouts is prohibited.



This multi-family building is an example of a facade without significant facade articulation. It also features vinyl siding which is prohibited in the district.



This building presents an unsuccessful attempt at facade articulation.

(A) This is a good example of a multi-family development with appropriate facade articulation utilizing brick, clapboard siding, residential-scale windows, bay extensions and porches. (B) This multi-story retail/office building has clearly divided storefronts and good facade articulation. (C) This franchise building uses various facade treatments that enlivens its appearance. Attractive landscaping at the entrance is also a positive feature of the site. (D) Even large buildings can break up expansive facades with good design, as this building demonstrates. In a large scale non-residential building it is important to use articulation that is appropriately scaled, as in this example.

4.4 Building Materials & Color

Materials chosen for the exterior of a building are a significant component in the appearance and “feel” of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. Wood can also last indefinitely with periodic repair and repainting as long as it is kept free from moisture.

As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the DDD as long as they can meet or exceed the performance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well-known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer) are another material that does not conform to the durability, texture or surface treatment of traditional stucco. Significant attention must be given to the application of stucco for it to perform appropriately.

Permitted Building Materials:
➤ Brick
➤ Stone
➤ Wood siding
➤ Wooden shingles

Prohibited Building Materials:
➤ Plain concrete block
➤ Mirrored glass
➤ Metal siding
➤ Vinyl siding

Permitted Building Materials Through Design Review:

- Plaster
- Stucco
- Synthetic Stucco Systems
- Composite Materials
- Concrete block that is scored and textured (limited use only)

- BH 035: Approved primary building materials include brick, tile masonry and stone. Primary building materials considered on a case-by-case basis include concrete that is textured or scored, split-faced block, stucco (including stucco with a smooth cementitious finish and synthetic stucco), and Hardi-Plank equivalent for siding.
- BH 036: Secondary building materials that are acceptable include pre-cast masonry (for trim and cornice elements only), Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only), and metal (for lintels, beams, trim elements and ornamentation).
- BH 037: Building materials that are prohibited include metal and aluminum siding, simulated brick, plain concrete block (CMU) and mirrored glass. Portable buildings are prohibited.
- BH 038: Approved roofing materials for pitched roofs include metal standing seam, composition shingles that are uniform in color and appearance, and other shingle materials that approximate the appearance of slate, tile or metal. Matte, natural surfaces are encouraged. Polished, glossy or reflective surfaces are prohibited.
- BH 039: Materials for windows that are acceptable include: anodized aluminum, wood, clad wood, vinyl and steel.
- BH 040: Awnings must be made of weather-resistant cloth or an equivalent, vinyl, metal or glass.
- BH 041: Neutral traditional building color palettes are encouraged. Colors should blend with neighboring buildings.
- BH 042: Chosen colors must be from an approved color palette and are approved by the ARB on a case-by-case basis. Approved color palettes include: 1) "Victorian" by Sherwin-Williams; 2) "Arts & Crafts" by Sherwin-Williams; 3) "Historic Colors" by Porter Paints; & 4) "Sunshades" by Porter Paints.
- BH 043: The painting of masonry is prohibited, unless the building is using a grade of masonry that would need to be painted for waterproofing purposes. The painting of masonry that does not need paint for waterproofing will cause spalling and scaling of the masonry material.



The use of artificial stucco for buildings on Buford Highway is prohibited and will generally be approved only in exceptional situations to be determined by the ARB.

4.5 Entrances, Awnings & Windows

- BH 044: The primary public entrance of a building must face a street, such as Buford Highway or a private interior street. Pedestrian accessibility for this primary entrance must be addressed with a sidewalk or walkway.
- BH 045: The primary entrance of a building must be clearly defined with architectural treatments such as canopies, overhangs or porticos.
- BH 046: Buildings must incorporate pedestrian scale features such as landscaping, first floor storefronts, windows or awnings.
- BH 047: Solid, structural entrance canopies are required over cloth or vinyl awnings.
- BH 048: Awnings should match the size, shape and scale of the opening they are topping.
- BH 049: Awnings must provide eight (8) feet of clearance for pedestrians below. No ground-mounted supports are allowed for awnings.
- BH 050: Window glass with light transmission at approximately 90% is required for ground story or storefront windows.



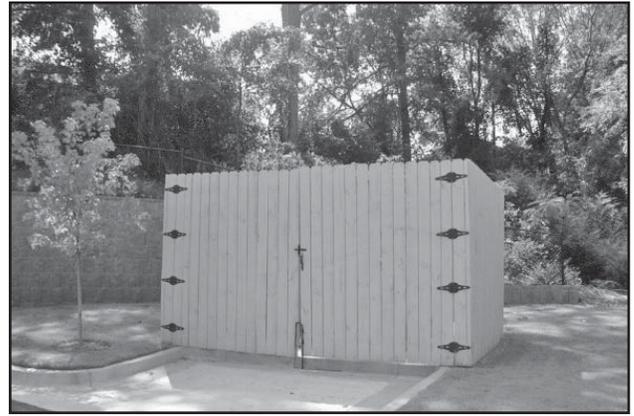
These awnings are appropriately scaled to the pedestrian and are unique to the store helping provide definition of individual businesses. Creativity in awnings is encouraged.

4.6 Mechanical Systems & Services

- BH 051: All mechanical equipment and service areas must be screened from public view, including rooftop equipment, with the use of opaque fencing or landscape screening.
- BH 052: Fences or walls built as a screen must be a minimum of six (6) feet tall. Wall or fence heights, if taller than seven feet, must be approved by the ARB.
- BH 053: Fences or masonry walls used to visually screen service areas must be compatible with the exterior of the principal building and cannot be made of concrete block or another unfinished building material.
- BH 054: Service areas (dumpster areas) must be placed away from any residential-used property.



This metal building facade is inappropriate for Buford Highway, however the plantings are a good example of landscape screening that is naturally-looking.



This dumpster has been appropriately screened with proper fencing that is well painted and maintained.

4.7 Lighting

Refer to the *Appendix* for guidance regarding “Streetscape Elements” from the LCI Study.

- BH 055: All exterior light sources must be directed and shielded, including security lights.
- BH 056: Pedestrian-scaled lighting must be provided along walkways in developments where appropriate.
- BH 057: Lighting that is adjacent to building entrances and windows in multi-family residential buildings must be small in scale or screened to prevent glare in neighboring units.
- BH 058: No flashing, animated or intermittent lighting must be visible from the exterior of the building.



(left) The lighting and signage along this rehabilitated factory building are pedestrian in scale and create a friendly environment. (right) Concrete bases for light poles must be properly sunk into the ground, screened by vegetation, or covered with a more attractive veneer.



This street light found along Buford Highway is in keeping with the lighting standards established by the city.

4.8 Signage

All local sign ordinances apply; these standards provide additional design standards.

BH 059: The size, location and design of attached signage must be compatible with the scale, size and appearance of the building.

BH 060: Ground-mounted signs must be monument signs. Pole signs are prohibited. Materials used in both sign and support structures must reflect the building being served.

BH 061: Internally illuminated signs, neon signs and electronic signboards are prohibited.

BH 062: External illumination of signage is required.



(left) Typical franchise signage can be smaller in scale and sheathed to create a monumental sign in keeping with the goals of the Buford Highway character area. (right) Examples of inappropriate signage include pole-mounted signs, roof-mounted signs and temporary signs that have become, in effect, permanent.



This monumental sign located on Buford Highway outside of the city of Norcoross is an attractive alternative to plastic signage.

4.9 Outdoor Spaces

BH 063: The creation of usable outdoor public spaces is required. These spaces may be hard surfaced but must include seating and landscaping. Trees that provide shade are required.

BH 064: Assigned outdoor play space in multi-family residential communities is required. Pedestrian walkways must be provided for safe access.



A common area at a multi-family development features a gazebo. Such elements enliven developments and help attract potential residents.



This communal space at a commercial development is a popular place for shoppers.

APPENDIX

- Preservation Briefs
- Bibliography of Sources for Information for Rehabilitation Projects by Subject
- Sources for Design Assistance
- Landscape Styles of Georgia
- Glossary
- “Streetscape Elements” from the LCI Town Center Study

Preservation Briefs

Preservation Briefs provide information and advice regarding a variety of rehabilitation projects, and are an invaluable free source of information for individuals. They may be obtained from the Georgia Historic Preservation Division, or are available online at <http://www2.cr.nps.gov/tps/briefs/presbhom.htm>. Listed below are the currently available Preservation Briefs.

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Buildings
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster - Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods for Reducing Lead: Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Managing Moisture Problems in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings
42. The Maintenance, Repair and Replacement of Historic Cast Stone

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PRESERVATION RESOURCES ON THE INTERNET

Advisory Council on Historic Federal Preservation-an independent Federal agency created by the National Historic Preservation Act of 1966 (NHPA), and is the major policy advisor to the Government in the field of historic preservation-www.achp.gov

American Memory-source of primary source materials relating to the history and culture of the United States with more than seven million digital items from more than 100 historical collections-www.memory.loc.gov

American Planning Institute-organized to advance the art and science of planning and to foster the activity of planning - physical, economic, and social - at the local, regional, state, and national levels-www.planning.org

Association for the Preservation of Civil War Sites-non-profit organization that acts to preserve and protect Civil War battlefields by directly purchasing the property or negotiating protective easements-www.acpws.com

Center for Community Design and Preservation at the UGA College of Environment and Design-provides professional design service to communities throughout the South by contracting with governmental agencies, non-profit organizations, civic groups, and other funding sources to carry out projects-www.sed.uga.edu/pso

Cyberbia-Cyberbia contains a comprehensive directory of Internet resources relevant to planning, architecture, urbanism, and other topics related to the built environment-www.cyberbia.org

Georgia Department of Natural Resources, Historic Preservation Division-state governmental agency that promotes the preservation and use of historic places for a better Georgia-www.gashpo.org

Georgia Trust for Historic Preservation-nonprofit organization that strives to promote an appreciation for Georgia's diverse historic resources and provide for their protection and use, to preserve and revitalize Georgia communities-www.georgiatruster.org

Heritage Preservation-a key partner in Save America's Treasures, a national program to save our nation's past-www.heritagepreservation.org

Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscape Survey (HABS/HAER/HALS)-federal program that documents important architectural, engineering, industrial, and cultural landscape sites throughout the United States and its territories-www.cr.nps.gov/habshaer

- National Alliance of Preservation Commissions-a non-profit organization that builds strong local preservation programs through education, training, and advocacy-www.uga.edu/napc/
- National Conference of State Historic Preservation Officers-a professional association of the State government officials who carry out the national historic preservation program as delegates of the Secretary of the Interior pursuant to the National Historic Preservation Act-www.ncshpo.org
- National Archive and Records-a collection that documents the rights of American citizens, the actions of federal officials, and the national experience-www.nara.gov
- National Center for Preservation Training and Technology-promotes and enhances the preservation and conservation of prehistoric and historic resources in the United States through the advancement and dissemination of preservation technology and training-www.ncptt.nps.gov
- National Park Service Heritage Preservation Services-offers information on preservation planning, grants, tax credits, training, news, mapping, and legislation-www2.cr.nps.gov
- National Park Service: Links to the Past-comprehensive listing of links relating to Historic Preservation including archeology, educational materials, architecture, landscapes and more-www.cr.nps.gov
- National Trust for Historic Preservation (NTHP)-a private, nonprofit organization dedicated to protecting historic resources-www.nationaltrust.org
- NTHP's Main Street Center-provides information and resources on the Main Street program of downtown revitalization through historic preservation and economic development-www.mainstreet.org
- Partners for Sacred Places-promotes the stewardship and active community use of America's older and historic religious properties-www.sacredplaces.org
- Preservation Action-advocates federal to further the impact of historic preservation at the local, state, and national levels-www.preservationaction.org
- Preservation Briefs -provides information for various topics regarding rehabilitating the built environment-<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>.
- Preserve/Net Information and Law Service-website designed to aid lawyers, activists, and owners in understanding the law as it relates to preservation-www.preservenet.cornell.edu/
- Scenic America-only national nonprofit organization dedicated to preserving and enhancing the scenic character of America's communities and countryside-www.scenic.org
- Society for American Archaeology (SAA)-international organization dedicated to the research, interpretation, and protection of the archaeological heritage of the Americas-www.saa.org
- Society for Commercial Archeology-national organization devoted to the buildings, artifacts, structures, signs, and symbols of the 20th-century commercial landscape-www.sca-roadside.org
- Society for Industrial Archeology-promotes the study and preservation of the physical survivals of technological and industrial development and change-www.sia-web.org
- Sprawl Watch Clearinghouse-strives to make the tools, techniques, and strategies developed to manage growth; identifies, collects, compiles, and disseminates the information on the best land use practices-www.sprawlwatch.org

Sources for Design Assistance

There are two main sources of design assistance for individuals wishing to undertake rehabilitation projects in local historic districts. One source is the Georgia Trust for Historic Preservation that offers design and technical assistance to Georgia Main Street cities, such as Stone Mountain. To contact the Georgia Trust for Historic Preservation to take advantage of these services, please contact the Main Street Stone Mountain Office. For no charge the Main Street Design Consultant will visit with property owners of historic properties to provide technical information on preservation techniques and products that would facilitate rehabilitation work. For a fee of \$75, the consultant will provide a design concept consisting of hand-colored rendering of the building in question's exterior with accompanying facade notes to further aid the rehabilitation effort. For more information on the Georgia Trust for Historic Preservation's Main Street Design Assistance program visit: http://www.georgiatrust.org/whatwedo/main_streetda.htm.

Another source of assistance for rehabilitation projects in Stone Mountain is the Atlanta Regional Commission (ARC). The ARC is one of the sixteen Regional Development Centers that provide comprehensive assistance to local governments, individuals and organizations. The preservation planner for the ARC provides the following services: National Register of Historic Places nominations, rehabilitation tax credit and abatement programs, design assistance and other preservation planning services. Due to the finite amount of time that the ARC Planner has available for this work, it is typically limited to technical advice on the before-mentioned subjects. For more information regarding services provided by the ARC see the fact sheet below.



HISTORIC PRESERVATION DIVISION

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Georgia's State Historic Preservation Office

Georgia's Regional Preservation Planning Services

Georgia has sixteen Regional Development Centers (RDCs) that provide comprehensive assistance to local governments, individuals, and organizations. Fifteen RDCs employ historic preservation planners who provide preservation planning services in coordination with the Historic Preservation Division (HPD) of the Department of Natural Resources on either a full or part-time basis.

The Regional Preservation Planning Program was begun in Georgia in 1978 and based on a model that was in place in the planning regions of South Carolina. The purpose of the program was to provide more immediate technical assistance on all types of preservation issues and programs to governments, groups and individuals at the local level. Because many historic preservation activities span municipal boundaries, local governments must often work together on a regional level to accomplish their preservation goals. Especially in rural areas of the state, local expertise on historic preservation was not available. In its first year, only two of the RDCs participated in the program, but its success can be measured by the fact that ten more regions joined the program by the next year.

The RDC Preservation Planners provide services in the following areas:

- National Register of Historic Places
- Rehabilitation Tax Credit and Abatement Programs
- Preservation Ordinances
- Environmental Review
- Project Administration
- Technical Assistance
- Design Assistance
- Heritage Tourism
- Grant Writing
- Heritage Education
- Historic Resources Survey
- Preservation Planning

Currently, the Department of Natural Resources provides matching funds to the RDCs and HPD administers the program. Participating RDCs are required to have citizen advisory committees. Regional centers without a preservation planner are kept informed of preservation activities and work with HPD as needed.

This program has been extremely effective in bringing the programs of the HPD and other preservation related activities to regional and local constituents. With the passage of the Georgia Planning Act of 1989, the state has mandated that all communities create a comprehensive plan. Since RDCs produce many of these plans, the regional preservation planners have the opportunity to integrate the preservation of historic resources into the planning process.

The size of Georgia and the large and growing number of requests for assistance make it virtually impossible for HPD to provide all the assistance, visit all the projects, prepare all the plans, and respond to all the requests for help in Georgia. The Regional Preservation Planning Program is an essential element in Georgia's preservation program.

For more information, visit our Web site at www.gashpo.org or contact Cherie Bennett, Community Planning Coordinator at 404-651-5181 or cherie_bennett@dnr.state.ga.us.

Revised March 2004

Historic Residential Landscapes in Georgia
From Georgia's Living Places, Georgia Department of
Natural Resources, 1991

HISTORIC RESIDENTIAL LANDSCAPES IN GEORGIA

Georgia's historic houses do not exist in a vacuum, but rather in physical settings that are often landscaped. In some instances, this landscaping simply complements the historic house and its architectural features. In other instances, landscaping is a significant historic resource in and of itself, equal in importance to the architecture of the house, and equally worthy of preservation.

To most people, historic residential landscapes are not as apparent as historic architecture. Landscapes do not sort themselves into neat categories corresponding to architectural styles or types. Moreover, the history of residential landscaping in Georgia is not one of simple progression from one "style" to another; landscaping trends and fashions tend to overlap and even merge, more so than architectural styles. Historic landscapes by their very nature are dynamic. They change with the seasons, and they change over time as plants grow, mature, decay, die, and are replaced. Finally, Georgia's landscaping has been studied less than its architecture. It is no wonder, then, that Georgia's historic residential landscapes have been considered secondary to its architecture!

Recent research and analysis by Catherine Howett at the University of Georgia and by the Historic Preservation Section of the Georgia Department of Natural Resources have shed new light on the state's historic residential landscapes. This new information can help us better understand, appreciate, and preserve Georgia's landscape legacy.

Historic residential landscapes generally consist of four main components: **gardens; yards; grounds** beyond the immediate yard if the property is extensive; and larger **surroundings**. Gardens, yards, and grounds are typically landscaped according to prevailing trends, fashions, or conventions. Larger surroundings correspond to the major settlement patterns of the state: rural, small town, urban, and suburban.

The making of Georgia's historic residential landscapes—the actual putting together of basic landscape components—involved at least four major variables: (1) the site itself, its size, shape, topography, hydrology, soils, vegetation, orientation, and previous development; (2) prevailing landscape styles, fashions, trends, or conventions, whether "high-style" or vernacular; (3) the intentions and capabilities of the landscape designer, whether a trained landscape architect or a homeowner with an avocational interest in gardening; and (4) the availability of time, money, labor, and materials. The complexity of this process is responsible for the diversity of Georgia's landscapes. The state's mild climate, varied geography, and abundance of water have further encouraged a variety of landscape developments.

Out of this complex landscaping process came at least ten major types or forms of historic residential landscapes:

- The landscape of work
- Ornamental yards
- The swept yard
- The Downingesque landscape
- The horticultural landscape
- New South landscaping
- Landscape revivals at the turn of the century
- Craftsman landscaping
- 20th-century suburban landscaping
- The landscape of play

Examples of each type survive today in Georgia's "living places."

The Landscape of Work

Among Georgia's earliest and most basic forms of historic residential landscaping is what might be called "the landscape of work." This is also among the most common and most enduring landscape form.

As its name suggests, the landscape of work was, first and foremost, functional. Occurring primarily in a rural-agricultural setting, it brought a sense of order, neatness, and efficiency to the working environment of the farm. It met practical, everyday needs yet, at the same time, reflected traditional values of rural life. The landscape of work, it might be said, made a virtue out of necessity.

Major components include a farmhouse, outbuildings, outdoor activity areas, a well, a small "kitchen garden" in a side or rear yard, agricultural fields and woodlots, and sometimes a small grove of fruit or nut trees. These components are linked by networks of paths, fences, and functional sight lines. Everything is arranged according to a simple, practical, but not always rigid geometry of straight lines and rectangles. There is often a straight path, unpaved, through the front yard from the road to the front door; this path frequently "extends" through the central hallway of the farmhouse to a rear porch and the back yard. Porches, both front and rear, and trees in the front and back yards provide shade for the house and outdoor activities.

The landscape of work is usually bordered by similar landscapes on adjacent farms or by the natural, usually wooded environment. It occurs primarily on farms of all sizes, dating from the 18th century to the present.

Ornamental Yards

Contemporary with the landscape of work but radically different was the "ornamental farm." Inspired by 18th-century English estates, this form of landscaping transformed the entire landscape of work into a work of landscape architecture. The end result was a working farm with the appearance of a public park. Several attempts to create ornamental farms were made along the Georgia coast during the late 18th century. No complete examples survive.

An offshoot of the ornamental-farm approach was extremely popular across Georgia throughout the 18th and 19th centuries. This derivative form might be called the "ornamental yard." Many examples still exist.

In the ornamental yard, a central core of land within a larger landscape of work, usually around or adjacent to the main house, is heavily embellished with formal landscaping. This is primarily aesthetic in nature and contributes little if anything to the basic operations of the property. It is generally self-contained; sometimes literally enclosed by fences, walls, or terraces; sometimes delineated by dramatic changes in landscape treatment. Usually it is situated along with the house on a high point of ground.

The "island" of formal landscaping in the ornamental yard is embellished in various ways. One, most common in the late 18th and early 19th centuries, is through enclosed, geometric gardens or planting beds (parterres), clearly separated from the surrounding landscape of work by fences, walls, hedges, or terraced slopes. Another way, common after the middle of the 19th century, is through a more informal, picturesque arrangement of trees, shrubbery, and lawn. This park-like area might be clearly delineated from the surrounding landscape of work, or it might blend into it, with the lawn becoming pasture or field and trees becoming forest or woodlot. Other design treatments include axial and semi-circular tree-lined driveways and paths. Occasionally outbuildings such as a plantation office might be worked into the design of the ornamental yard.

Because of the nature of this type of landscaping and the amount of space required, the ornamental yard occurs primarily in rural settings and on the fringes of towns and cities; occasionally it is found on larger residential lots in communities. A popular "in-town" version of the ornamental yard, featuring small, enclosed, geometric gardens, usually but not always in the back yard, is found on smaller residential lots in towns and cities.

The Swept Yard

Combining traditional virtues of rural life and its landscape of work with emerging notions of aesthetics and the ornamental yard is that peculiarly Southern form of landscaping known as the "swept yard." Extremely popular throughout Georgia during the 18th and 19th centuries, this vernacular interpretation of the ornamental yard has virtually disappeared from today's landscape.

As its name implies, the swept yard featured a dirt yard cleanly swept of all grass, weeds, and other ground cover. Almost always it was the front yard that was swept, although the area often extended to the side and rear yards as well. The yard frequently was covered with a thin layer of sand.

Whether sanded or not, the ground surface usually was "finished off" with sweeping ornamental patterns.

The overall arrangement of swept yards varied greatly. Some were merely cleared areas in the middle of a traditional landscape of work. Others, particularly front yards, were arranged in formal geometric patterns, with the swept areas defining paths and low planting beds. Still others were more informally and picturesquely arranged with trees and shrubbery. Usually the swept area was set off from the surrounding landscape of work by walls, fences, walks, or terraces.

The historical popularity of the swept yard is undeniable. Reasons for this popularity, like those of many vernacular traditions, are less certain. Some historians believe that yards were swept because grass, considered a weed, was deemed unsightly and indicative of poor housekeeping. Others think that swept yards dried out the ground and prevented "miasma." Still others believe that clean yards discouraged mice, rats, snakes, and other forms of vermin from taking up residence close to the house. Whatever the reason, the swept yard was a dominant residential landscape convention in Georgia until the late 19th century, when it was replaced by that contemporary landscape convention, the lawn.

The Downingsque Landscape

New forms of residential landscaping were introduced to Georgia toward the middle of the 19th century. Most were inspired by the ideas of Alexander Jackson Downing of New York who achieved national fame, if not fortune, for popularizing "English" landscaping in America through a series of books, magazine articles, and lectures.

The new "Downingsque" landscapes were meticulously designed yet informal in appearance. They featured a picturesque or naturalistic aesthetic which was in sharp contrast to the rigid geometries of European landscape conventions. They also were broadly expansive, integrating all four components of the residential landscape—gardens, yards, grounds, and surroundings—into a single unified "landscape composition." Downing also argued that only certain architectural styles, like the Gothic Revival, were compatible with these new landscape forms. He railed against such "incompatibilities" as four-square white-painted houses, like those of the Greek Revival style, set starkly amidst naturalistic landscapes.

Downingesque landscapes were less popular in the South than in the North. Nevertheless, Downing's designs spread across Georgia through his books and through articles in popular horticultural and agricultural magazines. He gained a Southern disciple in Jarvis Van Buren of Clarkesville who created several genuine Downingesque "compositions" in north Georgia by combining Gothic Revival architecture and picturesque landscaping. Other good examples of Downingesque landscaping are rare. They are generally found in towns or cities, associated with high-style Gothic Revival houses or in the country where they provide the setting for seasonal retreats.

The Horticultural Landscape

Paralleling the development of Downingesque landscapes and sometimes merging with them (although Downing would not have approved!) was a landscape phenomenon that some historians have called "the horticultural landscape." Beginning in the mid-19th century, it became possible to obtain exotic plants from all over the world, and interest was heightened by clubs and magazines devoted to horticulture. This led to the planting of exotic specimen plants in the domestic landscape—plants whose primary purpose was to display their beauty or uniqueness.

Ways in which these new, exotic specimen plants were introduced into the domestic landscape varied. In some instances, plants were simply set down into the existing landscape, usually in the front yard, for better or worse. In other cases, the entire landscape would be arranged or rearranged to highlight a few selected specimens. More frequently, plants would be worked into an existing landscape. At its extreme the horticultural landscape took on a plants-for-plants'-sake character.

The horticultural landscape was most popular until the turn of the century, although the tradition is still with us today. Specimen plants can be found on display all across the state.

New South Landscaping

During the latter decades of the 19th century, residential landscaping activity in Georgia reached an all-time high. In terms of sheer quantity, this era represents the hey-day of Georgia's domestic landscaping. Statewide, more residential properties were landscaped—more trees planted, more lawns

seeded, more designs drawn, more articles and books published—than ever before. More of this historic landscaping survives today than from any other period. Corresponding as it does to Henry Grady's "New South" in Georgia, this popular late-Victorian landscaping might best be called the landscape of the New South.

"New South landscaping" in Georgia, like the landscaping in much of the country at the time, can be described as a popular, mass-marketed version of the earlier Downingsque landscaping with elements of the horticultural landscape and the ornamental yard worked in for good measure. The overall effect of New South landscaping is informal—what one historian of Georgia landscaping has termed "picturesque randomness." This aesthetic is the same as the "picturesque eclecticism" characterizing late-Victorian architectural design and interior decorating. And it often suffers the same ironic, unfortunate fate: its carefully contrived picturesque randomness is frequently misconstrued as the absence of landscaping principles and designs!

Chief characteristics of New South landscaping are its informal, almost casual quality and its great variety of landscape features. Soft, curvilinear lines and contours rather than hard geometric edges mark the various landscaped areas. Most features, particularly trees and shrubbery, are blended together for overall effect, although the occasional specimen plant or landscape object may be highlighted. Carpets of grass, appearing in quantity for the first time in Georgia, create broad lawns that tie together various landscapes elements. New fences, if they occur at all, are made nearly transparent by the use of cast iron and wire; frequently they are replaced by low retaining walls, curbs, and hedges. Flower beds highlight the predominantly green landscape. The landscape of work, if present at all, is relegated to remote areas of the property and screened from view. The traditional components of residential landscaping—the gardens, yard, grounds, and surroundings—are suffused into a larger park-like landscaped environment.

New South landscaping transformed the appearance of Georgia. It was most pronounced, however, in towns and cities where increasing numbers of houses were built to accommodate the state's rapidly expanding population.

Within this urban environment—newly built houses with newly landscaped grounds—the New South landscape produced yet another new landscape form: that of the residential neighborhood. Created from the composite of individually landscaped yards and from the results of new community landscaping activities by local governments and civic organizations, the landscape of 19th-century neighborhoods took on many

of the characteristics still associated with them today: tree-lined streets, bordered by curbs and sidewalks, with uniformly set-back houses, and spacious front yards informally landscaped and blended together, all creating the appearance of a large landscaped park. This "streetscape" distinguishes Georgia's late 19th-century neighborhoods from the residential landscaping which had preceded them and from the suburban landscaping which would follow.

New South landscaping was the agent for yet another new phenomenon: the wholesale re-landscaping of older residential properties. This made the New South landscape transformation even more complete and led to the demise of much of the state's prior residential landscaping. In some instances, new elements and features were merely worked into an existing landscape. In other cases, existing landscapes were wholly remodeled, literally torn up and done over, in the pervasive style of the New South. Fences in particular were banished, either by being made transparent through the use of cast iron or wire or by being literally pulled down and replaced by hedges, retaining walls, and landscaped ditches known as "ha-has."

Landscape Revivals

At the turn of the century, there was a backlash against the rampant picturesque randomness of New South landscaping, just as there was a reaction to the picturesque eclecticism of late Victorian architecture. This backlash came from several quarters: from the emerging profession of landscape architecture, which wanted to impose a greater and more evident sense of "design" on the landscape; from the waves of classical revivalism sweeping through the world of architecture; from new interest in English vernacular design traditions; and from growing interest in colonial and early American landscaping.

Reaction to New South landscaping manifested in four different ways. One was the reproduction of historic landscapes, usually French or Italian, all classically inspired, with all of their geometric complexities, usually at the hands of professional landscape architects working for wealthy clients. Another was the less exact interpretation of historic landscape styles, scaled down to smaller residential properties, and carried out by landscape architects or trained commercial gardeners. A third was the loose interpretation of English vernacular landscaping, sometimes called "cottage" landscaping, with its emphasis on naturalness and simplicity. The fourth was the imitation of colonial and early American gardens, usually more fanciful

than factual, given the absence of authentic examples and reliable documentation.

Early 20th-century landscape revivals occurred on country, suburban, and urban estates, in the newer, more "up-scale" suburban developments, and occasionally in smaller cities and towns. They often corresponded to residential architectural styles. A Mediterranean villa, for example, would be given an "Italian" landscape, while a Tudor Revival house would be given an "English" landscape. Apart from the occasional plantation and country estate, they are almost never found in rural areas.

Craftsman Landscaping

Shadowing turn-of-the-century landscape revivals, but contrasting with them at virtually every step, is a little-researched early 20th-century domestic landscape movement that, for want of a better term, might be called "Craftsman" landscaping. Paralleling the development of Craftsman architecture and interior design, and apparently inspired by the same interest in arts and crafts, Craftsman landscaping was the standard accompaniment to the many new Craftsman-style bungalows which were built in Georgia cities and small towns. It is similar in many respects to the English vernacular revivals of the same period but scaled down to the more modest size of the bungalow house lot.

Craftsman landscaping displays a cozy, homey quality, informal but not random, carefully crafted to make the most of small suburban lots. Lawns, trees, shrubbery, and flower beds are standard features. Fences are nowhere to be seen. Natural material, especially stone, is used in the construction of retaining walls, patios, and walks. Porches, patios, and trellises lessen the distinction between inside and outside. A new element appears in the Craftsman landscape: the driveway for the automobile. Often its impact in the front yard is minimized by reducing it to two narrow parallel strips of pavement, with grass between.

Many Craftsman landscapes survive today, yet little research has been done on this aspect of Georgia's residential landscaping.

20th-Century Suburban Landscaping

The early 20th century brought yet another new development: the large-scale landscaped suburb. Here was a new form of residential development in Georgia, one which took shape literally overnight, generally on the outskirts of established cities and towns, and on a scale not previously experienced. It had no landscape traditions to adhere to and no conventions to follow apart from the standard "residential park" model of English and American suburban development.

In most instances, landscaping of these new suburban developments followed the proven model—the residential park. Resulting characteristics are: an overall irregular or curvilinear arrangement of streets, fitted into rather than imposed upon the natural topography of the ground; relatively large and irregularly shaped lots; retention of existing natural features of the site, including topography and vegetation; uniform setback of houses, creating generally broad or deep front yards; retention of unsuitable building lots as natural open space; and the introduction of small "domestic" landscapes on each lot, consisting primarily of open lawns, trees, and shrubbery. Shrubby was kept close to the house, rather than dispersed throughout the landscape, to hide the foundation line and to integrate the architecture with the setting. (From this new development comes our present-day convention of foundation planting.) New utilities such as electrical and telephone wires and gas pipes were increasingly relegated underground.

The development of landscaped suburbs brought with it a new way of creating a neighborhood landscape. Previously, most neighborhoods in Georgia had developed incrementally over the years, and landscaping was done in the same way by individual property owners. But in new suburbs, development and landscaping took place in a relatively short period of time, largely at the hands of a single developer and according to an overall plan. As a result, the effect was frequently one of uniformity. Within this overall framework, individual property owners then made their own smaller-scale landscape improvements. Questions of compatibility or conformance arose immediately and were resolved in a variety of ways. Some suburban developers took a hands-off approach, and let individual property owners do whatever they wanted, subject to the peer pressure of their neighbors. Others incorporated landscape specifications into deed covenants and subdivision design guidelines. Still others developed all the landscaping themselves, down to the last foundation shrub, before selling individual properties, in the hopes that this overall design would perpetuate itself. In most cases, by intent or otherwise, a relatively uniform suburban residential landscape was the result.

The Landscape of Play

A recent development in Georgia's residential landscaping is the emergence of what might be called "the landscape of play."

In this form, the front yard is generally but not always given over to public purposes with its landscaping contributing to the overall residential-park environment of the neighborhood. Its overall appearance is little compromised by practical or recreational conveniences. The back yard, however, is entirely given over to private leisure-time pursuits, including avocational landscaping. Hedges and fences, rock and rose gardens, patios and decks, barbecue pits and swimming pools, children's play equipment and a woodpile for weekend fires in the fireplace, perhaps even a satellite dish antenna or a recreational vehicle, all coexist in the back yard. In extreme cases, the landscape of play spills over into the side and front yards, creating yet another residential landscape form, one that is completely opposite in every respect from the landscape of work, Georgia's first landscape tradition.

This document is based on a larger manuscript prepared by Catherine Howett at the University of Georgia for the Historic Preservation Section of the Georgia Department of Natural Resources.

Glossary

Accessory Structure - A subordinate structure detached from but located on the same lot as a principle building. The use of an accessory structure must be identical and accessory to the use of the principle building. Accessory structures include garages, decks, and fences.

Adaptive Use - Recycling an old building for a use other than that for which it was originally constructed.

Addition - A non-original element placed onto an existing building, site or structure.

Alteration - Any act or process that which the exterior architectural appearance of a building.

Appropriate - Suitable to or compatible with what exists. Proposed work on historic properties is evaluated for "appropriateness" during the design review process.

Architectural Style - Showing the influence of shapes, materials, detailing or other features associated with a particular architectural style.

Ashlar - A dressed or squared stone and the masonry built of such hewn stone. It may be coursed, with continuous horizontal joints or random, with discontinuous joints.

Baluster - A turned or rectangular upright supporting a stair handrail or forming part of a balustrade.

Balustrade - An entire railing system including a top rail and its balusters, and often a bottom rail.

Bay - One unit of a building that consists of a series of similar units; commonly defined as the number of vertical divisions within a building facade.

Brace - A diagonal stabilizing member of a building frame.

Bracket - A projecting support used under cornices, eaves, balconies, or windows to provide structural support.

Capital - The uppermost part of a column or pilaster.

Casement - A hinged window frame that opens horizontally like a door.

Certificate of Appropriateness (COA) - A document giving approval to work proposed by the owner of a property located within a locally designated historic district or designated as a local landmark. Specific conditions, set forth by the Historic Preservation Commission and to be followed during the project, may be specified in the document. Possession of a Certificate of Appropriateness does not remove any responsibility on the part of the property owner to acquire a building permit prior to beginning the project.

Certified Local Government (CLG) - A program that is a mechanism to formally involve local governments in the national historic preservation program. Most states have procedures that extend CLG status to communities that adopt a preservation ordinance and establish a preservation commission. As a CLG, Athens-Clarke County works as a partner with the State Historic Preservation Office (SHPO) and the National Park Service to identify, evaluate, and protect historic resources within the CLG's political jurisdiction.

Character - Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.

Chevron - A V-shaped decoration generally used as a continuous frieze or molding that is typical of the Art Deco style.

Clapboard - A long, narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame structures.

Classical - Of, or pertaining to, the architecture of ancient Greece and Rome.

Column - A vertical support of round section that in classical architecture consists of three parts: base, shaft, and capital.

Commercial Building Type - A definition based on the composition of a commercial building's primary facade. Most commercial facades are divided into major divisions or elements that are used to define the building type.

Compatible - Not detracting from surrounding elements, buildings, sites or structures; appropriate given what already exists.

Component - An individual part of a building, site or district.

Contemporary - Of the current period; modern.

Contiguous - Next to, abutting, or touching and having a boundary, or portion thereof, which is common or coterminous.

Contributing - Contributes to the architectural or historic significance of a historic district. (A "contributing building" in a historic district is one that may be of limited individual significance but nevertheless functions as an important component of the district.)

Context - The setting in which a historic element or building exists.

Corbel - A projection or one of a series of projections, each stepped progressively farther forward with increasing height; anchored in a wall, story, column, or chimney.



Corinthian Order - The slenderest and most ornate of the classical Greek orders of architecture, characterized by a slim fluted column with bell-shaped capital decorated with stylized acanthus leaves.

Cornice - A molding at the edge of a roof.

Deck - A structure, without a roof, directly adjacent to a principle building, which has an average elevation of 30 inches or greater from finished grade.

Demolition - Any act or process that destroys a structure in part or in whole.

Dentil - A small rectangular block used in a series below the cornice.

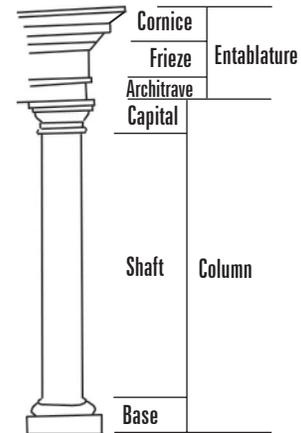


Doric Order - A classical order most readily distinguished by its simple, unornamented capitals and tablets with vertical grooving, called triglyphs, set at regular intervals in the frieze.

Dormer Window - An upright window lighting the space in a roof.

Double-Hung Sash Window - A window with two sash, one above the other, arranged to slide vertically past each other.

Drip Line - An imaginary vertical line that extends from the outermost branches of a tree's canopy to the ground.



Eave - The projecting lower edges of a roof overhanging the wall of a building.

Element - An individual defining feature of a building, structure, site or district.

Engaged Column - A column partially built into a wall, not freestanding.

Entablature - The horizontal part of an architectural order, supported on columns, composed of architrave, frieze, and cornice.

Ex Parte Communication - Some form of communication between one party to a proceeding (e.g., an applicant for a permit) and a public official with some responsibility for making a decision affecting that proceeding occurring outside the formal decision-making process and without the knowledge of the other party to the proceeding.

Facade - That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

Fanlight - A window, often semi-circular, over a door, with radiating muntins suggestive of a fan.

Frieze - The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Footprint - The horizontal area as seen in plan, measured from the outside of all exterior walls and supporting columns. It includes residences, garages, covered carports, and accessory structures, but not trellises, patios, and areas of porch, deck, and balcony less than 30 inches from finished grade.

Gable - The vertical triangular shape at the end of a building formed by a double sloping roof.

Grade - The average level of the finished surface of the ground adjacent to the exterior walls of the building.

Header - The end of a brick, sometimes glazed.

High Style - A completely authentic or academically correct interpretation of an architectural style; a "textbook" example of one particular style and not a composition of several different styles.

Historic District - A geographically definable area designated as possessing a concentration, linkage, or continuity of sites, buildings, structures, or objects of historic, archaeological, architectural or aesthetic value.

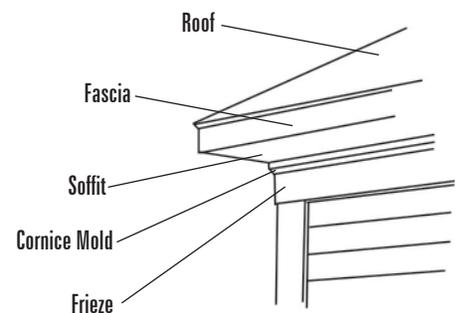
Historic Preservation - identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, and reconstruction, or any combination of the foregoing activities.

Historic Restoration - Requires that the re-creation duplicate the appearance at some previous point in time as closely as current scholarship allows.

Historic Site - A site worthy of protection or preservation, designated as historic for its historic, archaeological or aesthetic value.

Historic Structure - A structure worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

Impervious Surface - Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.



Infill - New construction within a historic district, generally situated on the site of a demolished structure but possibly on a site never previously developed.

Infill Development - The construction of a building on a vacant parcel located in a predominantly built up area.

Interpretive Restoration - Less scholarly than a historic restoration, it involves keeping all of the original architectural features intact and reconstructing missing elements as faithfully as budget allows.

Ionic Order - A classical order distinguished by a capital with spiral scrolls, called volutes.

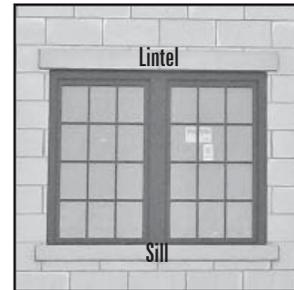
Keystone - The central voussoir of an arch shaped in a wedge form.

Knee Brace - A non-structural diagonal member used as exterior ornamentation, extending from the facade to the eave of a building.

Landmark - A building, structure, object or site worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

Light - A section of window, the pane or glass.

Lintel - A horizontal structural or ornamental member over an opening, which generally carries the weight of the wall above it.



Maintenance - Routine care for a building, structure or site that does not involve design alterations.

Modillion - A small curved and ornamented bracket used to support the upper part of the cornice.

Mothballing - The process of stabilizing and securing a historic building against further deterioration due to weather and/or vandalism.

Mullion - A vertical member separating and often supporting windows, doors, or panels in a series.

Muntin - A secondary framing member to hold panes within a window, window wall, or glazed door.

Neglect - The failure to care for a property in such a manner as to prevent its deterioration. Neglect is often not intentional, but may lead to very serious deterioration of materials and even structural systems.

New Construction - The construction of a new element, building, structure or landscape component; new construction involves the introduction of designs not original to the building, structure or site.

Noncontributing - Does not contribute to the architectural or historic significance of a historic district. (Some noncontributing resources are not yet fifty years of age, and therefore do not meet the age requirement for contributing resources. Other noncontributing resources may be historic but have lost their architectural integrity due to extensive changes or alterations.)

Order - A definite arrangement of column, capital, and entablature, each having its own set of rules and ornamental features. The five classical orders are Tuscan, Doric, Ionic, Corinthian, and Composite.

Palladian Window - A window of large size, characteristic of neoclassical styles, divided by columns or piers, resembling pilasters, into three lights, the middle of which is taller and wider than the others, and is roundheaded.

Parapet - A wall section rising above the roofline.

Pediment - The triangular gable end of the roof above the horizontal cornice.

Pilaster - A flat-faced representation of a column projecting from a wall.

Porch - A covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes.

Portico - A porch or covered walk consisting of a low-pitched roof supported on classical columns and finished in front with an entablature and a pediment.

Porte Cochere - A large covered entrance porch through which vehicles can pass.

Preservation - The process of taking steps to sustain the form, details and integrity of a property essentially as it presently exists. Preservation may involve the elimination of deterioration and structural damage, but does not involve reconstruction to any significant degree.

Pressed Metal - Thin sheets of metal molded into decorative designs and used to cover interior walls and ceilings and on the exterior of some 20th century commercial structures.

Quasi judicial - The action, discretion, etc., of public administrative officers or bodies, who are required to investigate facts, or ascertain the existence of facts, hold hearings, and draw conclusions from them, as a basis for their official action, and to exercise discretion of a judicial nature.

Quoins - Heavy blocks, generally of stone or wood, cut in emulation of stone and used at the corners of buildings to reinforce and ornament walls.

Reconstruction - The process of reproducing the exact form of a component, building, structure or site that existed at some time in the past.

Recycling - The process of restoring, rehabilitating, renovating, remodeling, or adapting an old building so that it can be used by another generation.

Rehabilitation - The process of returning a building to a state of utility while retaining those elements essential to its architectural, historical and/or aesthetic significance.

Remodeling - Changing the appearance and style of a structure by removing or covering over original details and substituting new materials and forms.

Renovation - The process of making a structure usable again where there is a greater proportion of new materials and elements introduced into the building.

Repair - Any minor change to a property that is not construction, removal, demolition or alteration and that does not change exterior architectural appearance.

Retaining Wall - A wall or similar structure devise used at a grade change to hold the soil on the up-hillside from slumping, sliding, or falling.

Restoration - The process of returning a building to its appearance at an earlier time (though not necessarily to its original appearance). Restoration involves the removal of later additions and the replacement of missing components and details.

Right-Of-Way - A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.

Riser - The vertical part of a step or stair.

Sash - A window frame that opens by sliding up or down.

Setback - The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Setting - The immediate physical environment of a building, structure, site or district.

Side Lights - A vertical line of small glass panes flanking a doorway.

Significant - Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

Site - A place or plot of land where an event occurred or where some object was or is located.

Stabilization - Maintaining a building as it exists today by making it weather-resistant and structurally safe.

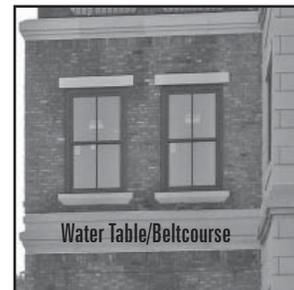
Streetscape - All physical elements that may be viewed along a street.

Structure - Anything constructed or erected which has, or the use of which requires, permanent or temporary location on or in the ground, or which is attached to something having a permanent location on the ground, including, but not limited to, the following: buildings, gazebos, signs, billboards, tennis courts, radio and television antennae and satellite dishes (including supporting towers), swimming pools, light fixtures, walls, fences and steps.

Topography - The physical land surface relief describing the terrain elevation and slope.

Vernacular - Based on regional tradition and utilizing regional materials.

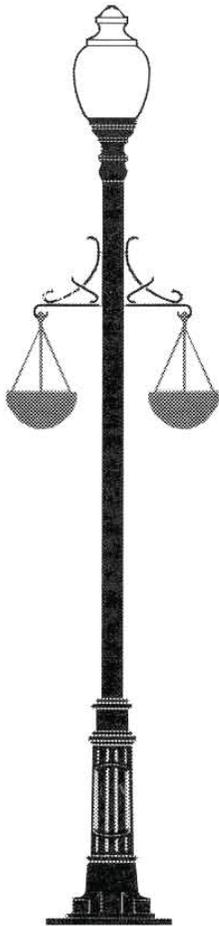
Water Table - A sloping horizontal surface, of brick or stone, on an exterior wall, usually at the foundation level.



Streetscape Elements - Traditional Norcross Character Area



Green Vase Japanese Zelkova Tree



Modified Acorn Fixture & Matching Bollard



Victor Stanley Bench



Cast Iron Planter



Victor Stanley Trash Receptacle



Streetscape Elements - Historic Downtown Zone

Livable Centers Initiative

City of Norcross | Gwinnett County | Georgia



November 2003

Streetscape Elements - Traditional Norcross Character Area



Modified Acorn Fixture & Matching Bollard



Chinese Elm Tree



Victor Stanley Bench



Victor Stanley Trash Receptacle

Streetscape Elements - Residential Zone

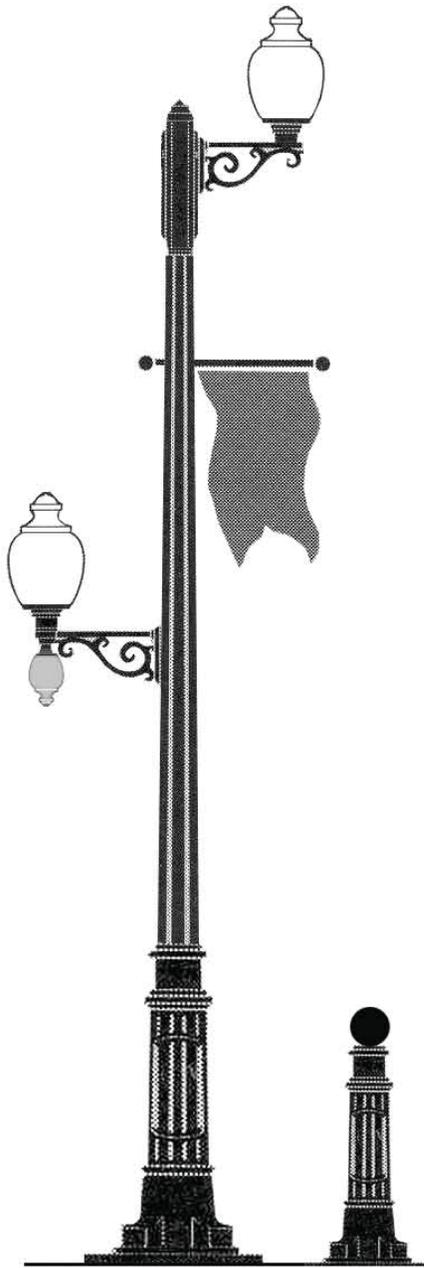
Livable Centers Initiative

City of Norcross | Gwinnett County | Georgia



PBS
November 2003

Streetscape Elements - Buford Highway Corridor Character Area



Modified Acorn Fixture & Matching Bollard



Standard Form Natchez Crape Myrtle



Victor Stanley Bench



Victor Stanley Trash Receptacle