Design Guidelines for the Social Circle Historic District
Social Circle, Georgia

Produced in cooperation with Better Hometown of Social Circle
and the Office of Preservation Services at the University of Georgia, Athens

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1 Front Matter

1.1 About the Author

Joshua Riley is a second year Master of Historic Preservation student at the University of Georgia, Athens, and holds a Bachelor of Arts in History from the University of Alaska, Anchorage. He is a member of Phi Alpha Theta, a history honor society, and Sigma Pi Kappa, a historic preservation honor society.

Joshua and his wife Joy are the owners of the Phillips-Sherrill-Riley House in the Social Circle Historic District. As a historic homeowner and student of preservation, Joshua has carried out restoration projects on his own home and has assisted his community in preservation efforts.

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1.2 About the Social Circle Design Guidelines 2011

This manual replaces the Social Circle Design Guidelines manual issued in 1999. Both manuals have been the collaborative efforts of Social Circle Better Hometown; the City of Social Circle Historic Preservation Commission (HPC); and the University of Georgia, School of Environment and Design.

From the outset, these guidelines recognize and appreciate the invaluable interest and support of the members of the Historic Preservation Society of Social Circle, a non-profit organization dedicated to the preservation of local history.

These guidelines are based on recognized and accepted historic preservation best practices; however, they also take into account the fact that each community has unique considerations and concerns.

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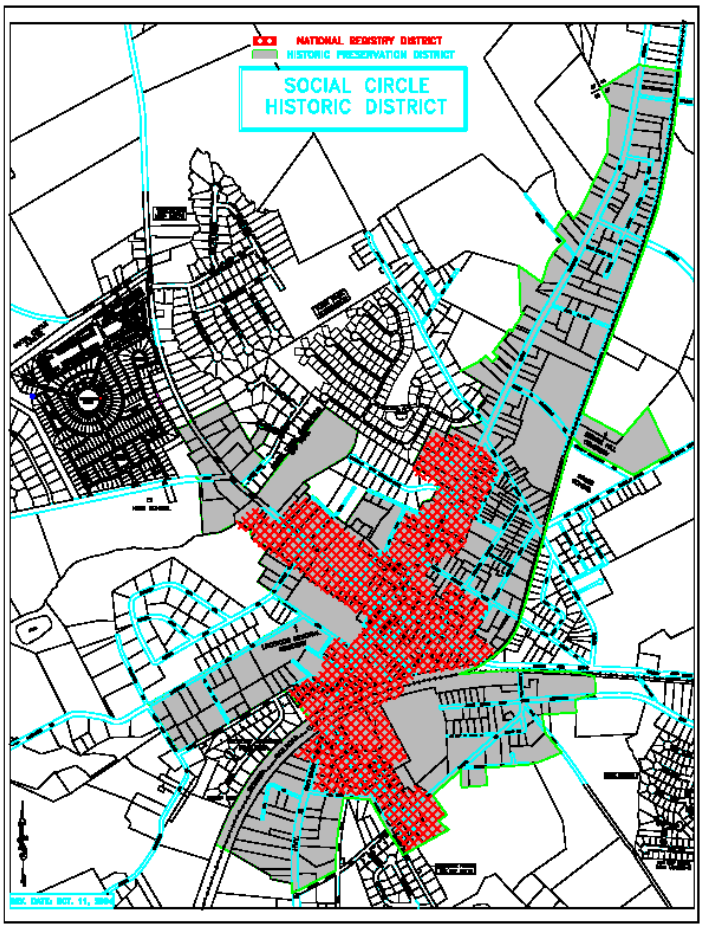


Figure 1: Map of Social Circle Historic District

The Social Circle Historic District consists of three distinct sub-districts: the Residential Sub-District, Commercial Sub-District, and Industrial District. Each of these Sub-Districts is characterized by unique themes and resource types, which contribute to the larger context of the Historic District. Due to the diverse nature of the Historic District, this manual addresses guidelines specific to each Sub-District, as well as general guidelines applicable to all. Additionally, it further breaks these Sub-Districts down in to sections and areas as needed and provides information applicable to them.

These guidelines provide the Historic Preservation Commission (HPC) with a baseline for ensuring that property owners make compatible changes within the historic district while they preserve the resources within it. As property owners and the HPC apply the information in this manual, they will enable Social Circle to grow and evolve while it retains its identity as a small historic community.

3 Historic Significance of Social Circle

The Social Circle Historic District consists of nineteenth through early and mid-twentieth century residential, commercial, and industrial areas, all significant aspects of this representative Georgia Piedmont town. The District is significant in terms of architecture, landscape architecture, commerce, industry, transportation, and community development.

The structures in the district represent the major architectural styles and periods of the time. Included are examples of Greek Revival, Plantation Plain, Gothic Revival, Second Empire, Queen Anne, American Victorian, Victorian Eclectic, Italianate, Colonial, Georgian, Neo-Classical, "Half-Houses," Federal, Bungalow, Tudor and Ranch. These structures are quite typical in terms of scale, materials, design, and workmanship of buildings found in other Georgia Piedmont towns of the same age.

The residential buildings in the district are situated in a landscape of trees, shrubs and grass, which derives from the late-nineteenth-century domestic landscaping practices. The landscaping in Social Circle was done by local people and was not designed by a notable person or part of a grand scheme. The tree lined streets and well-kept public and private properties have changed little from the early part of this century.

Transportation was important to the development of the Social Circle District, affecting the plan of the town itself and the development of commerce and industry. The location of the town was determined by the intersection of two early roads and development followed no formal plan. The commercial enterprises that grew up at this location served a considerable area of southern Walton, northern Newton and western Morgan counties. The coming of the railroad providing easy access to Augusta and Atlanta enhanced the position of Social Circle as a center of commerce and made the town more desirable for industry. Oil mills, cotton gins, and finally a textile factory were developed within the district, their location determined largely by that of the railroad.

Although of less regional importance today, the substantially intact central business district continues to serve its historic function in the absence of shopping centers in the town. The railroad depot and a few adjacent warehouses remain, converted to new uses. Portions of the cotton mill can still be seen after the 1994 fire which virtually destroyed an establishment that had a significant economic and social impact on the town and region since its founding, providing employment and housing for a large segment of the town's population, and opening a substantial area of the town to development.

Social Circle is located in Walton County, which was created by the Georgia General Assembly in 1818 and named for George Walton, one of Georgia's signers of the Declaration of Independence.

Joel Strickland of Tatnall County was the man who drew Land Lot 96 containing about 250 acres where Social Circle is now located, bordering both sides of the Old Hightower Trail used by the Creek and Cherokee Indians. John Blackmon and two others purchased the land from Strickland for $118.00. Blackmon soon acquired sole ownership and added his dwelling to those already

standing near the intersection of two important roads of the period, the north-south "Rogue Road" and the roughly east-west "Hightower Trai1." In January of 1826, Blackmon and Augustin B. Pope measured off an acre of land with an already standing apothecary shop, and Pope paid Blackmon $100 for the lot.

Social Circle bears one of Georgia's most widely known place names, but its origin is unclear. Local tradition has it that a group of travelers met at the crossroads and one of their number, impressed by the hospitality and joviality of the group remarked, "This sure is a social circle." John Goff, an authority on Georgia p1acenames, offers another, though less colorful, explanation. Pointing to an earlier community in Bulloch County, he postulates simply that the Walton County community was named for that town. Goff also includes the name in the category of "social and fancy names," a category of place names long in use in Georgia and other states.

Because of its favorable position on two intersecting trading routes, the town began to grow. John Blackmon gave land for a Methodist church. Soon a small storehouse, the meetinghouse and a shop gave the little settlement the semblance of a village. It was a likely spot for business, for at the junction of the two routes (Hightower Trail & Rogues Road) near the well, travelers often paused to rest. When a post office was authorized in 1826, Blackmon was designated the first postmaster. The town was incorporated in 1832 with limits set at a quarter mile radius from the post office, thus making it one of Georgia's round towns. The town had no formal plan. Development occurred primarily along the two nearly perpendicular intersecting main streets and on smaller streets and alleys laid out roughly at right angles to the main streets. The coming of the railroad that cut diagonally across the two main streets reinforced this "irregular" plan.

In 1829 the greatest portion of this land was sold to William Cabiness who was interested in organizing a town. In the same year that Social Circle was incorporated Samuel Catlin granted to the trustees of the Social Circle Academy five acres of land for the purpose of establishing a male and female academy. By 1835 an academy had been established for the education of the young men and women of the town and surrounding countryside. Farmers and planters not only sent their children to school in Social Circle, but also continued to trade at the growing number of stores in the town. In 1835 an advertisement for town lots in the *Athens Southern Banner* described the place as "now settled up with moral and respectable citizens, and bids fair to be a place of some notice". It was the railroad, however, that assured Social Circle a bright future.

The Georgia Railroad reached Social Circle in the early 1840's and was completed between Augusta and Atlanta in 1845, providing the merchants and planters with easy shipment for their goods, The completion of the railroad was greeted with a great deal of celebration in Social Circle. In addition to the railroad, a stage route connected Social Circle with Athens via Monroe, High Shoals, and Watkinsville, providing access to the county seat, Monroe. For many years rail service between Monroe and Social Circle was discussed, but it was not to be a reality until 1880 when the first run was made on the new 10-mile route. This line was extended in 1884 when the Gainesville, Jefferson and Southern Railroad purchased the Walton Railroad Company. This route, providing access to Gainesville through Belmont and Hoschton, was operated until 1947 when it was dismantled. The 10-mi1e route from Social Circle to Monroe is still in operation as a freight route, part of the Georgia Railroad system.

During the Civil War, the railroad was of strategic importance and the depot and other facilities at Social Circle were burned in July of 1864 by the Federal cavalry. During the March to the Sea, the 2nd and 3rd Divisions of the 20th Corps under Brigadier General A. S. Williams reached Social Circle on November 18, 1864, and destroyed the Georgia Railroad from Social Circle to Madison. Railroad service was restored to the town by February 1865, and the depot was rebuilt by 1866. It is believed that this structure exists as part of the present depot. A new wing was added to the depot in 1913.

The railroad also stimulated the hotel and restaurant business in the town. The Social Circle Dinner House was established about 1850 to provide food for the train passengers and crews during stops in the town, and the town made a bid to attract tourists, capitalizing on its "healthful climate." The Dinner House received high praise from the *Atlanta Southern Confederacy*, *Augusta Dispatch*, and *Athens Southern Banner*. The Spencer House, also known as the Supper House, was located across the tracks from the depot in the 1860's. This frame structure housed the express company and a grocery. It appeared on the Sanborn insurance maps as late as 1909. A third notable hotel, the Echols House, operated from about 1871 until 1894. The Garrett House and annex, later the George Stanton Hote1, was located near the depot until 1956.

In 1860, there were some forty houses, churches and schools which made up "a pretty village," according to historian Adiel Sherwood. After the destruction of the railroad and occupation of the town by Federal troops during the Civil War, the town rebuilt and continued to grow with more enthusiasm than ever. Cotton contributed to the growth, as did the railroad. At one point, prior to the Civil War, Social Circle had been the terminus of the Georgia Railroad. Even today freight trains rumble through the town several times each day.

In 1869 the town limits were increased to one-half mile and Walton County's first newspaper, the *Walton Journal*, was issued at Social Circle. Advertisements were carried for general merchandise establishments, a tin shop, a milliner, and a physician, among others. In 1887, John M. Brown published the *Walton County Vidette* in Social Circle, but later moved operations to Monroe. One of his advertisers was Lawrence and Company of Social Circle.

The commercial structures of the town also date from this boom period. Prior to 1890, most of the commercial structures were of frame construction. They were gradually replaced by one and two-story brick commercial structures of eclectic Victorian detailing during the succeeding three decades. The majority of these structures form a block on both sides of Cherokee Road below its intersection with Hightower Trail. This continues to be the primary commercial district of the town and has been the object of a concerted effort to revitalize the central business district. City officials and the Better Home Town Program volunteers are working on a downtown beautification project. Many of the commercial buildings have been rehabilitated within recent years, most, on the whole, sensitively.

Social Circle has survived largely intact from the period of its heyday at about the turn of the century. There are few modern intrusions with the exception of a few commercial structures. The residential areas remain largely residential and are well maintained. In 1977, the Social Circle Historical Society did the work to get Social Circle into the National Register of Historic Places. The city then adopted a Historic District Zoning Ordinance and appointed an Architectural

Review Board to insure that the character, which the town had retained, was not lost to unplanned development.

In 2001 the city adopted a new Historic District Ordinance and appointed a Historic Preservation Commission. The Commission has resurveyed the Historic District and is working on designation for expanded boundaries. Social Circle also has a Tree Ordinance in place, partly, to replant the old trees as we lose them and assuring that the landscape architecture of the city remains intact. In summary, Social Circle represents many of the typical aspects of a turn of the century Piedmont Georgia town and the citizens have taken actions to retain those qualities for the future.

Prepared by the Georgia State Historic Preservation Office
for the Social Circle Historic District (March 22, 2004)

4 Historic Preservation in Social Circle

Historic preservation efforts began in Social Circle in the 1970s when a number of individuals began purchasing and restoring some of the town's historic homes. However, legal preservation efforts did not begin until the town adopted its first historic preservation ordinance in 1977. Three years later, in 1980, the Department of the Interior added the Social Circle Historic District to the National Register of Historic Places.

In 1981, with the mechanisms for preservation in motion, a group of residents founded the Historic Preservation Society of Social Circle. This was significant, as it occurred one year prior to the town's 150th anniversary and drew attention through personal letters of congratulation from President Ronald Reagan and Governor George Busbee. Over the years the Society has acted as a catalyst for preservation by sponsoring numerous historic home tours and advocating preservation in the public realm of civic government.

Social Circle's interest in historic preservation has continued into the twenty-first century with its adoption of a new historic preservation ordinance in 2001. Today the town maintains an architectural review board that oversees the appropriateness of changes to architecture and open spaces within the district. Additionally, it is an active participant in Georgia's Better Hometown Program, which is dedicated to promoting the connection between economic prosperity, design compatibility, and historic preservation.

The preservation of Social Circle's rich architectural heritage has not only preserved its beauty, it has played a key role in laying the foundation for its future economic success. The tree lined streets and historic architecture continue to draw tourists, businesses, and even film makers to the town for various reasons, all of which are linked to preservation. The future of the town as a home for its residents, a destination for visitors and a place of economic prosperity will no doubt hinge on the continued success of these important efforts.

5 Design Review Process and Purpose of Design Guidelines

5.1 The Purpose of Design Reviews and Guidelines

The purpose of the design review process in Social Circle is to provide guidance for property owners and builders on appropriate approaches for maintaining and improving historic properties. Such reviews ensure that changes made in the historic district are compatible from a design perspective and consistent in nature. This benefits all property owners within the historic district by preserving the character of the community, which affects the value of their property and their enjoyment of it.

Design guidelines are the mechanisms that aid the Historic Preservation Commission (HPC) when they make decisions concerning physical changes to property in the Historic District. Additionally, they are intended to guide property owners by providing them with an overall strategy for selecting the most appropriate approaches for changes they make on their property and advice on caring for the historic resources they own. These guidelines are based on the *Secretary of the Interior's Standards for Rehabilitation*.

5.2 The Design Review Process

Step 1
Pick up an application for a Certificate of Appropriateness at City Hall and consider submitting a conceptual design to HPC before seeking formal approval. At this point, the HPC may have informal input and technical information that would make the application process faster and easier.

Step 2
Fill out the application and gather the necessary materials to submit with the application. These may include elevation drawings, site plans, photographs, or manufacturer's information.

Step 3
Make copies of the application and return the original with as many copies necessary to City Hall at least seven days before the HPC monthly meeting. The HPC will determine the number of copies needed and the amount of time to review them. The HPC will provide the applicant with specific information regarding the time and place of the meeting where they will review the proposed work.

Note: Some types of minor projects do not need to go before the HPC for review, but can be approved by planning staff instead. Examples of these include:

- Rooftop mechanical equipment
- Addition or removal of gutters and downspouts
- Structural changes that do not require a building permit

Step 4
Once the applicant completes all application work, the HPC will place it on the agenda for their next meeting. At this point they will place a sign indicating the date and time of the meeting in front of the property where the proposed project will take place.

Step 5
During the scheduled meeting, the HPC will discuss the proposed project and vote on its approval or denial. The property owner should be present at this meeting to answer any questions the HPC may have concerning the proposed project.

Step 6
At this point, the HPC will make a decision. If they approve the project, the applicant will receive a Certificate of Appropriateness subject to certain conditions outlined in the letter. Upon the receipt of the Certificate of Appropriateness, the applicant may proceed with a building permit if needed. If the HPC does not approve the proposed project proceed to step 7.

Step 7
Upon the denial of an application for a Certificate of Appropriateness, the applicant may appeal the decision to City Council. If this body denies it as well, the applicant may appeal the decision to the County Court System.

5.3 Important Things Before Beginning The Process

Before beginning the process of receiving a Certificate of Appropriateness, you will need to be able to answer some important questions about the proposed project. These include the following:

What will the finished project look like?

1. Do you have a site plan?
2. Do you have an elevation drawn for the project indicating the dimensions in height and length and how are the elements shaped and arranged?
3. What materials are you using?

What are the effects of your project?

1. Are the elements of your project compatible with similar elements found on neighboring properties?
2. How will your project affect your property and those of your neighbors?
3. Is the project reversible without significant damage being inflicted to existing structure?

5.4 Undue Hardship

Under certain circumstances, the guidelines within this manual or a requirement of the Historic Preservation Ordinance may cause undue hardship to a property owner. If a property owner believes that these mechanisms have caused undue economic hardship or that they have substantially interfered with the responsible and legal use of their property, they may demonstrate it to the HPC. In doing, the HPC will require such individuals to submit any

supporting documentation they may request. This includes financial documentation that proves the existence of undue hardship. The HPC will adhere to guidelines set forth in the local historic preservation ordinance regarding undue hardship in these matters.

5.5 Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

6 Residential Sub-District

Figure 2: Robinson-McDowell-Hollis House in the Residential Sub-District

6.1 Overview

The Residential Sub-District is home to some of the longest inhabited portions of Social Circle with a history that dates back to the Georgia Piedmont's early settlement. Beginning in the 1820s, settlement began in this Sub-District on a parcel of land acquired by Joel Strickland through a land lottery. This parcel, known as Lot Number 96, was unique because it was at the intersection of two important Native American trails: Rogues Road (Cherokee Road) and Hightower Trail. The residential areas along this intersection are referred to as the Main Axis in this manual. Not only is this the oldest section of the Residential Sub-District, it is also the most architecturally diverse with historic homes ranging from simple folk form cottages to high style mansions. Additionally, it was home to many of Social Circle's early merchants, businessmen, and political leaders.

Adjacent to the Axis area is another section of the Residential Sub-District referred to as the Avenues and Side Streets in this manual. This area represents Social Circle's growth in the late nineteenth century and early twentieth century. With the exception of South Dogwood Avenue, most of the dwellings in this section are smaller-scaled than many of those in the Main Axis. However, this area is still architecturally diverse with many examples of late nineteenth and early twentieth century architecture.

Across the Industrial Sub-District lies the section of the Residential Sub-District referred to in as the Mill Village in this manual. This residential section was the former company housing for the Social Circle Cotton Mill with most of its development taking place in the early twentieth century. The architecture within this section features smaller-scaled, closely spaced dwellings that are laid out in a pattern typical of many textile mill villages in the eastern United States.

The final section of the Residential Sub-District is the Historic African American neighborhood. This neighborhood is located adjacent to the northern portion of the Avenues and Side Streets section. Today, this section is home to the decendants of many of Social Circle's oldest African-American families who have contributed to Social Circle's growth and the development. This neighborhood is characterized by smaller-scaled, vernacular and folk form dwellings with landscape features typical of many rural African-American communities.

Today the Residential Sub-District and the four sections that make it up represent the most diverse portion of the Social Circle Historic District. However, it also is the one that faces the greatest pressure from change, as families continue to modify homes and property to accommodate modern needs. Despite this, the area can evolve with modern needs while it retains the integrity that makes it unique with appropriate guidance.

6.2 Approximate Boundaries of the Residential Sub-District

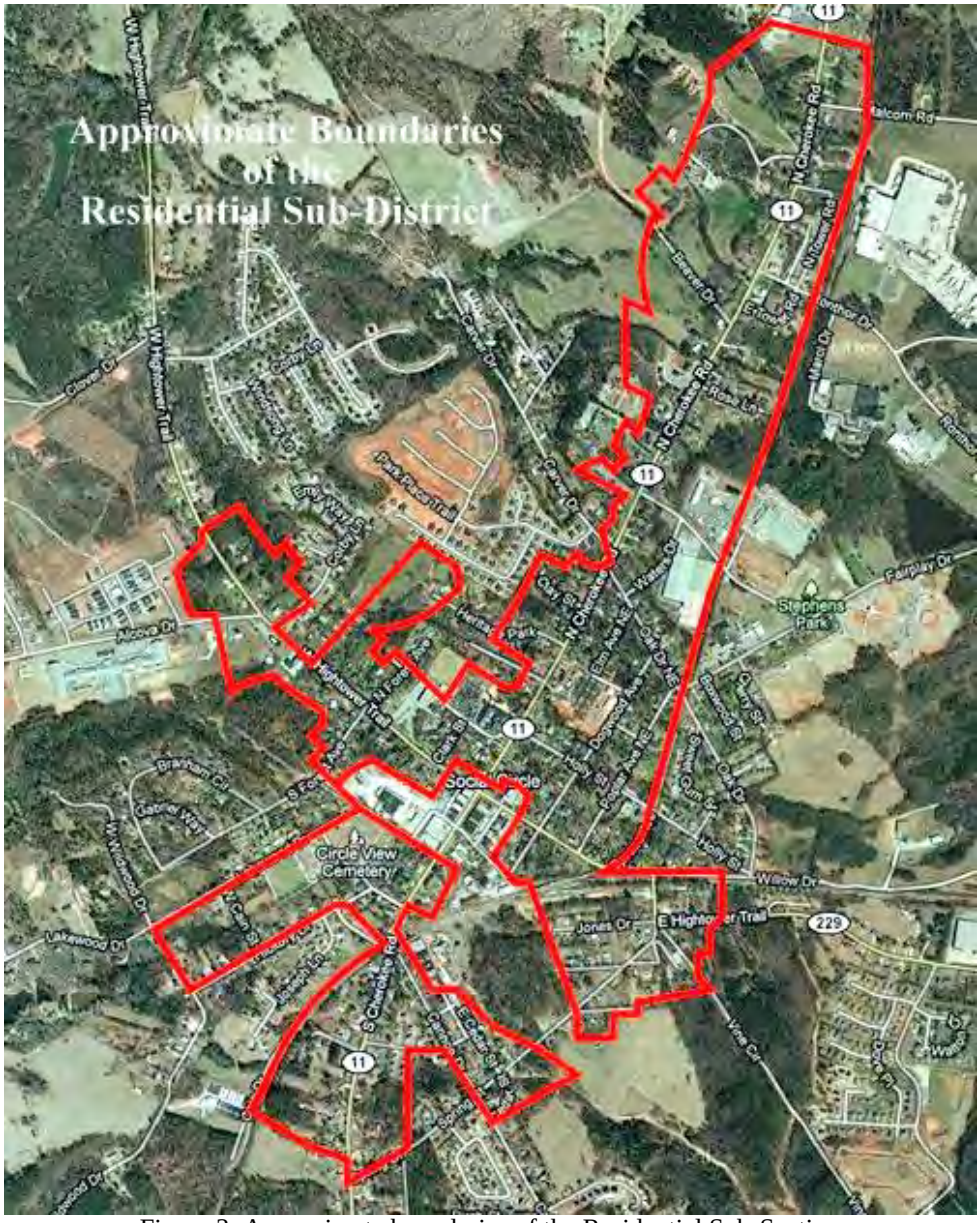


Figure 3: Approximate boundaries of the Residential Sub-Section

Geographically speaking, the Residential Sub-District extends along the portion of the historic district along Cherokee Street and Hightower Trail. From there it extends into the streets and avenues within the historic district that do not make up the Commercial and Industrial Sub-Districts. Due to the diversity and size of this Sub-District, this manual divides it into four main sections: the Main Axis, Avenues and Side Streets, Historic African-American Neighborhood, and Mill Village. Specific details on the boundaries of these areas can be found in the next section.

6.3 Sections of the Residential Sub-District

Although four general sections make up the Residential Sub-District today, other sections may be added to them as the boundaries of the historic district increases over time. One potential area of inclusion is the ranch house neighborhood located in the Heritage Park area. Guidelines for this area could be extended to other mid-century ranch house neighborhoods and individual resources of this type in the larger historic district. The maps below contain specific geographical information about the current four sections. However, please note that such information is approximate and the HPC will have to use their discretion when applying guidelines specific resources within a given section.

6.3.1 Main Axis (Cherokee Road and East and West Hightower Trail)

Figure 4**:** Map of Main Axis (Cherokee Road and East and West Hightower Trail)

6.3.1.1 Area I

Figure 5: Looking east down East Hightower Trail in Area I of the Main Axis in 1898

The houses in this photograph are the William Henry Stanton House (left) and the Philips-Sherrill-Riley House (right).

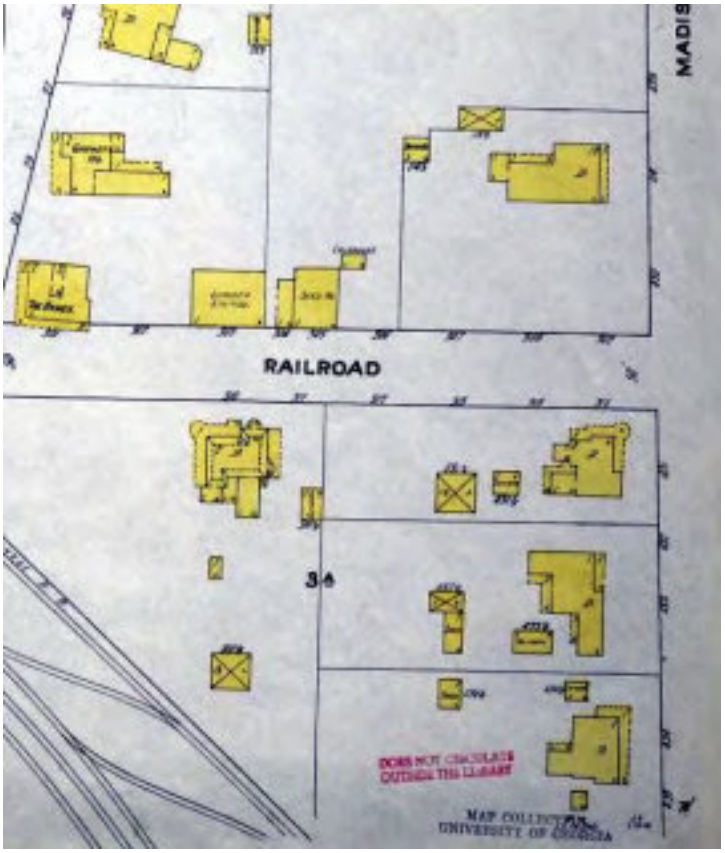


Figure 6: A portion of Area I of the Main Axis from a 1909 Sanborn map

This section is the oldest settled portion of the Residential Sub-District with the oldest part of it being the portion of East Hightower Trail between the Georgia Railroad Bridge and the Commercial Sub-District. The oldest standing residential building in this portion of the Sub-District (possibly in Social Circle as well) is the Josiah Clark Town House (circa 1832).

This area is characterized by historic homes ranging from Greek Revival folk forms to the large-scale, neoclassical William Henry Stanton House. Homes in this area are typically located on smaller lots than those found on West Hightower Trail. Additionally, the setback in this area is rather low when compared to that of West Hightower Trail. Today, a tree lined, two lane blacktop road that gently slopes to the east make up the streetscape. Some of the trees that line the street are historic oak trees with limbs that meet over the middle of the road.

Figure 7: Looking down East Hightower Trail in the Main Axis today

6.3.1.2 Areas II & III

Figure 8: The George E. Knox home still stands on West Hightower Trail (circa 1890)

Figure 9: The Almand family home on West Hightower Trail (circa 1910)

Figure 10: Monroe Street (Cherokee Road) in Area II (circa 1898)

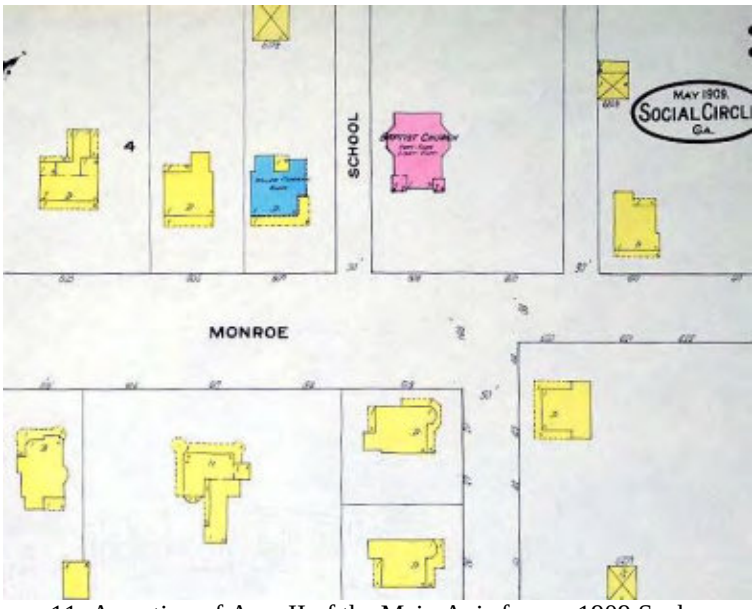


Figure 11: A portion of Area II of the Main Axis from a 1909 Sanborn map

Areas II and III consist of the area along West Hightower Trail and the portion of North Cherokee Street that extends to Clay Street. Historically, this area was home to many of Social Circle's elite who constructed mansions and other high style dwellings that still stand today. However, many smaller-scaled buildings exist in the area that range from Greek Revival cottages to craftsmen style bungalows. In general, lots are larger in the west end of the West Hightower portion and more mixed in size on the North Cherokee portion. Building setback in the area ranges from low near the center of town to higher north and west of it. The streetscape in this portion is characterized by tree lined, two lane blacktop roads with street trees being sparser in the larger lot areas. Farther out from the intersection of North Cherokee Street and Clay Street, as well as that of Alcova Drive and West Hightower, the architecture becomes more mixed as it transits to areas beyond the historic district.

6.3.1.3 Area IV

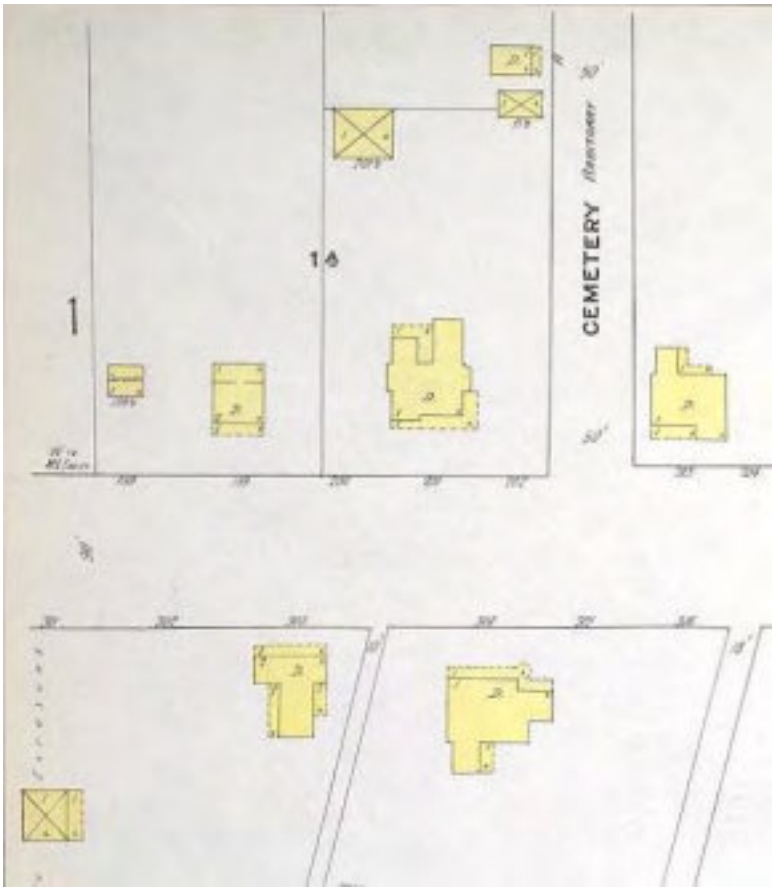


Figure 12: A portion of Area IV of the Main Axis from a 1909 Sanborn map

The final area of the Main Axis runs from the south end of the Commercial Sub-District to the intersection of South Cherokee Road and Spring Street. The architecture in this area is diverse, ranging from larger-scaled dwellings to small cottages and bungalows. The styles of these buildings range from Greek revival to craftsmen and mid-century examples. Additionally, the setback of the area is low and uniform with fewer trees than the other portions of the Main Axis. Beyond the rail bridge on South Cherokee Road, the frequency of noncontributing buildings increases as the area transits out of the historic district. This portion of the area contains more trees, higher building setback, and greater building spacing between.

6.3.2 Avenues and Side Streets

Figure 13: Map of Avenues and Side Streets

The Avenues and Side Streets section of the Residential Sub-District represents Social Circle's growth as an incorporated town in the late nineteenth century and early twentieth century. For the purposes of this manual this section is broken down into the Transition and Old Town Areas. The Old Town areas are the older portion of development within walking distance of the town center. The Transition Areas represent sparse early development mixed with a strong presence of mid to late twentieth century development. A description of the character of these two areas follows.

6.3.2.1 Old Town Area

Figure 14: The Stanton-Duvall House (circa 1910)

Located on South Dogwood Avenue, the Stanton-Duvall House is a rare example of the Second Empire style in Social Circle and one of the largest homes in the Avenues and Side Streets section.

Figure 15: The Hunt family home in the Avenues and Side Streets section (photo circa 1973)

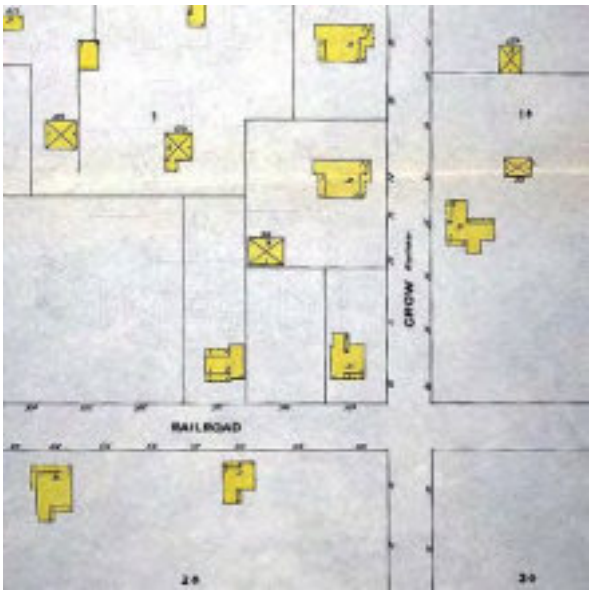
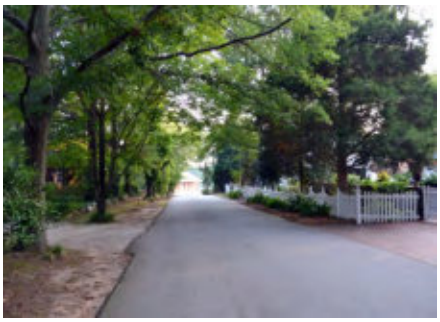


Figure 16: 1909 Sanborn map of a portion of Avenues and Side Streets Section

This map represents the oldest portion of the Avenues and Side Streets section, today known as Dogwood Avenue and Holly Street. The section itself consists of the following streets as they appear highlighted on the map on the previous page:

- Holly Street
- South and North Dogwood Avenue
- Poplar Avenue
- Spruce Avenue
- South Forest Avenue
- Hickory Drive
- West Cain Street



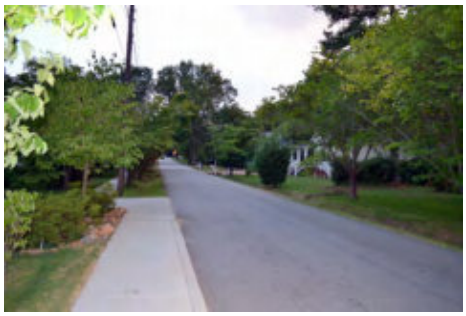


Figure 17: Avenues and Side Street Section today: S. Dogwood (L) and N. Dogwood (R)

The general context of this area features modest size houses (with the exception of South Dogwood Avenue) that are closely set together on smaller lots that those found in most of the Main Axis. Most of these homes are spaced closely together with low setbacks. The portions of this area north of East Hightower contain shade trees ranging from small to large. These include mixtures of pecan and oak trees, as well as smaller trees such as dogwoods and crape myrtles. The portion of Dogwood Avenue south of East Hightower Trail contains larger shade trees,

many of which are oak. Some of these touch in the middle of the road, giving the area a picturesque quality and unique appearance.

Both of the areas of Poplar Avenue and Spruce Avenue in this section contain sparser development. However, according to historic Sanborn maps, that development was denser at least on Poplar Avenue. Despite this, with the exception of some servant dwellings and small tenant houses, the open space between North Dogwood and Poplar Avenue was undeveloped. This open space should be preserved, as it is important to the character of the Residential Sub-District.

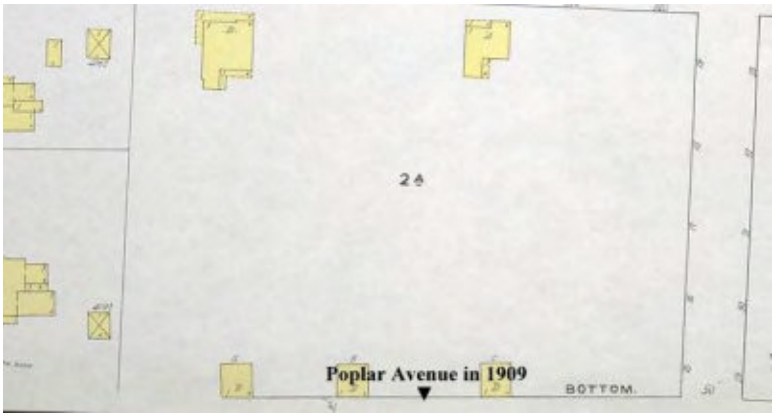


Figure 18: Popular Avenue in 1909

In addition to the unique development pattern in the portion of the Old Town area, both of the sections of Spruce and Poplar Avenue in this area are unique, as they currently are not paved and no evidence exists that they ever were. The HPC should strongly consider recommending that they remain this way in order to retain the character of this portion of the Residential Sub-District.

Figure 19: The unpaved portion of Poplar Avenue in the Avenues and Side Streets section

The next portions of the Old Town Area on the map are the highlighted portion of Hickory Drive and West Cain Street. This area represents early twentieth century development, largely consisting of craftsmen style bungalows and some small scale late Victorian Styles. Additionally, a number of ranch houses exist in the area which represents later development. The streetscape in this portion of the area ranges from shaded to non-shaded with old and young trees. As with most other portions of the Old Town Area, houses are smaller-scaled, spaced closely together, and have low setbacks.

The final portion of the Old Town Area is the highlighted section of South Forest Avenue. The dwellings in this area are on larger lots and spaced farther apart. However, they maintain a low and uniform setback. The streetscape in this portion of the Old Town Area ranges from shaded to non-shaded, with old and young trees. Architectural styles in this area range from nineteenth century and early twentieth examples near the South Forest Avenue and West Hightower Trail intersection, to mid twentieth century examples near the South Forest Avenue and Memorial Street Southwest intersection.

6.3.2.2 Transition Area

This area is composed of the transition between the Social Circle Historic and the non-historic areas adjacent to the Avenues and Side Streets section. The character of these areas ranges from a mix of noncontributing resources, mid-century architecture, and older architecture from the late nineteenth century and early twentieth century. The building setback and spacing is similar to other portions of the Avenues and Side Streets section in some areas. However, in other portions buildings have relatively high setbacks and greater spacing. Additionally, the streetscape in these areas range from shaded to non-shaded.

The transition areas are the portions of the following streets within the Social Circle Historic District that are highlighted in blue on the map:

North of the Cherokee-Hightower Intersection

- Ronthor Drive
- East Tower Road
- North Tower Road
- Beaver Drive
- Rose Lane
- Clay Street
- Heritage Park
- Juniper Street
- Maple Street

South of the Cherokee-Hightower Intersection

- Lakewood Drive
- West Cain Street (blue portion)
- Hickory Drive (blue portion)
- Ash Street
- Spring Street

South of the rail bridge on East Hightower Trail

- East Hightower Trail south of the rail bridge
- Jones Drive
- Spring Street
- Walnut Street

6.3.3 Mill Village

Figure 20: Map of the Mill Village

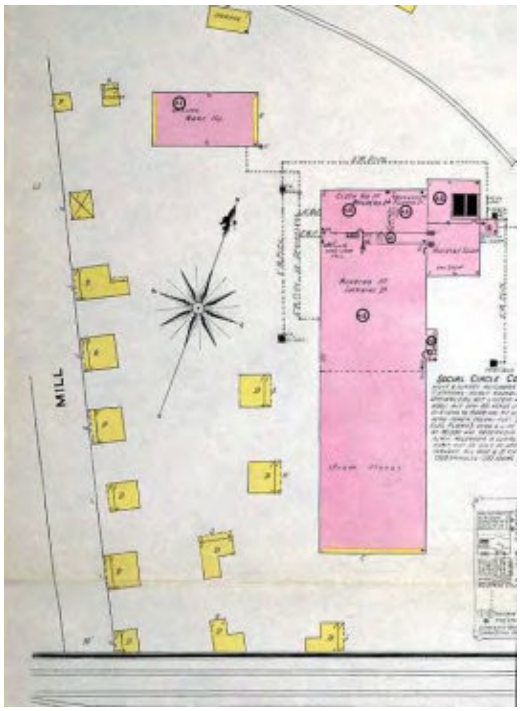


Figure 21: A portion of Mill Street (now Cannon Drive) from a 1909 Sanborn map

Historically, the Mill Village section was home for much of the workforce for the Social Circle Cotton Mill and their families. This section began as a company owned housing project around

the time the mill was constructed and remained in mill ownership until the mid-1960s. At this time, the mill sold many of the homes to the workers who occupied them. The village itself consists of the highlighted portions of the following roads on the map:

- Cannon Drive
- East Cedar Street
- Cherry Way
- Alford Way
- Spring Street

This section is characterized by smaller-scaled houses, which are closely spaced with low setbacks. These houses are laid out in a pattern that forms a continuous rhythm on the streetscape. The height of these houses is also consistent, being a single story with a steeply pitched roof. Due to the uniformity in building height in most of this area, it is a defining feature that contributes significantly character. Therefore, increasing the height of existing buildings or constructing taller buildings than those already in existence should be avoided (see the Residential Sub-District Infill section for further information).

In general, houses in the area fall into four categories: L-shaped with a gable roof and a shed roof porch, saltbox with a shed roof porch, side gable with a shed roof porch, and a pyramidal form with a shed roof porch. The homes are typical of many found in other company owned neighborhoods in milling villages in Georgia. Although trees are present, fewer exist in this area than most others in the Residential Sub-District. Additionally, the landscape is simpler and more indicative of an industrial neighborhood.

Figure 22: Example of a side gable home with a shed roof porch in the Mill Village

Looking east on Cherry Way in the Mill Village Looking West on Cannon Drive in the Mill Village

Figure 23: Cherry Way and Cannon Drive in the Mill Village

6.3.4 Historic African American Neighborhood

Figure 24: Map of the Historic African American Neighborhood

As a neighborhood, the Historic African American Neighborhood is embodied with a distinct character unique to many rural African American communities in Georgia. Although much of its history is unclear, settlement in this neighborhood likely began in the late nineteenth century but could have begun earlier that century. Today, many of the descendants of Social Circle's early African American families still occupy the historic homes of their ancestors in this unique part of the Residential Sub-District.

The architecture in this section ranges from historic, modest folk-form cottages to contemporary infill. Additionally, it contains a historic church on Oak Drive that is used by one of Social Circles older African American congregations. The landscape is informal with a rural feel on many of the streets. The streetscape ranges from shaded to unshaded with a mixture of young and old trees. Additionally, some properties contain evidence of swept yards, which are a very important landscape feature unique to rural African American communities. Essentially, these are shaded or unshaded yard areas, which are void of groundcover vegetation and swept down to hard ground. Many African American families utilized these as outdoor living spaces in the

summer months and performed domestic activities in them such as slaughtering livestock, food preparation, washing, and socializing. These features are becoming increasingly rare and should be preserved when appropriately identified.

Figure 25: Poplar Street in the Historic African American Neighborhood

Figure 26: Example of a swept yard from Southern Pines, N C (circa 1914)

Figure 27: Possible remains of a swept yard in the Historic African American Neighborhood

This neighborhood is located primarily north of Holly Street. Although other portions of it exist outside of the present boundaries of the historic district, it consists of the following streets as highlighted on the map:

- Dogwood Avenue (north of Holly Street)
- Poplar Avenue (north of Holly Street)
- Spruce Avenue (north of Holly Street)
- King Street
- Oak Drive
- Elm Avenue
- East Elm Street
- Waters Drive
- Annie P. Henderson Drive

6.4 Building Elements

Like the other resources that make up the Social Circle Historic District, historic residential buildings are vital to its character. Many of these buildings that make up the Residential Sub-District have been the settings for domestic life and history experienced on a personal level by the early inhabitants of our community. Those who own such resources are stewards in a long chain of human occupation and emotional attachment. Therefore, owners should respect the mark left on them in the past by their predecessors while they leave their own mark on them in a respectful way.

In order for Social Circle's historic homes to remain useful for modern life, property owners will need to modify them for modern needs. However, they must respect and maintain the features that contribute to the unique character of these irreplaceable resources in the process. The following sections contain information on these features and appropriate approaches for caring for, repairing, and replacing them.

6.4.1 Foundations

Foundations are both important structural and design elements for historic residential buildings. Although these can be above or below grade, three general foundation types exist on historic residential buildings in Social Circle: continuous brick, brick pier, and continuous concrete. The continuous brick type usually consists of bricks laid in a stretcher or common bond. These usually contain vents for air circulation that may be in pierced or weaved patters. Property owners should maintain and preserve these vents if they exist on a foundation

6.4.1.1 Brick Pier Foundations

Figure 28: One of the few unfilled pier foundations in the Residential Sub-District

Figure 29: A brick pier foundation under a historic home in the Residential Sub-District

The brick pier foundation system predominated in Social Circle during the nineteenth century and early twentieth century for its ease of construction and air circulation benefits. These systems consist of a series of evenly spaced piers that carry the building's load into the ground. Often, these are constructed of durable brick with glazing that protects them against moisture penetration. These piers usually sit on a concrete or stone footing, which may rest on bedrock. If these types of foundations do not contain infill, they should remain free of it. However, property owners may utilize the following temporary filling materials as long as they are reversible:

- Wood lattice
- Vertical planks
- Traditional looking sheet metal (this is only appropriate for more modest structures such tenant houses, sheds, and servant quarters).

Figure 30: A treated foundation brick typical of many of those used in brick piers

All forms of temporary infill should be neatly installed and not obscure any brick piers.

Over the years, as property owners added plumbing and other mechanical systems to homes, they filled in many brick pier foundations. Before 1940, this infill was usually brick laid in a stretcher bond pattern or in some cases textured concrete block that resembles stone. Property owners should retain these forms of historic infill as part of the evolution of their building. However, after 1940, plain concrete block infill became widely used, which unlike brick and textured block, disrupted the architectural appearance of many buildings. Although removing concrete block and replacing it with a more appropriate form of infill is appropriate, stuccoing and painting the concrete block may be an acceptable way to reduce its obtrusive appearance. Property owners should consider the reversible methods discussed above as replacement infill.

However, in some cases, brick laid in an open lattice pattern may be acceptable if it is used to replace concrete block. **Concrete block should never be removed if it is load bearing.**

Figure 31: An example of brick infill in a brick pier foundation in the Residential Sub-District

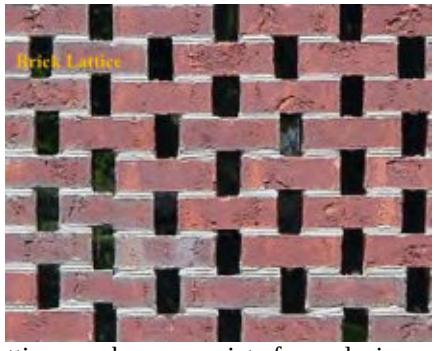


Figure 32: Brick lattice may be appropriate for replacing concrete block infill

6.4.1.2 Continuous Foundations


Figure 33: A continuous brick veneer foundation in the Residential Sub-District

During the early twentieth century, continuous foundations became more and more common, eventually replacing brick pier foundations. These foundation systems consist of a solid wall of brick, concrete, or stone (usually found in very early examples). These walls run the perimeter of the building or structure and carry its load to the ground through sills attached to the floor joists. Just as with their brick pier counterparts, continuous foundations are important architectural elements. On buildings with raised foundations, these should remain visible and not covered with siding, lattice, or other materials. Additionally, if load bearing brick or brick veneer is present, it should never be stuccoed or covered in concrete. Similarly, concrete

foundations of this type should not be covered in brick or stone veneers. For information on addressing problems with concrete and brick, please refer to the *Building Materials* section of this manual.

6.4.1.3 Repair and Maintenance

As with any other component of a building or structure, a foundation may require periodic maintenance or repair. Repointing is one common repair measure that must occur when brick mortar deteriorates. Please refer to the *Building Materials* section of this manual for further information on repointing. In rare circumstances when outside forces such as moisture have deteriorated materials, replacement may be necessary. This type of replacement should only be done to damaged sections that are beyond repair. Any replacement materials should match originals as closely as possible. This applies to brick mortar applied in repointing.

6.4.2 Porches

Philips-Sherrill-Riley House (left) and William Henry Stanton House (right)
Figure 34: Two examples of residential buildings with wood decked porches

Figure 35: An example of a historic home with a concrete porch

Before the advent of air conditioning, porches served as open areas that provided cooler outdoor living space. Additionally, they acted as transition areas between the interior living space of a residential building and the outside world. Many of the nineteenth and early twentieth century homes found within the Residential Sub-District contain porches.

The most common type of porch found in the Sub-District is the front porch. These range from large neoclassical porches with two story columns to small porches such as those found on vernacular dwellings. Most of these porches extend across the main facades of residential buildings; however, a number of wrap around examples exist.

In addition to their practical benefits, front porches served a social function as places where neighbors gathered and exchanged gossip. Today, many porches in the Residential Sub-District still serve this purpose. Furthermore, they remain some of the most significant and beautiful components of the residential streetscape. Property owners should employ every effort to retain and preserve original porches and their decorative elements.

Back porches and sleeping porches are the other two types of porches that exist in the Residential Sub-District. Generally speaking, back porches were more service oriented features that were designed for private use by families and as areas for performing domestic tasks. Often these porches were screened in to provide protection from insects. On the other hand, sleeping porches, are typically second story porches that connect to a bedroom or upper hall. These usually are located on the front of a building and often contain similar decorative elements as

front porches. Historically, these served as private outdoor living spaces and cool places to sleep and relax in the summer months. Both back porches and sleeping porches should be preserved along with their decorative features and defining elements.

6.4.2.1 Porch Repair

Due to that fact that this element is exposed to the weather, repair will need to take place at some point in order for it to remain functional. One of the most common repairs is deck refinishing. Refinishing should take place routinely with appropriate porch grade paint. Although the HPC does not regulate colors, property owners should choose colors that complement the building and are historically compatible. Another common problem that necessitates repair is rot. Property owners can repair rotted elements through patching with epoxies and resins. Not only does this retain as much historic material as possible, it is less expensive, less time consuming, and more environmentally friendly than an all-out replacement.

6.4.2.2 Porch Element Replacement

In cases where repair of an element is not possible, replacement may take place. As with other replacements, these should match the originals as closely as possible in terms of materials and appearance. To these ends, replacement decorative elements such as posts, column, balusters, and brackets should be of wood if that was the original material in use. Any replacement materials should be painted so that they blend in with other elements on the building. Note that when replacing rails on a porch special attention must be given to its height, as modern rail systems are typically set at 42 inches tall, which is much higher than most historic examples. Also, property owners should never add decorative elements that were not historically present on a porch to it or inappropriate materials for its age such as wrought iron or vinyl elements.

Some materials that make up a porch are sacrificial and designed for periodic replacement. These include porch decking and roofing materials. Property owners do not need to obtain a Certificate of Appropriates for porch decking replacements as long as the selected materials match the original as closely as possible. Please note that replacing wood porch decking with concrete is not acceptable in Residential Sub-District. If evidence exists that a concrete porch was originally wood, that material may be replaced with wood as long as the other elements of the porch are retained (see the list below). In cases where concrete is the original material as is the case with many twentieth century buildings, that material should be retained and only replaced in kind when necessary.

This similarly applies to porch roofs, though if historic roofing materials exist, they should be retained if possible. For further information on roofing materials, see the Roofing Materials section of this manual.

The following elements of significance should be retained and only replaced if repair is not an option (all replacements should adhere to the replacement guidelines above):

- Porch Railing (this includes height and detailing)
- Ceiling Sheathing Materials and Trim
- Columns and Posts
- Cornices
- Architraves and their Detailing (dentils, etc.)
- Built in Gutter Systems
- Brackets
- Decorative Carvings or Spindle Work
- Other Elements of Historic Significance

Figure 36: A rare example of a tin porch ceiling in the Residential Sub-District

Any changes to these materials will require a Certificate of Appropriateness from the HPC.

6.4.2.3 Adding a Porch

If a porch has been removed from a building it may be recreated if sufficient evidence exists that the building had it. Such porches should match originals as closely as possible. If this is not possible, then they should be simple and appropriate to the style of the building. Although front porches may not be added to buildings that did not historically have them, back porches may be added as long as they are compatible with the rest of the building. Such additions require review from the HPC.

6.4.2.4 Porch Enclosure

Front porches should never be filled in with glass or solid materials, as it destroys that architectural integrity of the building. However, under certain circumstances a back porch may be converted into a room or filled with glass.

Screening porches is a Southern tradition that may be appropriate for some front porches and most back porches. Screening may be added to front porches only when it is compatible with the design, period of significance, and no important design elements are concealed or damaged in the process. Back porches may be screened at the discretion of property owners as long as they do

not damage or conceal significant features in the process. The HPC should review proposals to screen front porches; however, they do not need to review screening on back porches.

6.4.2.5 Disability Access

Figure 37: An appropriate approach for providing disability access to a porch

In certain cases, wheelchair ramps may be necessary for certain buildings in the Residential Sub-District. Though necessary, these should be reversible and as compatible with the building as possible. These should be placed on the side of the building and may be tied in with proper balusters and rails (see the image above). For further information on disability access in historic buildings see the *Americans with Disabilities Act* section of this manual.

6.4.3 Doors and Doorways

Figure 38: Some historic doors in the Residential Sub-District

These important architectural features serve as transitions between interior living space and porches or the outside world. The main door of a building located on its front facade is the most important of these. Through this element, families would admit visitors into the forward rooms

of their home, which usually were the most formal. Due to its importance, this door was usually the most ornate. Although through the years many of these became damaged and replaced, some original examples exist in the Residential Sub-District. These doors may or may not be glazed and often contain elaborate hardware such as original key plates and mechanical doorbells. Property owners should take every effort to retain and preserve historic doors, their hardware, and other defining features.

Usually, residential structures contained one or more exterior doors that were less formal. The back door is most common, but additional doors for servants exist on some homes. Because these doors were associated with less formal activities and often led to the less formal elements of a building's outdoor living space, they were usually simpler in design and contained simpler hardware. However, these elements are highly significant and should be maintained and preserved.

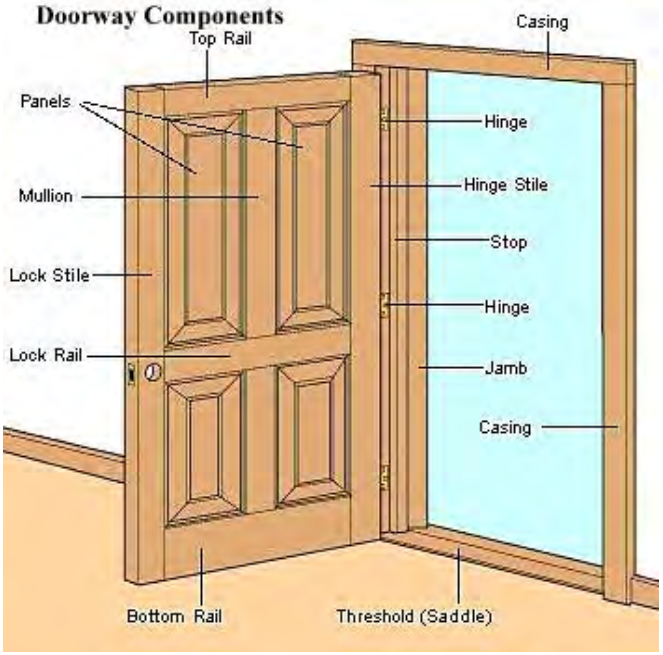


Figure 39: The basic components of a doorway

6.4.3.1 Working on a Door or Doorway

Doorways are one of the most noticeable elements on a residential building and sometimes even the smallest alterations can change the appearance of a building. Therefore, when working on a doorway, property owners must take special to retain the original size and shape of the door. This is especially true for front doors and others that are visible from the public right of way. Additionally, property owners should take special care to preserve transoms and sidelights and not remove them or block their glass in. Furthermore, all replacement glass should match the original glass as closely as possible. The use of stained or leaded glass where it did not originally exists is not appropriate. New doorways should not be added to the main facade of a building. However, property owners may add them to elevations that do not face the public right of way as long as they do not retract from the overall appearance of the building or damage it in the process. The HPC should carefully review proposals for this kind of work.

6.4.3.2 Replacement Doors

The types of doors in use on residential buildings vary depending on building types and styles. In general, these doors are either solid or glazed, with the latter type being the most common. Although most residential doors are rectangular some found on buildings with Tudor elements are arched. Additionally, solid rectangular doors are most often paneled with arched examples being paneled or planked.

If historic doors are present on a building, property owners should retain them. In cases where doors become damaged, repair should be the first approach. If doors are two badly damaged for repair, then a replacement may take place as long as the new door matches the original in terms of appearance materials as closely as possible. This means that glazed door should be replaced with glazed doors and solid doors with solid doors. Metal doors are generally inappropriate replacement options for most buildings in the Sub-District except for historic ranch houses that had metal doors originally. Additionally, replacement glazed doors should be simple in design and not contain stained glass, leaded glass, or be divided into panes unless these details were present on the original.

6.4.3.3 Screen and Storm Doors

If historic screen doors are present, property owners should retain and preserve them. As with other elements of significance, repair should take place before replacement. However, when screen doors are missing from a building or the originals are too badly damaged for repair, a replacement may take place. Such a replacement should match the original as closely as possible. If no information exists on how a screen door looked, it should complement the style of the building. Such replacements should be of painted wood.

Figure 40: Examples of replacement screen doors

These examples of replacement wood screen doors are compatible with historic residential structures, depending on their style. Note that these are unpainted examples and replacement doors must be painted. Additionally, certain of these may or may not be appropriate for certain

buildings. Therefore, the simpler examples on the right and left are likely best in most circumstances.

Energy savings provided by storm doors are minimal, as they create little seal. Property owners electing to use storm doors should not use them on the main facade of a building. However, they may use them on rear and side elevations that are not readily visible from the public right of way. Such doors should resemble historic screen doors. Although wood is the most preferable material, metal storm doors may be used as long as they are simple in design.

Figure 41: An example of an acceptable and unacceptable metal storm door

6.4.4 Windows and Skylights

Figure 42: Historic windows and shutters found in the Residential Sub-District

Many different types of windows exist within the Residential Sub-District ranging from stained windows on churches to double-hung windows with a variety of light configurations. Historic windows offer important information about many buildings such as their age. Additionally, the size, configuration, glazing, and location of windows architecturally define these resources. Therefore, replacing windows with inappropriate examples, filling them in, or altering their configuration in any way can destroy architectural composition and historic significance. For these reasons the HPC should carefully review changes to existing windows on historic buildings and structures within the Residential Sub-District. **Routine window repair and in-kind glass replacement is exempt from review by the HPC as long as it follows the guidelines laid out in this manual.**

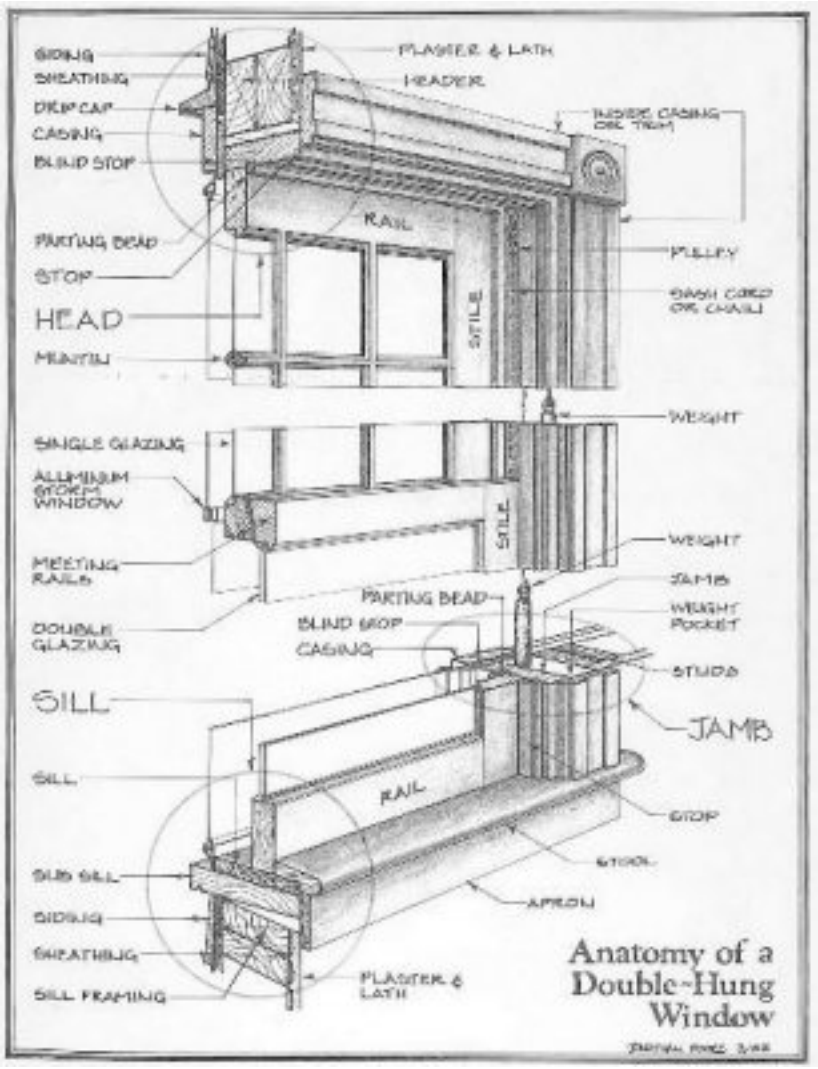


Figure 43: The basic components of a double-hung window

6.4.4.1 Window Repair

Although many historic windows were constructed with attention to quality not present in many modern examples, they can deteriorate over time. This is often frustrating for property owners who wish to reduce ever increasing energy costs. However, with proper work, property owners can make their historic windows as or more energy efficient than modern replacements. To these ends, checking windows for drafts with draft detectors (see the image below) and caulking leaks

can significantly boost their energy efficiency. Additionally, ensuring that the putty used to seal window lights is in good condition can further increase energy efficiency. Also, the use of interior storm window is a very effective way to make windows more efficient and can have tax benefits too.

Figure 44: Inexpensive draft detectors can effectively find leaks in windows

6.4.4.2 Window Replacement

Property owners should employ every effort to retain historic windows. However, in cases where windows are beyond repair, they may replace them. Such replacements should match the originals as closely as possible with special attention given, to texture, light configuration, and shape. Windows with vinyl framing or snap-in muntins are inappropriate replacement options for historic windows in the Residential Sub-District. However, some synthetic materials exist that have the look and feel of wood, which may be used in cases where replacement with the original material is not possible. Such windows should blend in with the rest of the windows on a building and painted to match them. Additionally, although more latitude exists for replacement windows on rear elevations, they too should match originals as closely as possible and blend in with the overall architecture of the building or structure. A number of companies today offer energy efficient replacement historic windows. This example is in the 6 over 6 configuration, but just about any other configuration is available.

Figure 45: An energy efficient replacement historic window

6.4.4.3 Decorative Windows and Shutters

Some buildings and structures within the Residential Sub-District contain historic decorative windows or shutters. Property owners should not remove such elements from buildings and should preserve them with other elements of significance. Additionally, they should never add such elements to buildings that did not have them. For guidelines on decorative window repair and replacement, please refer to the guidelines on windows above. For guidelines on shutters, please refer to the *Upper Story Windows and Detailing* section of the Commercial Sub-District guidelines of this manual.

6.4.4.4 Skylights

Skylights provide an economical way to provide natural light to finished areas in attics and other poorly lit areas in buildings. However, they must never be used on facades that are visible from the public right of way. Generally speaking, the rear facade is the best location for these and when installed even on that location, they should be inconspicuous. Flat skylights are best and property owners should avoid dome examples (see the images below).

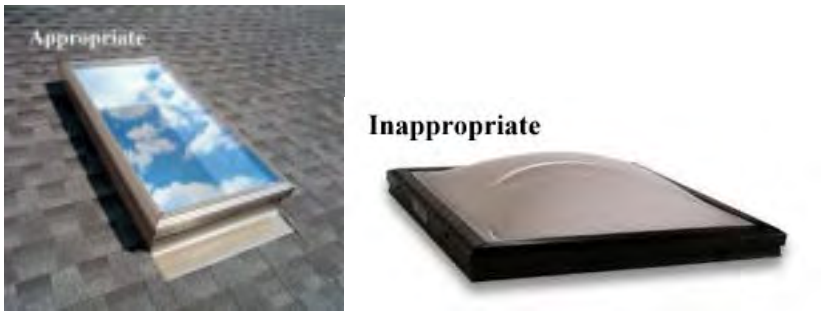


Figure 46: Appropriate and Inappropriate skylights for non-street facing elevations

6.4.4.5 Window Air Conditioning Units

Window air conditioning units are permitted on historic buildings because they are considered non-permanent alterations. However, they should not be placed on the main facade of a building. When property owners place them on the appropriate facade of a building, they should make sure they fit securely, properly drain them, and ensure that they do not damage the building or window. In cases where placing these units on other elevations besides the main facade is not possible, the HPC will need to perform a review.

6.4.5 Decorative Elements

Many buildings and structures within the Residential Sub-District contain decorative elements that do not serve practical purposes but are vital to the architectural character of the resource. These include but are not limited to the following:

- Decorative moldings
- Exposed rafters and braces
- Finals
- Pilasters
- Decorative shingles
- Decorative brick work
- Decorative stone work
- Vergboards
- Brackets
- Window Hoods
- Cresting and decorative railing

These elements of significance should be retained and preserved on the buildings and structures where they exist. Property owners should repair damaged elements before replacing them. In cases where elements are too badly damaged for repair, they should be replaced. Replacements should match the originals as closely as possible and blend in with other elements found on the building or structure. In cases where constructing replacement elements out of their original material is not possible, synthetic materials may be used as long as they are not easily discernible from the original and blend in with other elements of the same kind. None of these or similar decorative elements should be concealed. Additionally, they should never be added to historic buildings or structures that did not historically have them. In cases where property owners can prove through historic photographic evidence that such elements existed on a building or structure, they may add them to it.

6.4.6 Cornices and Cornice Detailing

Cornices are the horizontal elements that define where building walls end and the eaves of roofs begin. These may be simple in design or detailed with dentals and other ornamentation. Often the level of detailing, configuration, and thickness of cornices offer important clues about the style of a building or structure and when they were constructed. Due to their historic and design significance, these elements should be retained and preserved. Additionally, they should never be obscured or damaged by modifications to existing facades. However, hanging gutter systems may partially obscure these elements as long as they are needed, installed with sensitivity, and are reversible. In cases such as these, property owners should consider a ground drainage system such as a French drain (see the *Drainage System* section of this manual for further information on hanging gutters and other drainage systems).

6.4.6.1 Cornice Repair

Due to their exposure to the elements and water runoff from roofs, cornices and their detailing are highly susceptible to rot and other moisture related damage. Regular inspection of this area of a building or structure and routine painting can prevent most problems. However, in cases where damage does occur, repair should take place before replacement. Many problems can be fixed with patching compounds or epoxies.

6.4.6.2 Cornice Replacement

When cornices become too badly damaged for repair, they may be replaced. However, property owners should only replace damaged sections. Ideally, replacement sections or entire elements should be of the same material as the original. Should this not be possible, synthetic materials that resemble the original in texture and appearance may be used. Despite this, these replacements must be painted and blend in with the rest of the element for partial replacements and with other decorative elements for entire replacements.

6.4.7 Roofs

A majority of the roofs found on buildings and structures within the Residential Sub-District are one of three variations of the gable roof: side, front, and cross. However, hipped examples and even a mansard roof exist. The pitch, configuration, design, and scale of these roofs are very important to the overall appearance of the building and character of the area. For these reasons, these aspects of a historic roof should not be altered. This includes raising roofs to provide more room in a finished attic or upper story. Additionally, as with other elements of significance,

property owners should maintain and preserve the original materials that make up the roof. For further information of roofs and guidelines that explicitly apply to roofing material, please refer to the *Roofs and Materials* section of this manual.

Figure 47: Some basic components of a historic roof on a residential building

6.4.7.1 Roof Repair

Exterior and interior roof elements should be repaired before they are replaced. However, replacement decorative elements should match the originals and closely as possible. Though interior members do not need to match originals, they must not change the shape or pitch of the roof. Additionally, if the roof has clay tiles or slate, alterations should not reduce the loading capacity of the roof.

6.4.7.2 Roof Replacement

If a portion of or an entire roof is so badly damaged that it must be replaced, the new construction must match the original in terms of pitch, height, and configuration. Additionally, any dormers existing on such a building should be retained and repaired if possible or replaced in kind. Please note that roof replacement does not refer to roofing material replacement, which is a routine activity that does not require review by the HPC unless it involves a significant roofing material (clay tile, slate shingles, etc).

6.4.8 Chimneys

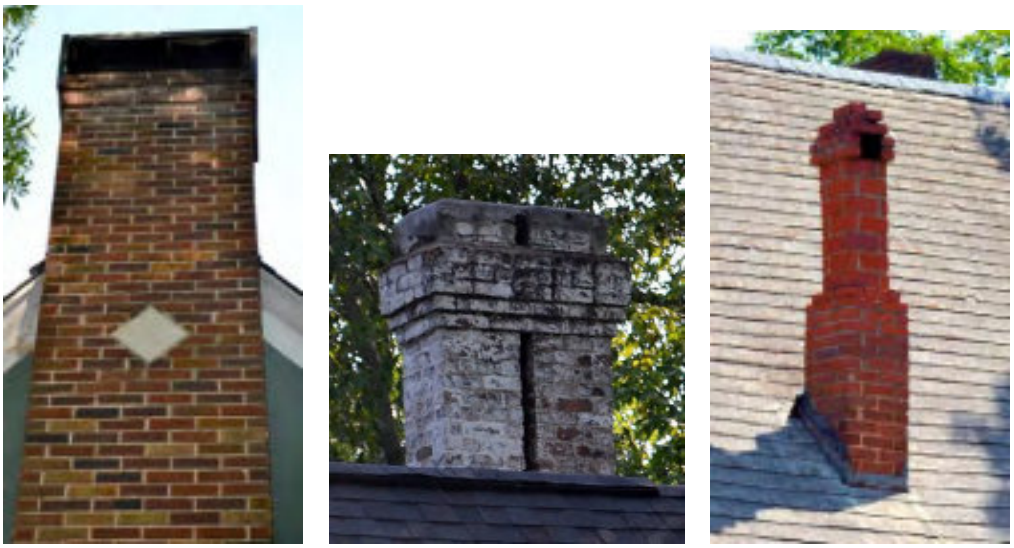


Figure 48: Some historic chimneys in the Residential Sub-District

Most historic buildings in the Residential Sub-District contain chimneys. These architectural features vary in size, number, location depending on the architectural style and age of the building. On earlier buildings, these provided ventilation for fire places and cooking stoves. As central heating became more common, chimneys began to provide ventilation for coal furnaces. Gradually, the function of these features became more and more secondary as other heating technologies began to predominate.

Due to their significance, property owners should preserve and maintain chimneys. This includes maintaining the size, configuration, and number of chimneys even if they are no longer in use. For further information on chimney guidelines, please refer to the *Chimneys* section of the Commercial Sub-District Guidelines in this manual. The guidelines on chimneys in detached buildings in that section will apply to chimneys in the Residential Sub-District.

6.4.9 Dormers and Attic Vents

Dormers and attic vents are two features that many historic buildings in the Residential Sub-District possess. The primary purpose of dormers is to provide natural light for upper story living space. However, some buildings contain them to provide light for attic space and as decorative features. Attic vents are usually located in the gable of a building and vary in size, shape, and decoration. These not only provide ventilation for roof space, they are often decorative features that add to the character of historic buildings. Regardless, these features are very important to the architectural character of a building and should be retained.

6.4.9.1 Dormers

Existing dormers and their windows should be retained and preserved and new dormers should never be added to elevations that are visible from public right of ways. However, dormers may be added in certain areas that are not visible such as rear elevations if existing dormers and gables are not present. Such dormers should be simple, compliment the architecture of the

building, and be professionally installed. Heavily styled dormers and examples that copy existing dormers on a building should be avoided.

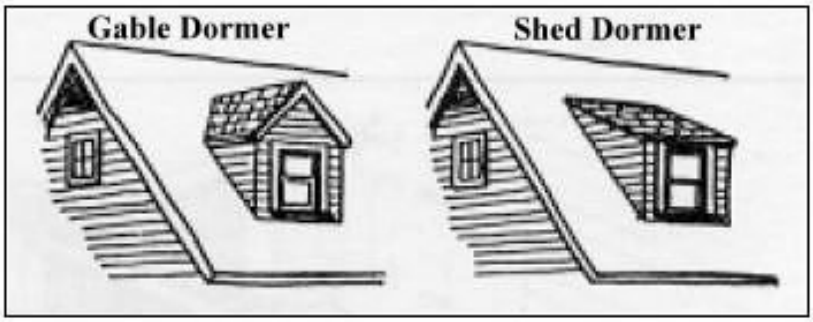


Figure 49: Examples of simple gable and shed dormers

6.4.9.2 Attic Vents

Figure 50: A nice attic vent in the Residential Sub-District

6.4.9.3 Historic Attic Vents

These features are important and should not be blocked in or removed from buildings. Additionally, vents that face the public right of way should not be converted into windows. Attic vents facing other elevations may be converted into windows as long as the shape and size of the vent opening remains intact. Such conversions should only take place with compatible windows (see the *Windows* section of the Residential Sub-District guidelines). To provide consistency, the HPC should review all proposals for window conversions of attic vents.

6.4.9.4 Contemporary Attic Roof Vents

In certain cases, a building may require attic or roof ventilation when it never historically had it. In these cases, property owners should utilize appropriate roof vents, turbines, or fans. These are inexpensive solutions for roof ventilation that require minimal effort to install while inflicting minimal damage to a historic building. However, property owners should place these on areas of the roof that are not visible from the public right of way or in the least visible spot available if that is not possible.

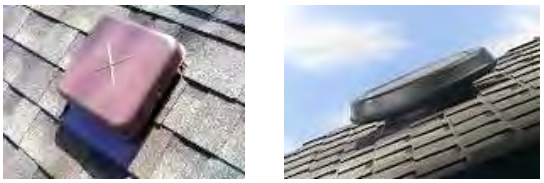


Figure 51: An appropriate attic vent (left) and solar powered attic fan (right).

6.4.10 Porte Cocheres

Figure 52: An intact porte cochere in the Residential Sub-District

Many dwellings constructed in the early twentieth century in the Residential Sub-District had Porte Cocheres. Although this element dates back to the use of horse drawn carriages, it did not catch on widely in Social Circle until the advent of the automobile. These features are a small overhanging driveway that connects to a dwelling at the head of a driveway. Due to the fact that many of these were designed to accommodate automobiles that were much smaller than those of today, many fell out of use. Over the years, property owners often filled these into sunrooms or fully enclosed living space. Despite this, a few intact examples remain.

6.4.10.1 Repair, Replacement, and Removal

As with other features, property owners should repair deteriorated portions of this element before replacing them. If any replacement takes place, it should match what it is replacing as closely as possible. Property owners are not permitted to remove this feature.

6.4.10.2 Filling in Porte Cocheres

Due to their significance, property owners should consider leaving porte cocheres intact. However, if they must convert them into living space, the openings should be glassed in rather than filled in with a solid material, which enables these features to retain as much of their structural appearance possible. Property owners may also convert porte cocheres into porch space if they utilize wood with the appearance of tongue and groove decking material. Additionally any rails used should be compatible and less than 3 feet in height. Property owners should strongly consider designs that lack rails for these types of porch conversions.

6.4.11 Miscellaneous Elements of Significance

Historic doorbell (left), historic coal chute (middle), historic door hardware (right)
Figure 53: Some examples of miscellaneous elements of significance

In addition to the architectural elements discussed above, a number of other miscellaneous elements of significance exist. Though many of these no longer serve practical purposes, they are important reminders of the past and often act as important design elements too. Therefore, property owners should preserve and maintain these where they exists and not conceal them. Although providing a complete list of these elements for the Residential Sub-District is not possible, the following items are some elements in this category:

- Coal Chutes
- Historic Electrical Components
- Lightning Rods
- Weather Veins
- Doorbells and Hardware

6.5 Residential Lighting

Exterior lighting is an important element that contributes to the appearance of the Residential Sub-District. When properly executed, it can make the Sub-District safer at night and more beautiful. When improperly executed, it can create nuisances for residents of the Sub-District and destroy its character. The guideline below will address the following exterior lighting types permitted within the Residential Sub-District.

- Porch and Door Sidelights
- Lamp Posts
- Landscape Lighting
- Spotlights
- Motion Lights

6.5.1 Porches and Door Side Lights

Most residential buildings within the Residential Sub-District have either porch or door side lights. With the exception of some mid-century buildings, such fixtures are generally not

original to the building. However, on buildings where original exterior lights of these types exist, they should be retained and preserved.

Porch and door sidelights may be added to buildings as long as they are compatible with the architectural design of the building, are not excessively bright, are properly located, and do not contain colored bulbs. Generally, property owners should avoid colonial looking lamps unless they are adding them to a colonial style home. For other architectural types, the guidelines on door and vestibule lights in the *Attached Lighting* section of the Commercial Sub-District guidelines of this manual will apply.

6.5.2 Lamp Posts

Lamp posts are the main form of detached lighting that is permitted within the Residential Sub-District. Appropriately styled lamp posts provide good outdoor lighting for residential properties and can be important landscape features. However, inappropriate examples can negatively impact the character of the Residential Sub-District. To these ends lamp posts should be properly scaled to the building that they are associated with. Additionally, they should correspond with the style of the building. Generally, colonial lamp posts are not appropriate unless they are associated with a colonial style building. The use of colored or overly bright light bulbs should be avoided. Below are some images of lamp posts that may be appropriate for many buildings within the Residential Sub-District. As long as lamp posts do not block the main facade of a building and they adhere to these guidelines, they will not need to receive approval by the HPC. However, HPC will need to issue a Certificate of Appropriateness in all other cases.

Figure 54: Examples of compatible lamp posts in the Residential Sub-District

6.5.3 Landscape Lighting

This is another form of detached lighting that is appropriate within the Residential Sub-District. Lighting of this kind is very effective for illuminating paths and gardens; however, it must be compatible and appropriately installed. These are available in wired or solar powered examples with the latter being the easiest to install and most economical. For the purpose of these

guidelines, this type of lighting is considered part of a building's landscape and will not need review from the HPC.

Figure 55: Examples of compatible solar power landscape lighting

6.5.4 Spotlights

These are an effective lighting solution for illuminating buildings exteriors, important landscape features, and plant specimens at night. Additionally, they are useful crime deterrents as well. However, spotlights should be properly installed in areas that are not readily noticeable. Property owners should avoid overly bright or colored lighting elements in spotlights.

Figure 56: Examples of compatible solar power spotlights

6.5.5 Motion Lights

Many buildings within the Residential Sub-District contain motion lights. These are very effective outdoor lighting systems and good for preventing criminal activity. However, they may only be placed on inconspicuous locations of a building.

6.6 Fences and Walls

Fences and walls have been traditionally used in the Residential Sub-District as landscaping elements and property boundary defining mechanisms since the nineteenth century. These ranged from simple wood picket fences to elaborate walls constructed of concrete block molded to look like quarried stone. The surviving examples of historic fences and walls are vital to the character of the Sub-District and should be retained and preserved. Any removal or significant modification to an existing historic fence or wall will require review from the HPC and their issuance of a Certificate of Appropriateness. Routine maintenance is exempt from this.

6.6.1 Historic Fences and Walls

Figure 57: A historic wall in the Residential Sub-District

As with other elements, repair should take place before replacement. When repair is not possible or important elements of a wall or fence are missing, in kind replacement may take place. However, such replacements must match originals in terms of appearance, workmanship, and texture. For the care of specific building materials, please refer to the Building Materials section of this manual. For more detailed information, contact the HPC or consult one of the many resources available on the Internet.

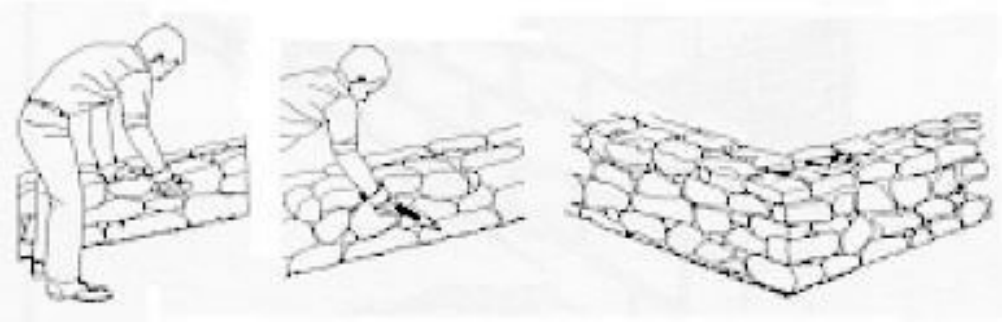


Figure 58: Stone walls may be appropriate for certain architectural styles

6.6.2 Construction of New Fences and Walls

Figure 59: Some appropriate contemporary fences and a wall in the Residential Sub-District

Fences and wall were once more common sites in Social Circle and may be constructed as long as they are compatible and receive approval by the HPC. Fences and walls that are positioned between the main facade of a building and the public right of way should never conceal the building. Appropriate height will depend on a number of factors such as the setback, height, and scale of a building.

New fences on main facade elevations must be of vertical wood pickets, horizontal planks with posts, or welded metal with historic designs (see other metal fences below). New walls should be of brick, stone, or similar materials with traditional appearances. The use of contemporary concrete block, stuccoed concrete, or plain concrete is not appropriate for walls within the residential Sub-Direct.

6.6.3 Privacy Fences

The use of privacy fences should be limited to rear and side elevations. Fences of this type must be constructed of wood that is painted or coated with a protective material. The HPC will judge the appropriateness of height and other factors on an application by application basis.

6.6.4 Chain Link Fences

Though useful, chain link fences are not appropriate for areas that face major public right of ways. However, they may be used on other elevations with examples painted black, green, or, other less visible colors being best.

6.6.5 Cast Iron

Due to its significance this material should not be used as a major fencing component unless sufficient evidence exists that it was historically in use on a piece of property. However, cast iron gates may be appropriate for certain types of existing and newly constructed walls.

6.6.6 Other Metal Fences

Property owners may construct fences of welded steel or aluminum as long as they are traditional in design, scaled properly to the building and its surroundings, and are painted a dark color (preferably black).

Figure 60: An example of an appropriate steel fence

6.6.7 Chicken Wire Fences

These types of fences are historically accurate examples for elevations that do not face major public right of ways. However, to appear correctly property owners must ensure that they are installed correctly.

6.7 Outbuildings

Figure 61: A nice contemporary outbuilding in the Residential Sub-District

Since the early nineteenth century, outbuildings have been an important component of the built environment in the Residential Sub-District. Although many more existed in the past, some historic examples can still be observed today. Traditionally, these ranged from poultry houses to servants' quarters; however, sheds were the most common of these structures. As property owners preserve the examples of these structures where they exist and construct new compatible

example, outbuildings will remain an important part of the built heritage in the Residential Sub-District.

6.7.1 Historic Outbuildings

The well and outbuildings at the Parham family home circa 1940

A coal shed at the Parham family home circa ?

Figure 62: Historic outbuilding at the Parham family home

Figure 63: Servant quarters behind the Wiley home circa 1900

Property owners should retain and preserve historic outbuildings where they exist. Additionally, they should never move, demolish, or significantly modify them without careful review and approval from the HPC. When such resources are damaged, property owners should repair damaged components before any replacement takes place.

In many cases historic outbuildings have been lost through time. However, historic outbuildings should not be reconstructed unless sufficient photographic evidence exists on how they looked and where they were located. The HPC must approve such reconstructions and property owners will need to identify them as such.

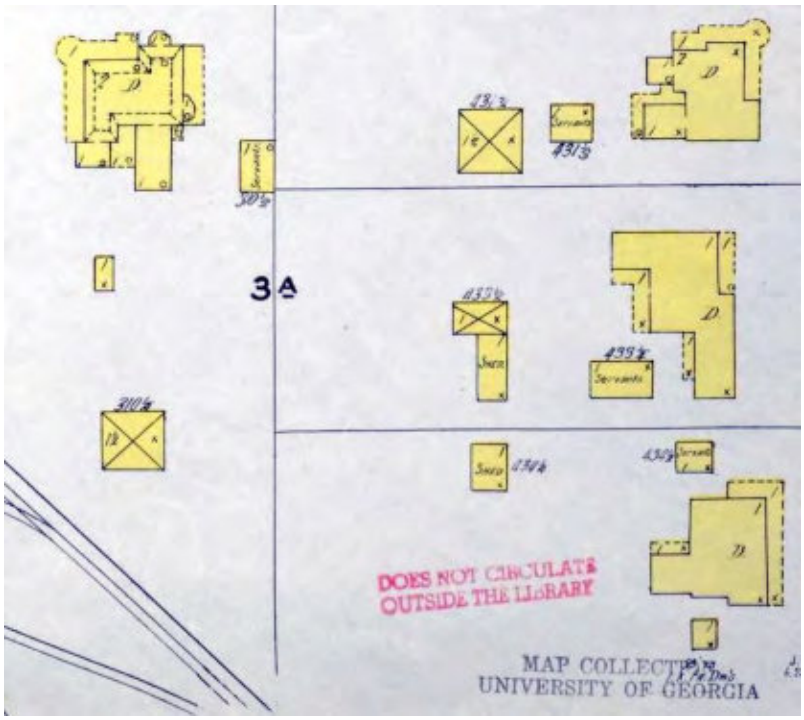


Figure 64: 1909 Sanborn map of outbuildings in the Residential Sub-District

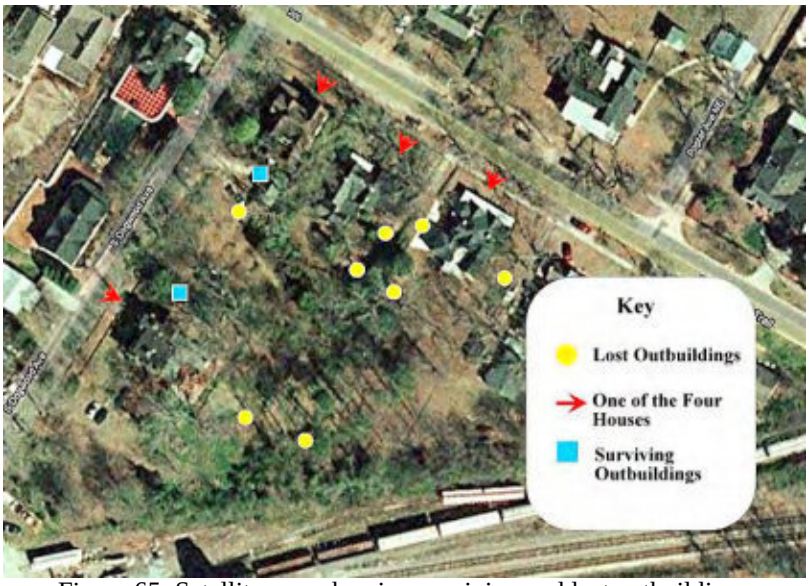


Figure 65: Satellite map showing surviving and lost outbuildings

This satellite map contains the same four dwellings found on the Sanborn map. Only two of the ten outbuildings observed on that map survive today. Due to the importance of outbuildings to the context of the Residential Sub-District and the loss of these important resources over the years, the HPC encourages property owners to construct new examples. However, they must construct them appropriately, scale them properly, and locate them behind the main building. Property owners should construct these buildings in traditional styles that the building they are associated with. Additionally, they should construct these of natural materials or materials that resemble them in terms of texture and appearance.

6.7.2 Construction of New Outbuildings

Plastic sheds, vinyl sided sheds, and stock metal sheds are not appropriate. However, metal siding may be used on sheds. To ensure compatibility with a given property and its location, the HPC should review all proposals for shed construction.

Figure 66: Construction of new outbuildings

Avoid stock metal sheds (left). The carriage house on the right and poultry house on the far right are two of many examples of historically appropriate outbuilding designs

6.7.3 Garages

Figure 67: A compatible garage in the Residential Sub-District

Historically a number of homes within the Residential Sub-District had garages. However, these were not the attached examples common today. For fire safety reasons and the fact that many garages were constructed decades after a home was built made detached garages the custom. These ranged from open ended carriage house type buildings to enclosed examples with swinging or rolling doors. Most commonly, these buildings were located behind homes.

As with historic outbuildings, property owners should retain and preserve historic examples where they exist. However, they may add garages to properties that lack them as long as they comply with the following guidelines:

- Are properly scaled to the dwelling and its surroundings.
- Are architecturally compatible with the building they are associated with.
- The lot is large enough to accommodate them without disrupting the rhythm of other buildings in the area.
- Are not attached to the building (this includes contemporary covered carports).
- Compatible detached carports and carriage houses are permitted as long as they follow these guidelines.

Figure 68: Examples of inappropriate carport attached to the building

- Are constructed of appropriate materials permitted for new construction (see the *Infill* section of the Residential Sub-District guidelines of this manual).

- Do not result in damage to the main building or any other structures, objects, or features of historic significance.

- Contain appropriate doors (see the images below) and windows that comply with the guidelines on residential windows (see the *Windows* section of the Residential Sub-District guidelines of this manual). Although paneled rolling doors may be appropriate, swinging doors or rolling doors that resemble them are most appropriate.

Figure 69: Examples of appropriate garage doors

Although swinging doors are most appropriate for garages within the Residential Sub-District, many rolling door styles have their look and the convenience of modern technology. Such examples are perfectly appropriate.

6.8 Additions and Finishing Attic Areas

Both additions and finishing attic areas are permissible ways for property owners to increase the square footage of a building and adapt them to modern life. However, such modifications must respect the existing fabric of the building and its surroundings.

6.8.1 Additions

Many historic homes in the Residential Sub-District have been added on to in the past. This is a normal trend that is an important aspect of a building's evolution. However, poorly planned or located additions can destroy the integrity of a building and the rhythm of a streetscape. All additions to historic buildings or structures should be carefully reviewed by the HPC. In order to receive their approval, additions must adhere to the following guidelines:

- Additions should not be added to the main facade of a building or any elevation that faces a major public right of way.
- Additions must be reversible.
- Additions must be compatible and their features with the existing architecture of the building, but be discernible as new construction.
- Additions must not damage or conceal any significant features.
- Additions must comply with all existing building codes and zoning ordinances applicable to a given property.
- Additions must not be out of scale with the original building and never exceed them in height or mass.
- In some cases back porches may be filled in as additions as long as doing such does not significantly alter the appearance of a building from the public right of way.

6.8.2 Finishing Attic Areas

Finishing in attic areas is an excellent way to increase the living space in a dwelling. However, it should only be done when the loading capacity exists to support it, as well as in a compatible and sensitive way. Although these guidelines do not direct work done to the interior of a dwelling, they address changes to the exterior. Such changes must comply with the following in order to receive approval from the HPC:

- Attic areas may NOT be extended in height in any way that is visible from the public right of way. Such extensions destroy the appearance of a building and its scale with its surroundings.
- New dormers and their must comply with the guidelines in the *Dormers and Attic Vents* section of the Residential Sub-District guidelines.
- Skylights must comply with the *Windows* section of the Residential Sub-District guidelines.
- Work must comply with all building codes applicable to the property.

6.9 Decks and Patios

Decks and patios are excellent ways for property owners to expand outdoor living space. However, they must be properly located and compatible with the building. Additionally, they must not damage or conceal significant features.

6.9.1 Decks

Decks a relatively recent solution for increasing outdoor living space and must be properly constructed to be compatible with most historic buildings. Decks should only be added to the rear elevation of a building and out of public view. Such decks should be painted to blend in with other detailing on the building (unpainted decks are not appropriate). Additionally, they should have balustrades with bottom and top rails, as well as posts. This gives the deck an appearance similar to that of a porch, while it still remains discernible as a modern improvement. Detailing on the deck may be rather simple or compliment other details on the building.

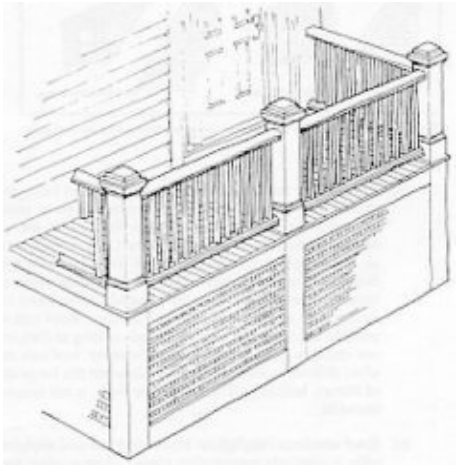


Figure 70: Example of a compatible deck addition

This is an example of a compatible deck. Note that compatible size and detailing may vary from building to building

6.9.2 Patios

Property owners should not place patios in front of the main facade of a building. However, they may place them on the side and rear elevation as long as they complement the building and blend in with the landscape. Although property owners should construct patios with dry set or "floating" pavers if possible, they may also set them into concrete. However, plain concrete slab patios are not appropriate for most historic buildings. The following materials are generally compatible with most historic buildings:

- Aged or repurposed brick.
- Flagstone
- Cut stone (slabs or blocks)
- Traditional concrete pavers
- Gravel

Figure 71: Some appropriate patio materials: flagstone (L), brick (M) and stone slab (R)

6.10 Driveways and Walkways

Some driveways and walkways within the Residential Sub-District are significant historic and design features. Additionally, new examples of these features can further add to the appearance of the Sub-District and make it more useful. However, poorly designed or constructed driveways and walkways can do the opposite and may even damage important features in the process.

6.10.1 Existing Historic Walkways and Driveways

6.10.1.1 Historic Walkways

Figure 72: Historic walkways in the Residential Sub-District

Although many historic walkways no longer exist in the Residential Sub-District, a significant number still remain. Some date to the original construction of houses and others are later improvements that have become significant due to their age and design. The most common examples are constructed of hexagonal concrete pavers. However, other examples such as slab concrete exist. Property owners should be aware of the significance of these important features and retain and preserve where they exist. Although many of these have become damaged over time, property owners should repair them before replacing them or appreciate the look of age and preserve them in their current state.

When replacement must take place, it should be limited to deteriorated elements on in cases where pavers were in use. Often owner can utilize salvaged replacements or molded examples from original pavers. In cases where damage has occurred to a continuous substance such as a concrete slab, property owners may replace them with a new slab as long as its workmanship and appearance resembles the original as closely as possible. Property owners should avoid using pure grey Portland concrete for replacement purposes.

6.10.1.2 Historic Driveways

Figure 73: A historic tire strip driveway in the Residential Sub-District

Some historic homes (mostly early twentieth century examples) in the Residential Sub-District have historic driveways. These may be tire strips or other materials. Because of the rarity of these features, property owners should retain and preserve them.

When damage has occurred property owners may repair them. However, as with walkways, stabilizing the feature and appreciating its age may be the best approach. When replacement does take place, property owners should retain as much of the original fabric as possible and make sure that all repairs blend in with the overall element.

In cases where damage is too severe for repair, property owners may replace this element. However, any replacement should match the original as closely as possible.

Changes beyond routine repair to historic walkways or driveways will require review by the HPC and issuance of a Certificate of Appropriateness.

6.10.2 Construction of New Walkways and Driveways

In cases where residential buildings lack walkways or driveway, property owners may construct them. However, these must be compatible with the building and its landscape. Additionally, they must be scaled to the building, lot size, and surrounding features. Guidelines specific to each of these follow:

6.10.2.1 New Walkways

Figure 74: Two compatible new walkways in the Residential Sub-District

Property owners should align new walkways with the front entrance of the building. However, horseshoe shaped or winding walks may be appropriate under certain circumstances. The width of the walkway should be appropriately scaled to its length. Additionally, the walkway should be appropriately styled to the building and its area should contain traditional workmanship and materials. Although acceptable approaches may vary from area to area in the Residential Sub-District, the following materials are appropriate for most walkways:

- Hexagonal concrete pavers
- Slab Concrete (non-Portland grey with a traditional appearance)
- Stamped concrete (non-Portland grey with a traditional appearance)
- Brick
- Gravel
- Cut stone pavers (granite, marble, schist, etc.)
- Flagstone (for craftsmen and mid twentieth century buildings only)

Nontraditional stock pavers, asphalt, or other incompatible materials may not be used for walkways in the Residential Sub-District.

6.10.2.2 New Driveways

Ideally, new driveways should be located in areas that are the least visible from the public right of way such as rear elevations. Additionally, they should not be located between the front elevation of a building and the street. In cases where this is not possible, they should be appropriately designed, as to not destroy the appearance of the area. These elements must be traditional in terms of workmanship and materials. Although approaches may vary from area to area within the Residential Sub-District, the following materials/configurations are generally appropriate:

- Concrete tire strips (preferably gravel coated or concrete dyed to look like non-Portland example)
- Traditional concrete pavers
- Loose gravel
- Brick

Asphalt and other incompatible materials are not acceptable for new driveways within the Residential Sub-District.

6.11 Swimming Pools

In recent history, private swimming pools have become a rather common site in residential areas in Georgia. Such improvements can make a piece of historic property more valuable and useful if executed properly. However, when improperly executed they can destroy the atmosphere of a historic neighborhood. Property owners may construct pools following the approval of the HPC and any other required permit issuing bodies. To receive approval from the HPC, pools should adhere to the following guidelines:

- Pools should be located in inconspicuous areas that are not visible from the public right of way. If this is not possible such as the case with corner lot properties, they should be concealed by an appropriate wall. This wall must meet the requirements of the local building codes and the design requirements found in the *Fences and Walls* section of the Residential Sub-District guidelines.
- Pools should be compatible in terms of design and workmanship with the building they are associated with.
- Exterior portions of the pool should be compatible with the building it is associated with and the landscape.
- Cabanas and other living spaces associate with the pool should be compatible and meet the requirements for new construction laid out in this manual.
- The installation of the pool should not lead to the removal or damage of any significant building, structure, or feature (this includes heritage trees).
- Pool installation should be as sensitive as possible to existing archeological resources.

6.12 Historic Churches and Commercial Use of Residential Buildings

Within the Residential Sub-District, some historic churches exist and certain residential buildings are used for commercial purposes. These buildings are vital to the character of the Sub-District and allow its uses to extend beyond that of purely residential. Guidelines specific to the treatment of these two property categories follow.

6.12.1 Historic Churches

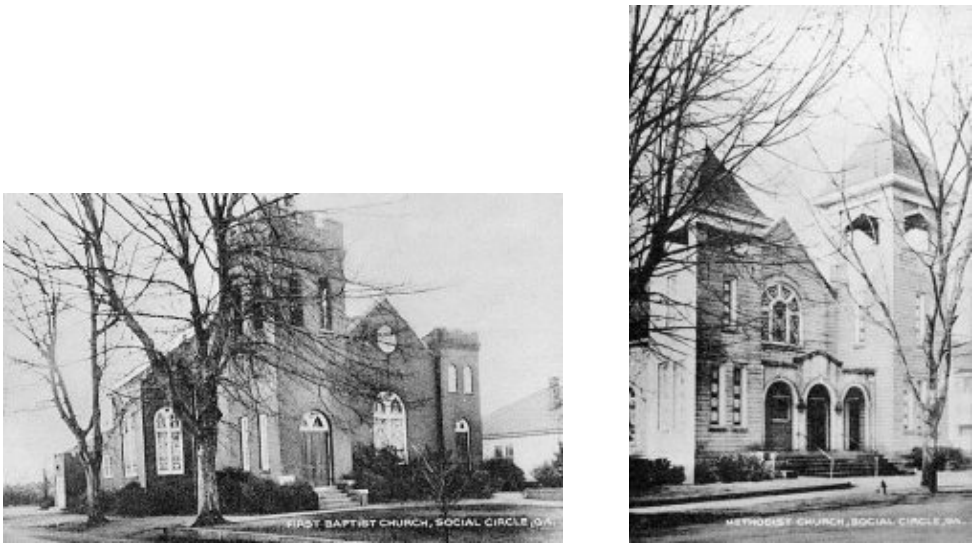


Figure 75: Appropriate look and scale for churches

The First Baptist Church as it apeared in 1930 still stands in the Residential Sub-District. However, the Methodist Church (right) as seen in this circa 1940 photograph was lost to fire. Both of these demonstrate the apropriate look and scale of Historic Churches in this Sub-District.

The guidelines laid out in this manual apply equally to historic churches. To these ends those in charge of making improvements on historic churches, as well as HPC members, should utilize the Residential Sub-District guidelines for matters concerning these resources. This includes additions, the treatment of specific building elements, infill, and other projects and treatments applicable to buildings within the Sub-District.

Figure 76: Historic Mars Hill Baptist Church (L) and First Baptist Church (R) today

6.12.2 Residential Properties used as Commercial Buildings

Figure 77: A residential building used as a commercial building in the Residential Sub-District

Property owners will follow the guidelines laid out in the Residential Sub-District section of this manual for the treatment residential buildings that are used for commercial purposes. However, the signage guidelines found in the detached signage section of the Commercial Sub-District guidelines of this manual will apply to resources of this type.

6.13 Residential Landscape Design

The Residential Sub-District contains a variety of landscape features that define the character of its streets. Terrain in the area ranges from flat to gently rolling with most houses having a distinct lawn. Generally, the streets are lined up on a grid and building setback is consistent. Many magnolia trees exist in the yard areas that surround historic homes. Additionally, many of the streets are lined with trees, some of which are heritage trees. A variety of decorative vegetation exists and many property lines are defined with landscaping material.

Although Social Circle's historic preservation ordinance does not apply to landscaping, property owners should follow the guidelines below:

- Retain existing trees.
- Do not conceal the main facade of a building with vegetation.
- Keep foundations clear of vegetation.
- Properly maintain existing and new landscaping.
- Utilize landscaping designs that complement the building and contribute to the streetscape.

6.14 Significant Landscape Features

Within the Residential Sub-District a number of significant landscape features exist that should be retained. This includes heritage trees, which are historic trees. Property owners should preserve and protect these important features where they exist.

6.14.1 Heritage Trees

Figure 78: An example of a heritage tree in the Residential Sub-District

Some trees in Social Circle have stood the test of time and stand as silent witnesses to many historic events within the city. These trees are important components of the landscape that makes up the various areas within the Residential Sub-District. Property owner should not destroy or remove such trees. Heritage trees in the public right of way fall under the authority of Social Circle and will be protected under the guidelines laid out in the city's tree ordinance.

6.14.2 Miscellaneous Historic Objects and Features

Figure 79: Carriage tie and stone and an ornate garden urn in the Residential Sub-District

Historic objects ranging from carriage ties and stones to urn planters exist throughout the Residential Sub-District. Property owners should maintain and preserve these important elements and not remove them from their context. When damaged, owners should repair them with techniques appropriate to their material. All repair should be done with care and blend in with the composition of the historic object.

6.15 Residential Infill

6.15.1 General infill guidelines

As with other sub-districts, infill is very important to the Residential Sub-District by filling in gaps that occur when buildings become lost. However, in order for infill to contribute to the Sub-District positively and allow it to retain its historic and design significance, it must follow certain guidelines. Additionally, it must be distinguishable as new construction. Although guidelines may vary from section to section within the Sub-District, general guidelines for setback and scale apply. For further information on the character of the individual sections, please refer to the *Sections of the Residential Sub-District* section of this manual.

6.15.1.1 Setback

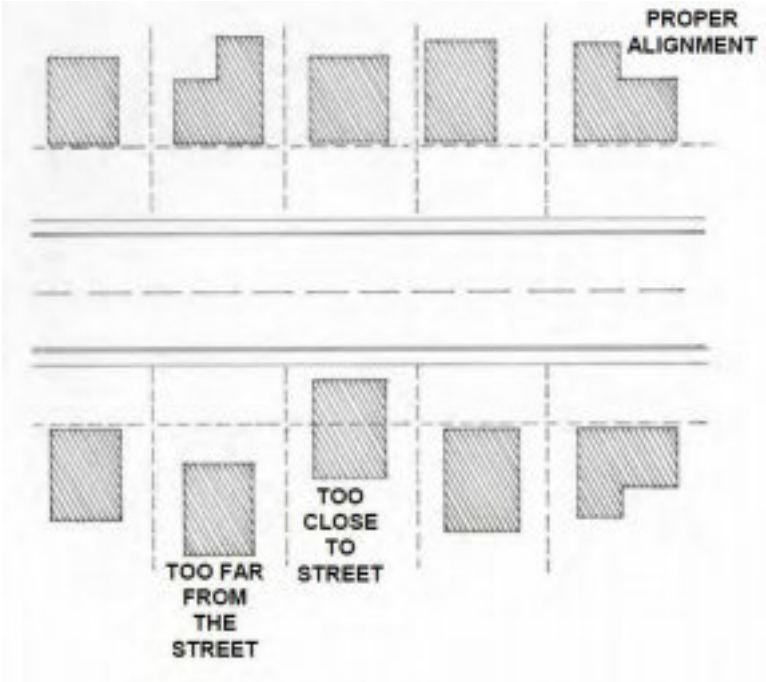


Figure 80: Proper and improper setback for new construction in the Residential Sub-District

Within the Residential Sub-District, uniform setback lines exist that historic buildings must follow. Although in some area setback may gradually increase such as in the area of the Main Axis on West Hightower Trail, buildings still align with neighboring buildings, forming an observable pattern. New construction should respect this setback line. To these ends it should never be greater than or smaller than the average building setback in the immediate vicinity of the building. The HPC must carefully review the setback of all proposed new construction to ensure that it is appropriate for the area that it is located in.

6.15.1.2 Scale

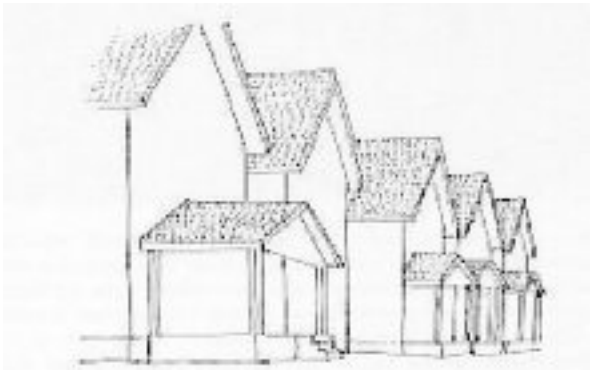


Figure 81: New construction properly scaled to its surroundings

Throughout the four sections that make up the Residential Sub-District, buildings are scaled to their surroundings for the most part. Larger buildings usually occupy larger lots with smaller buildings occupying smaller lots. Additionally, architectural features such as decorative elements, window, and doors are appropriately scaled to the buildings and pedestrians alike. To maintain this, new construction must be appropriately scaled to its surroundings. Larger buildings should only exist among larger buildings and smaller buildings among their own kind. Although some variance exists in historic examples, they are by and large exceptions to the rule. To ensure consistency and appropriateness, the HPC must carefully review the scale of all proposed new construction.

6.15.2 Guidelines Unique to Infill in the Main Axis

The Main Axis contains the greatest amount of architectural and building size variance of any of the four sections of the Residential Sub-District. This provides some greater latitude for new construction; however, it must still respect its surroundings. Below are details on specific guidelines that apply to the Main Axis:

6.15.2.1 Height

Buildings within the Main Axis range from smaller one story cottages to large 2.5 story mansions. However, most of the larger home examples are located in distinct areas, making changes in building height appear more gradual than random in nature.

New construction in the Main Axis should possess building height and height to width ratios that are similar to surrounding buildings. Generally, new buildings that contain more than one story should be located next to buildings that are greater than one story. Additionally, smaller one story cottage type buildings should be located among one story buildings.

6.15.2.2 Building Form and Roof Shape

Although more latitude exist in the main Axis for building form, new construction should contain traditional forms and follow that of similar size buildings in the area. Additionally, new construction should be vertically rather than horizontally oriented in order to maintain the architectural rhythm of the streetscape. Buildings within this area may be folk-form or forms similar to those present on traditional, high-style buildings. In any case, building form should enable buildings to blend in with their surroundings.

Roofs should contain pitches similar to those of other buildings within the area. New buildings should contain traditional roof forms that are appropriate for their style. Flat roofs or other incompatible roofs are not permitted in the Avenues and Side Streets. Also, they should avoid significant roof forms found on existing historic buildings in the Residential Sub-District such as mansard roofs. For further information on roof, please review the *Roof Shape and Roofing Materials* section of this manual

6.15.2.3 Materials and Texture

New construction should be of wood or brick. Wood buildings should be sided in wood siding (preferably clapboard). Brick buildings may be brick bearing or of brick veneer. Concrete block, metal sided buildings, and stuccoed buildings are not appropriate in the Main Axis. Decorative elements for wood buildings should be of wood; however, stone, brick, and wood may be used where appropriate on brick buildings.

In some cases, synthetic materials that closely resemble wood may be used for siding and building decoration. However, it must not be easily discernible from the genuine article.

6.15.3 Guidelines Unique to Infill in the Avenues and Side streets

The Avenues and Side Streets contain a variety of folk-form and vernacular architectural expression with some large, high-style examples on South Dogwood Street. On average, this is a more condensed area with a distinct grid. New construction should respect these and other characteristics that make this area unique.

6.15.3.1 Height

With the exception of those located on South Dogwood Street, buildings on the Avenues and Side Streets are on average smaller than those located on the Main Axis. Therefore less latitude exists for height. New construction should be 1 story in height with attic space added on to that. Additionally, it should contain an appropriate height to width ratio that respects that of surrounding buildings.

6.15.3.2 Building Form and Roof Shape

New construction may follow that of folk-form, vernacular, or smaller scaled high-style architecture. Building forms should always respect their surroundings and allow new construction to blend in with the streetscape. New buildings should contain traditional roof forms that are appropriate for their style. Flat roofs or other incompatible roofs are not permitted in the Avenues and Side Streets. For further information on roof shape, please review the *Roof Shape and Roofing Materials* section of this manual.

6.15.3.3 Materials and Texture

New construction should be of wood or brick. Wood buildings should be sided in wood siding (preferably clapboard). Brick buildings may be brick bearing or of brick veneer. Concrete block, metal sided buildings, and stuccoed buildings are not appropriate in the Avenues and Side Streets. Decorative elements for wood buildings should be of wood; however, stone, brick, and wood may be used where appropriate on brick buildings. In some cases, synthetic materials that

closely resemble wood may be used for siding and building decoration. However, it must not be easily discernible from the genuine article.

6.15.4 Guidelines Unique to Infill in the Mill Village

Due to the fact that the Mill Village is a planned industrial community, it contains the most uniformity in terms of construction. Most buildings are very similar in terms of size and three general building configurations predominate.

6.15.4.1 Height

Building height is one of the most defining characteristics of existing construction in the Mill Village. Therefore, new construction should follow the existing height of other buildings within the area which is 1 story. Additionally, they should contain a height to width ratio similar to that of the historic construction within the area.

6.15.4.2 Building Form and Roof Shape

New construction should follow one of the three traditional layouts discussed in the Mill Village portion of the *Sections of the Residential Sub-District* section of this manual. Roof shape should contain a pitch similar to that of existing buildings within the area and be appropriate to the building. For further information on roof shape, please review the *Roof Shape and Roofing Materials* section of this manual.

6.15.4.3 Materials and Texture

New construction should be of wood sided in wood siding (preferably clapboard). Brick, Concrete block, metal sided buildings, and stuccoed buildings are not appropriate in the Mill Village. Decorative elements should also be of wood.

In some cases, synthetic materials that closely resemble wood may be used for siding and building decoration. However, it must not be easily discernible from the genuine article.

6.15.5 Guidelines Unique to Infill in the Historic African-American Neighborhood

The Historic African American Neighborhood is characterized by folk-form and vernacular architecture. New construction in this area should follow this theme but be discernible as new construction. In some areas this section has an almost rural appearance with modest buildings set into an informal landscape that consists large trees and native plants. New construction should respect these existing themes and blend into its surroundings as much as possible.

6.15.5.1 Height

New construction should be similar in height to existing construction in the area. This means that buildings should be one story in height. Additionally, they should have height to width ratios that are similar to that of surrounding buildings.

6.15.5.2 Building Form and Roof Shape

New construction should consist of folk-form and vernacular architecture that is appropriate to the area. Additionally, vernacular forms such as shotgun houses and dogtrot houses may be appropriate in certain areas of this section. New construction should also have roof forms that

are appropriate for the style of the building. These roofs should have a pitch similar to that of other buildings within this section. For further information on roof, please review the *Roof Shape and Roofing Materials* section of this manual.

6.15.5.3 Materials and Texture

New construction should be of wood sided in wood siding (preferably clapboard). Brick, Concrete block, metal sided buildings, and stuccoed buildings are not appropriate in the Historic African American Neighborhood. Decorative elements should also be of wood.

In some cases, synthetic materials that closely resemble wood may be used for siding and building decoration. However, it must not be easily discernible from the genuine article.

7 Commercial Sub-District

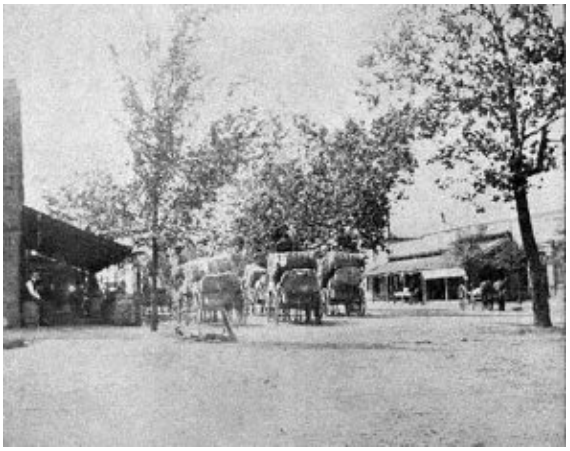


Figure 82: Commercial Sub-District circa 1898

Figure 83: Commercial Sub-District circa 1920 (L) Commercial Sub-District circa 1955 (R)

Figure 84: Commercial Sub-District circa 1980 (L) Commercial Sub-District Today (R)

7.1 Overview

The commercial sub-district is the historic heart of Social Circle and a central component of its historic district. As a sub-district, it is embodied with a unique context that contributes to the

desirability of our town. Therefore, it is very important that property owners retain the character of their buildings as they adapt them for new uses within the community. The following sections contain guidelines that address the elements that make the Commercial Sub-District unique. Additionally, they discuss approaches for making changes to existing buildings in a respectful manner. Furthermore, they discuss appropriate design for new construction within the Commercial Sub-District. Adherence to these guidelines and the recommendations of the Historic Preservation Commission will ensure the survival of this important part of Social Circle as it grows physically and economically.

7.2 Approximate Boundaries of the Commercial Sub-District

Figure 85: Approximate boundaries of the Commercial Sub-District

Geographically speaking, the commercial sub-district runs from the Frank W. Sherrill Fire Department on East Hightower Trail in the east to the post office beyond the intersection of Cherokee Road and East Hightower in the west. From there it runs to Memorial Street SW in the south. It also runs from East Sycamore Street Dogwood Street SW (see the satellite image on the following page). The general context of the area consists of masonry commercial buildings that face Cherokee Street with zero lot lines. However, a number of historic and non-historic detached examples exist in transition areas (areas of this sub-district that do not face Cherokee Street). The buildings facing Cherokee Street are mostly one story with a few two story examples and contain flat roofs with parapets and large display windows. Those in the transition areas are also mostly one story in height and have gabled roofs or flat roofs with parapets. Some hipped roof examples exist on non-historic buildings.

7.3 Store Fronts

Figure 86: An example of a well preserved storefront in Social Circle

One of the most important design elements that contribute to the character of the Social Circle Commercial Sub-District is storefronts. These are the elevation or side of the building that faces the street. Historically, storefronts not only served to beautify buildings, they acted as advertising elements.

Storefronts in the Commercial Sub-District should be maintained and preserved. This includes the street level and upper stories of the building. These guidelines recommend repair as the first approach to dealing with deteriorated elements. Should elements be in such disrepair that this is not possible, replacement may take place. If at all possible, this should be done with elements that replicate the original. However, if direct replication is not possible, traditional elements that appear on similar buildings may be used. However, adding decorative elements just for the sake of adding them retracts from the historic character of the building and should be avoided.

Below is an illustration with some of the basic elements found on a storefront. The following pages contain specific information on these elements and other items, which pertain to the preservation of storefronts in the Commercial Sub-District.

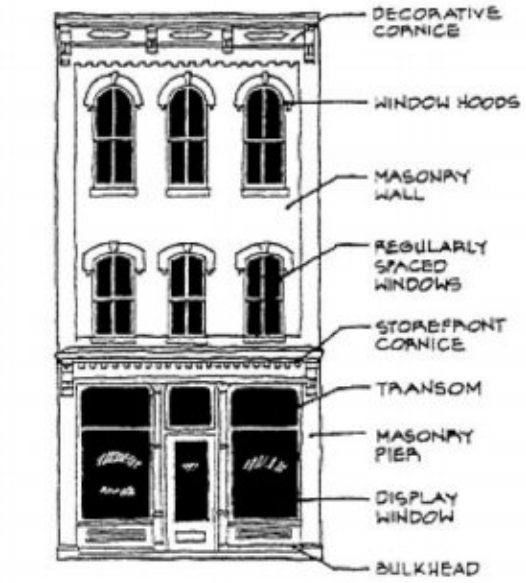


Figure 87: Basic elements of a storefront

7.3.1 Doors

One of the most important elements of a storefront is its door. This element serves as a transition between the outside world and the interior of a building. Their numbers, style, shape, and detailing are all very important to the historic character of the buildings. Therefore, it is very important that the original door be retained if at all possible. However, in cases of excessive deterioration or the nonexistence of a historic door, an acceptable replacement may be used (see the description below). If an inappropriate door exists, the Commission encourages property owners to replace them with an appropriate example.

7.3.1.1 Acceptable replacement doors

Doors in the Commercial Sub-District were typically double doors made of painted wood that contained windows. The style of these doors usually corresponded to other major elements of the store front. When replacing a door, the new one should match the configuration of the original as closely as possible and be constructed of wood with glazing. Additionally, both historic and replacement doors should be painted in a color that corresponds with other colors used in the building detailing. Although the Historic Preservation Ordinance does not regulate paint color, traditional colors are recommended. For further information on traditional paint colors, please contact the Historic Preservation Commission.

In cases where the use of a wood door is not feasible due to excessive past modifications, metal doors with a dark frame and glazing may be used. However, avoid the use of raw metal doors like the one below. Additionally, colonial style doors are not appropriate on historic buildings in the Commercial Sub-District.

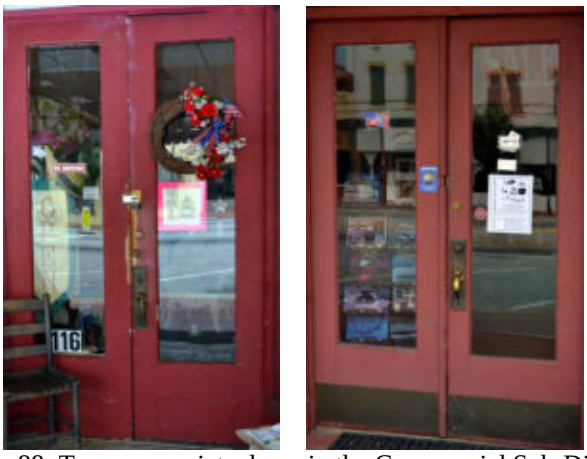


Figure 88: Two appropriate doors in the Commercial Sub-District

Figure 89: Avoid the use of raw metal and "colonial" style doors

7.3.1.2 Considerations when working on a doorway

When working on a doorway, special care should be taken to retain the original size and shape of the door (this includes transoms and sidelights). Additionally, transoms and sidelights should not be removed or have their glass blocked in and any replacement glass should match the original glass as closely as possible. The use of stained or leaded glass where it did not originally exist is not appropriate. Furthermore, new doorways should not be added to the storefront, as they may disrupt the architecture and destroy the significance of the building.

Figure 90: Added or changed doorways severely alter a building's appearance

7.3.2 Thresholds

Figure 91: Historic thresholds in Social Circle's Commercial Sub-District

Thresholds act as a transition between the building and sidewalk. Historically, these often served as small covered areas (vestibules) that protected doorways from weather. In the Commercial Sub-District, these were often made of materials such as marble, schist, or mosaic tile. However, in some cases they were constructed of concrete slabs or hexagonal pavers. Additionally, in the case of tiled examples, they sometimes contained the name of the business within the tile design. Every effort possible should be taken to retain original thresholds if it they exist. If this element is damaged, it should be repaired in the least intrusive manner possible. If repair is not an option, then it should be replaced with an example that it matches the original as closely as possible. In many cases this element has been lost through time; therefore, property owners are encouraged to reincorporate it if they restore the entry portion of a building.

Replacement thresholds should match the original as closely as possible. In cases where no information is available, thresholds may be constructed of the following materials:

- Unpolished grey schist, marble, or granite
- Mosaic tile (without lettering)
- Hexagonal concrete pavers that are dyed to look like non-Portland examples
- Wood
- Brick
- Slab concrete that is dyed to look like non-Portland examples

All thresholds should terminate at the edge of the front of the building so that they do not extend into the sidewalk area. Additionally, in cases where tile is utilized, designs should not contain lettering. Additionally, tile examples should correspond with historic examples found on buildings of a similar age and style.

7.3.3 Bulkheads (Kick Plates)

Figure 92: Historic bulkhead in Social Circle's Commercial Sub-District

During the late 19th and early 20th centuries, bulkheads were used as transition elements between the threshold and display windows. These usually came in the form of paneling applied to the bottoms of the display windows, which gave them a solid base and drew attention to them. Over the years, these fell out of fashion and in many cases became altered. However, they are key storefront elements in the Commercial Sub-District and should be retained. Additionally, efforts should be made to uncover and restore these if possible.

7.3.3.1 Considerations when working on or around a bulkhead

As with other elements mentioned in these guidelines, bulkheads affect the overall appearance of a historic storefront; therefore, special care must be taken when working on them. To these ends, any modifications that conceal this element are inappropriate. This includes but is not limited to filling in recessed entry ways or concealing bulkheads with foreign materials or advertising. Work on this element should be limited to repair.

7.3.3.2 Acceptable replacement bulkheads

Regular maintenance of bulkheads through painting and addressing moisture problems are the best way to preserve them. In cases where damage has occurred, repair should be the first approach. If damage is too severe for repair, then replacement may take place. Such replacements should match the original as closely as possible in terms of design and materials.

On buildings where bulkheads are not present but sufficient evidence exists that they did exist, property owners may reconstruct them. When doing so, reconstructions should match the original as closely as possible if photographic documentation exists. In cases where photographic documentation does not exist but other evidence exists that it did, replacements should correspond with the architectural style of the building. Additionally, they should be of painted wood or metal that resembles cast iron. In certain cases synthetic materials that resemble these in terms of appearance and texture may be used as long as they have a natural appearance and are painted.

7.3.4 Display Windows

Figure 93: Some well-preserved display windows in the Commercial Sub-District

Display windows are another important design element that exists in Social Circle's Commercial Sub-District. Historically, this element served as a way for businesses to display goods for adverting purposes. Although many display windows have disappeared over the years, those that remain are vital to the character of the area and continue to serve practical purposes to this day.

7.3.4.1 What to do when working on or around a display window

Due to the importance of display windows, every effort should be made to preserve them. In cases where display windows have suffered damage, repair should take place before any replacement. If components of this feature are too damaged for repair, then they may be replaced with similar materials.

While conducting any repair or replacement work, special care should be taken to preserve the configuration of the windows, as well as any advertising or decorative elements that they contain. Additionally, display windows should never be filled in with a solid material or replaced with non-display windows. In cases where broken glass must be replaced, use glass that is of the same color, transparency, and pattern. The use of stained glass where it did not historically exist, privacy glass, or frosted glass is inappropriate in the Commercial Sub-District. Framing elements of windows should be wood, painted cast iron, or similar materials (raw metal window framing is unacceptable).

7.3.4.2 Reconstruction of a lost display window

In cases where sufficient evidence exists that display windows were in use on a building that currently lacks them, property owners may reconstruct them. Those performing such work should utilize photographic evidence if it exists. In cases where photographic evidence does not exist, other evidence such as historic documents and expert opinion may be used as long as it is sufficient enough to substantiate the former existence of this element. In these cases the reconstruction should be simple and correspond with the style of the building.

7.3.5 Upper Story Windows and Detailing

Some buildings within Social Circle's Commercial Sub-District are more than one story. Therefore, it is important for property owners to preserve the design elements of the upper story of these buildings. Some of the most important of these are windows and their decorative elements (hoods, shutters, seals, etc). These elements along with their shape, size, configuration, materials, sashes, and light configurations should be retained.

7.3.5.1 Repair and replacement of upper story windows or their detailing

Windows

If elements of an upper story window or its detailing are damaged, repair should take place before any replacement. However, if damage is too severe for repair, then replacement may take place. Replacement elements should match the originals in terms of design, materials, configuration, and workmanship. Generally speaking, replacement sashes and their muntins should be constructed of wood and any replacement glass should match the original. However, some synthetic products that resemble wood in appearance and texture may be used if they are painted. The use of stained glass where it did not previously exist, privacy glass, frosted glass, filling windows in with a solid material, or painting over the glass is not appropriate.

7.3.5.2 Window Detailing

As with the windows, repair should be the first approach for fixing deteriorated or damaged elements. In cases where repair is not possible, replacement of elements may take place as long as they match the originals in terms of materials, configuration, and workmanship. In certain cases synthetic materials such as fiberglass and resin may be used to duplicate elements that need to be replaced as long as they are not easily discernible from the original. Furthermore, the addition of detailing elements (hoods, shutters, brackets, balcony rails, grills, etc.) where they did not historically exist is not appropriate. However, in cases where such elements are not present and sufficient photographic evidence exists that they did exist, they may be reconstructed as long as they match the originals as closely as possible.

Figure 94: Windows with hoods

7.3.5.3 Other modifications to windows and weatherizing

Property owners should improve existing windows for energy efficiency. However, they should not replace historic windows with modern examples for this purpose. Property owners should

regularly inspect windows for air leaks and seal and caulk them on a regular basis. Additionally, they should utilize products like interior storm windows (see the image below) which can make historic windows as or more energy efficient than modern windows. Although interior storm windows are best, exterior storm windows may be acceptable in certain circumstances, as long as they do not significantly change the appearance of the window. Such windows should not contain any raw metal and have their framing elements painted to blend in with the rest of the window.

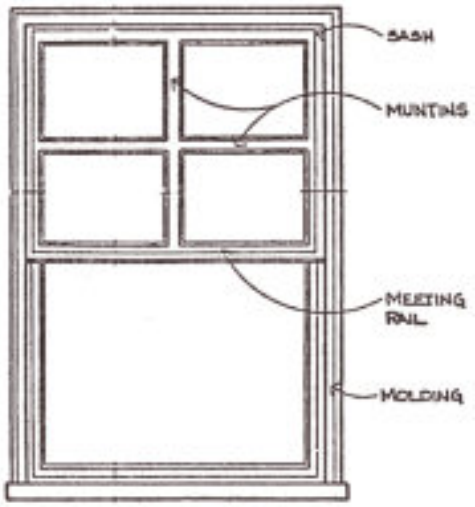


Figure 95: Window elements

Figure 96: Interior storm window

7.3.6 Cornices and Parapets

Figure 97: Parapet with a decorative cornice in the Commercial Sub-District

Another defining element that many buildings within the commercial sub-district possess is cornices and parapets. These elements serve the important design purpose of defining flat-roof buildings and giving the streetscape continuity in design. In the Commercial Sub-District, these were constructed of cast iron or brick and may or may not have chimneys incorporated in them (applicable to brick examples only).

7.3.6.1 Cornices

Original cornices and their detailing such as signboards, trim, corrbilation, etc. should be retained. As with other elements, repair should take place first on damaged elements. In cases where damage is too severe for repair, replacement should take place. Replacements should match the originals in terms of design, materials, workmanship, and detailing. In cases where replacement of cast iron cornices must take place, patching techniques should be used if at all possible (see section *Building Materials*). Any modifications to buildings that conceal this element are inappropriate. This includes advertising, the addition of facade materials, etc. The addition of any cornice detailing that did not historically exist is also inappropriate. However, if photographic evidence exists that it did, property owners may replicate it if it does not presently exist.

7.3.6.2 Parapets:

This element is the wall component on the top of a building that conceals the roof. In the case of the Commercial Sub-District these are primarily constructed of brick. These elements are highly susceptible to water/weather damage. However, regular inspections and maintenance through repointing (in the case of brick) and painting (in the case of cast iron) can minimize large-scale repair and replacement. Additionally, regular inspection and repair of flashings and copings can reduce the need for repairs and replacements. However, in cases where damage has occurred, repair should take place first. If the damage is too severe, replacement may take place as long as it matches the original in terms of appearance, workmanship, and materials. In cases where brick replacement is necessary, repurposed brick should be used or new brick that matches the original. Additionally, mortar joints should match those on the rest of the building *(The use of pure Portland mortar is not appropriate in the historic district and may damage masonry).* In

cases where cast iron needs to be replaced, only replace damaged sections. This is done best through patching with materials that resemble cast iron in appearance but may be easily manipulated so they can blend in. The Historic Preservation Commission will have information on this repair technique and others mentioned in this manual.

7.3.7 Chimneys

Figure 98: Parapet chimneys in the Commercial Sub-District

Figure 99: Chimney in a detached building in the Commercial Sub-District

Many buildings in the commercial sub-district have chimneys that are visible from the streets, sidewalks, and alleyways. Although most of these no longer serve a practical purpose, they are very important design elements. Therefore, property owners should take every effort to preserve them and not remove them. In cases of party wall buildings in the commercial sub-district,

chimneys are often incorporated in their parapets. In cases of detached buildings they are separate features all together.

7.3.7.1 Chimney Repair

Being that brick is the chief construction material of chimneys in the Commercial Sub-District, repair such as repointing is necessary in order for this element to survive. Repointing should be done with mortar that matches the original. Additionally it should not be done with pure Portland mortar. This mortar is inappropriate for historic structures and may damage the masonry. In cases where chimneys are too damaged for repair, they may be reconstructed. When this is done, the new chimney should match the original in terms of height, mass, masonry bond, and materials. Work necessary to bring chimneys back into functionality should follow the guidelines above for repair.

7.3.7.2 Chimney Modifications

Generally speaking, modifications to the appearance of existing chimneys should not take place. However, in cases where loading issues make a chimney dangerous, it may be reconstructed in materials that are lighter in weight, but match the original brick (contact the Historic Preservation Commission for further details). Shortening or removing chimneys is not appropriate in the Commercial Sub-District. Only in cases like those discussed above where reconstruction is not possible, should chimney removal be approved.

7.3.8 Cast Iron Elements

Figure 100: Cast iron detailing in the Commercial Sub-District

During the 19th and early 20th century, companies mass produced and sold cast iron detailing such as cornices, pilasters, and bordering elements. Some buildings in the Commercial Sub-District contain such detailing, which contributes to the overall character of the area. Therefore, original cast iron elements should be retained and preserved.

7.3.8.1 Cast Iron Care and Repair

Cast iron elements should never be concealed or obscured. Additionally, for protection and as part of their design they should be painted with an appropriate paint. Failing to do so will lead to corrosion and the feature's ultimate deterioration. Because cast iron is brittle and may crack or corrode, patching may be necessary. When conducting this type of repair, make sure that the patch matches the original element as closely as possible. Patches may be of non-cast iron material such as molded aluminum or fiberglass as long as they meet this criterion and are painted to match the original element. Replacement of cast iron elements may take place if they are too badly damaged for repair. Such replacements should match the originals in terms of design and workmanship.

7.3.8.2 Adding Cast Iron Elements to Buildings

The addition of cast iron elements where they did not previously exist is not appropriate. However, if sufficient photographic evidence exist that they did, they may be added. These elements should match the originals as closely as possible and correspond with the existed style of the building.

7.3.9 Awnings

Figure 101: Historic awnings in the Commercial Sub-District (circa 1950)

Historically, many buildings contained awnings in the commercial sub-district. Not only were these important design elements, they kept buildings cooler by shading their windows from the sun. For their energy conservation benefits, property owners may add awnings to their storefronts. However, these must be compatible with the storefront and only be present on the street level story (upper story awnings are not appropriate).

7.3.9.1 Care for Historic Awnings

If historic awnings are present on a building, they should be retained and preserved. In cases where metal awnings exist, they should be painted and regularly repaired. If replacement is necessary, new awnings should match the old ones.

7.3.9.2 Awning Placement

Whether awnings are fixed or retractable, they should be placed between major architectural members such as arches or pilasters. Additionally, they should not obscure or damage any architectural features. Furthermore, they should never extend across more than one storefront even if the buildings are connected to each other on the interior. In the case of certain building styles (such as those containing arches) the use of individual awnings in each bay is best.

7.3.9.3 Awning Configuration

Awnings should be angular and not curved (shed style examples of canvas construction are the most appropriate). In some cases angular metal awnings may be appropriate; however, these should not be added unless sufficient photographic evidence exists that a building historically contained them. These awnings should match the originals as closely as possible and be compatible with the architecture of the building.

7.3.9.4 Awning Lighting and Signage

Signage should be applied to the sides and bottom-front of awnings only. This should be in the form of paint or embroidery applied directly to the awning material (detachable signs are inappropriate). Interior lighting applied to awnings is not appropriate. See section *1.3 Lighting* of this manual for further information.

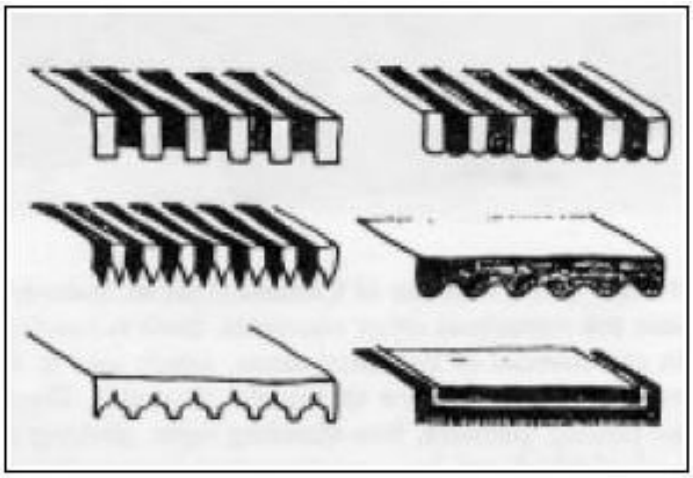


Figure 102: Some appropriate shed awning configurations

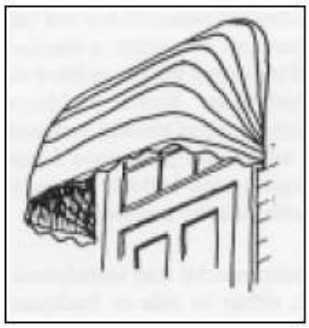


Figure 103: Hooded examples are NOT appropriate in the Commercial Sub-District

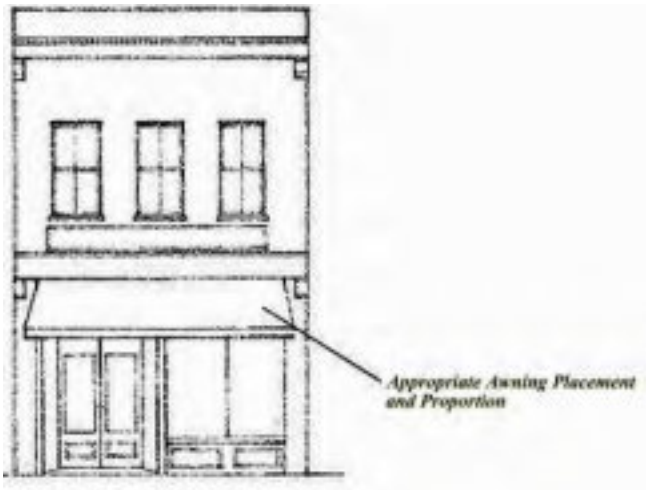


Figure 104: Appropriate Awning Placement and Proportion

7.4 Lighting

Exterior lighting can serve a practical and aesthetic purpose in the Commercial Sub-District and is historically appropriate. However, excessive or obtrusive lighting can do just the opposite and alter its historic character.

7.4.1 Attached Lighting

Gooseneck lighting may be used for exterior illumination and sign illumination (see figure below for an example of this type of lighting). In vestibule areas that cover thresholds and on the sides of non-storefront doors, traditional lighting styles may be used as long as they are not overly ornate (see the examples below). The shades of such lights should be frosted or clear and colored lighting elements should not be used in any attached lighting, as they retract from the character of the Sub-District. "Colonial" style lights should also be avoided as attached lighting options.

Figure 105: Some acceptible vestibule and door light examples

7.4.2 Street Lighting

Street lighting should never retract from the historic character of the Commercial Sub-District. Only traditional street lamps that match or complement existing examples may be used on the street level. However, power line lamps are appropriate if they are attached to existing power lines and are unobtrusive in nature.

7.5 Commercial Signage

Signage was and is today a very important design element of the Commercial Sub-District. As new businesses occupy buildings, it is appropriate for them to add signage as long as it fits the character of the area. Signage should attract customers without distracting from the overall appearance of the streetscape. Appropriate signage must give proper attention to placement, materials, lighting, and style. This does not refer to temporary signage for promotional purposes such as banners. However, this type of signage should never be used for prolonged periods of time. Lettering directly applied to the surface of a building is not appropriate unless it historically existed.

7.5.1 Attached Signage

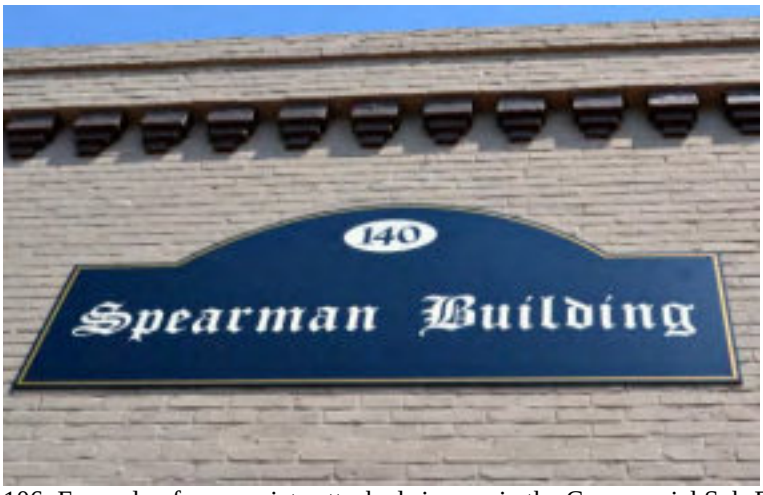


Figure 106: Example of appropriate attached signage in the Commercial Sub-District

Figure 107: Some acceptable examples from other historic communities

7.5.1.1 Placement

Attached signage should never damage or conceal significant architecture features. Therefore, if buildings were constructed with a spot for attached signage, property owners and tenants should utilize it for such purposes. In cases where a building lacks these, signs should be placed in areas where they do not retract from the character of the buildings.

7.5.1.2 Scale

Signs should be scaled to attract pedestrians in order to retain the character of the Commercial Sub-District. Signs that are obtrusive, out of scale, and fail to blend into the streetscape are inappropriate. Projecting signs are appropriate as long as they are scaled toward pedestrians and face pedestrian right of ways. Signs must also comply with local building.

7.5.1.3 Materials

Attached signs should be constructed of traditional materials or those that closely resemble them (wood and sheet metal are most appropriate). Porcelain coated signs may be appropriate for certain businesses and are historically correct within the Commercial Sub-District. The use of attached neon or illuminated lighting is not appropriate in the Commercial Sub-District. However, the use of such signs in display window is appropriate, provided they are not permanent and may be easily removed.

7.5.1.4 Lighting

Signs may be lighted with gooseneck lamps mounted above signs or spotlights mounted below. The use of florescent light tubes or other similar lighting elements is not appropriate for sign lighting.

7.5.1.5 Style

Signs should be traditional in nature and correspond with the style and paint color of the building. Lettering should be traditional in nature and compliment the design of the sign.

7.5.2 Detached Signage

Figure 108: Some acceptable detached sign examples

Detached signage is not appropriate in party wall locations within the Commercial Sub-District. However, it is an appropriate advertising option within transition areas where party walls do not exist. Signage of this type should never be out of scale, garish, or in any way detract from the historic character of the Commercial Sub-District.

7.5.2.1 Placement

Detached signage used for advertising on non-party wall buildings should be placed in an area where it does not in any way block the view of the building from the street. Such areas should respect the layout, topography, and landscape of the Commercial Sub-District.

7.5.2.2 Scale

Although detached signage may be directed towards road traffic, it must be proportionate to the size and mass of the building it is used for. In general, signs should never exceed ten to twelve feet in height and never be taller than the building they represent or any buildings next to it. Additionally, the width must also be in proportion with the building and its surroundings. Billboards and other large signs are not appropriate anywhere in the Commercial Sub-District. **See the local building codes and zoning ordinance for further information.**

7.5.2.3 Materials

Materials used on detached signage should be compatible with the commercial sub-district. Acceptable materials include but are not limited to wood, sheet metal, porcelain coated metal. Illuminated signs constructed of colored glass, plastic, or similar materials may be acceptable for certain buildings (see the example above). Posts may be painted metal or wood and should be compatible in terms of design and scale with the Commercial Sub-District and the building they represent.

7.5.2.4 Lighting

In cases where non-illuminated signs are used, lighting may be accomplished gooseneck lamps attached to the top of the sign or with spotlights below. Billboard style lighting and other incompatible lighting methods should be avoided.

7.5.2.5 Style

Detached signage should be traditional in nature and respect the context of the Commercial Sub-District. Additionally, it should correspond with the building type and its style. Lettering and colors should also be traditional in nature. The use of overly bright colors should be avoided.

7.5.3 Window Lettering

Figure 109: An example of acceptable window lettering in the Commercial Sub-District

Historically, a number of buildings within the Commercial Sub-District had window lettering. In cases where historic window lettering does not exist, window lettering may be used as long as it can be removed without causing damage to the window. Such lettering should be traditional in nature and not detract from the character of the Commercial Sub-District. As with attached signage, colors should correspond with the colors of the building and the lettering and general

design should be appropriate to the style of the building. Additionally, such lettering should only be applied to clear glass in display windows. In cases where lettering is applied to historic glass, great care should be taken to avoid damaging the glass.

7.5.4 Retention of Historic Advertising

Some buildings within the Commercial Sub-District contain window lettering, signs, building names, and other forms of advertising. These elements should be retained and preserved. Additionally, advertising, paint, or other elements applied to a building should never obscure them.

7.5.4.1 Maintenance of historic advertising

In order to survive and contribute to the character of the Commercial Sub-District, historic advertising requires maintenance such as repainting and general repair. When repainting takes place, the new paint should match the original and not change the overall appearance of the historic advertising. In cases where advertising has been applied to masonry or other elements of the building, repair should similarly respect the original design.

7.5.4.2 Adding and uncovering historic advertising that has been lost over time

In general, historic advertising that has been lost over time should not be recreated. However, property owners should uncover historic advertising if it has been painted over or otherwise obscured when they encounter it. Additionally, building signs that have been removed may be recreated as long as their imprint remains and sufficient photographic evidence exists of how they looked. The Historic Preservation Commission will consider these proposals on a building by building basis.

7.6 Infill

In cases where historic buildings have been lost or incompatible non-historic structures have been demolished, infill should take place. Not only does this allow the Commercial Sub-District to remain useful, it can fill in gaps in its context and design. All infill should be compatible with its location and the architectural elements that surround it. Additionally, it should be compatible in terms of setback, scale, height, roof shape, spacing, orientation, directional expression, texture, and materials. Furthermore, mere replication of historic structures should be avoided; however, new construction should still respect the context of the commercial sub-district. Traditional architecture may be used providing it meets the above requirements and that it is discernible from historic architecture within the area.

All new construction and infill must obtain a Certificate of Appropriateness from the Historic Preservation Commission. The Commission should carefully review new construction and infill, particularly the elements that will be visible from the public right of way (this includes alleyways).

7.6.1 Infill in Party Wall Locations

Figure 110: A segment of a 1909 Sanborn fire insurance map of the party wall area

Most of the buildings within the commercial sub-district are party wall buildings meaning that they share one or more walls with adjacent buildings with their facades lined up. New construction in this area should respect the following:

7.6.1.1 Setback

Infill in party wall locations should not detract from the continuity of the streetscape. To these ends, they should have a zero lot line setback that matches the surrounding buildings (see the images below for appropriate and inappropriate examples). New buildings should not project beyond the uniform setback line in the front or rear elevations in the Commercial Sub-District.

Figure 111: Appropriate setback for new construction in party wall areas

Figure 112: Inappropriate setback for new construction in party wall areas

7.6.1.2 Scale

This refers to the size of a building in terms of the relationship to surrounding objects, open spaces, and people. Additionally, it also refers to the size of openings such as doors, window, etc. New construction in party wall locations should take place with the typical proportions found on surrounding buildings. Furthermore, the design elements and components of this type of infill should complement neighboring buildings and never exceed them in height. Corner lot buildings should match the majority of the buildings in all street facing directions. Floor to floor heights of neighboring structures should be repeated in this type of infill.

7.6.1.3 Height

Building height should never exceed that of the highest building in a party wall location. Additionally, it should never be shorter than the shortest buildings (see the illustration below). In the case of the Commercial Sub-District, this means that new construction should be between one and two stories.

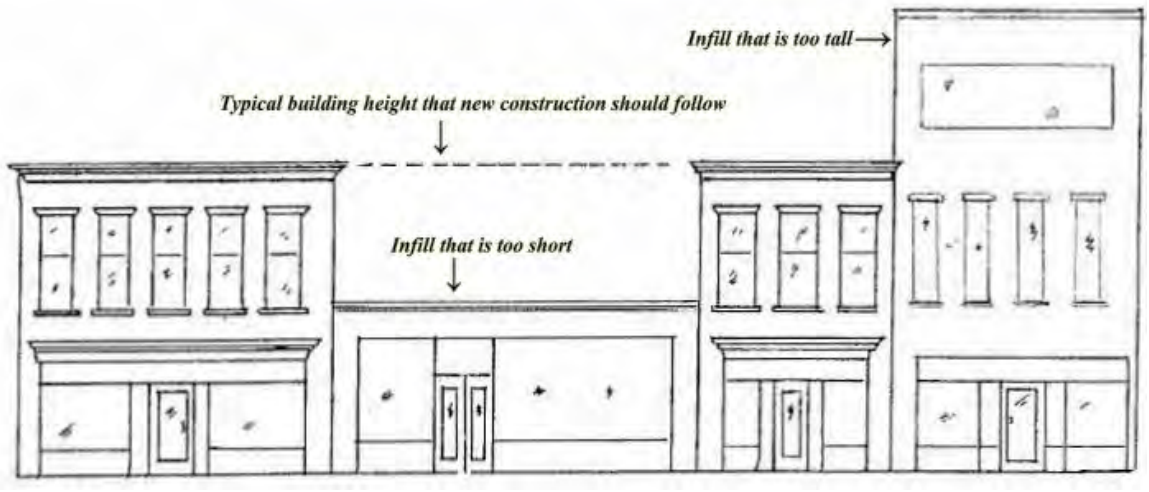


Figure 113: Building Height and Party Walls

The dashed line indicates the height that new construction should follow. The example in the center is too short and disrupts the rhythm of the streetscape. The example to the right is too tall and dominates the existing historic buildings.

7.6.1.3 Spacing

The distance between buildings in party wall locations should be retained. This means that the walls of new construction must abut the walls of the neighboring historic construction. The

formation of alleyways or open spaces between party wall buildings where they did not historically exist is inappropriate.

7.6.1.4 Directional Expression

Infill buildings should maintain the directional expression of neighboring buildings. Although most buildings in party wall locations have no other option, corner buildings are a concern. Therefore, in the case of party wall area in the Commercial Sub-District, new construction should be oriented towards Cherokee Street.

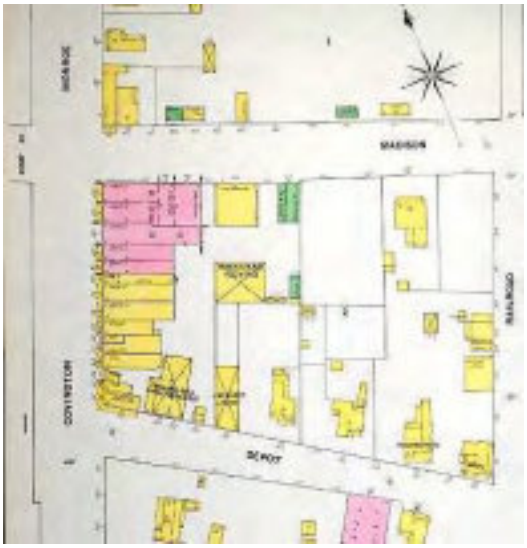
7.6.1.5 Building Form and Roof Shape

Infill in this area should have bays equivalent to the previous structure, which occupied the lot or that of a similar size building. Generally, this means buildings should not be more than three bays. New construction in party wall locations should be compatible in terms of form and roof shape. Roofs should be flat with parapets and have their openings such as doors and windows align those of neighboring buildings. In cases where proposed buildings take up more than on lot, their facade should be broken up into smaller segments, making them appear like multiple buildings. These can then be connected on the interior to make a single building. These buildings must also respect the height restrictions and other guidelines outlined in this section and in the local building codes.

7.6.1.6 Materials and Texture

Infill in party wall locations should be constructed of brick. This brick should similar in color and texture to other brick used in the area. Additionally, decorative elements should be of wood, stone, or painted metal. Plastic, vinyl, and non-painted metal are not appropriate decorative materials for infill in party wall locations. Furthermore, excessive "colonial" detailing should be avoided, as it does not complement the existing architecture or respect the historic context of the Commercial Sub-District.

7.6.2 Infill in Transition Areas Where Party Walls do not Exist



A segment of a 1899 Sanborn fire insurance map of most of the transition area

Figure 114: An example of acceptable infill in the transition area

Historically, the transition area of the Commercial Sub-District ranged from exclusively commercial towards the central business district and more mixed use farther out from it. In the mixed use area, residential and commercial structures exited and a number of historic example survive to this day. These guidelines apply to commercial type buildings in this area. In select cases when residential construction is permitted to enable the mixed use character of the area to survive, the Commission will refer to the Residential Sub-District guidelines.

Figure 115: Some historic photographs of buildings in the transition area

The service station (top) and bank (bottom-left) have been lost, but the telegraph office remains (bottom-right). When historic buildings are lost or non-historic buildings are removed from transition areas, new construction should take place. However, this construction must be compatible with its surroundings and the historic context of the area. Additionally, it should be discernible as new construction. Traditional architecture is welcome in such areas as long as it can be discerned from historic buildings in the area. In cases such as these, property owners should incorporate a construction date in a visible area of the building as a decorative element. The Historic Preservation Commission should carefully review both traditional and contemporary building proposals and make sure that they meet the following guidelines:

7.6.2.1 Setback

Although there is more latitude for building setback in transition areas without party walls, building setback should still align that of its neighboring buildings. Construction projects such as strip malls, which have high setbacks, are not appropriate in these areas or anywhere within the Social Circle Historic District.

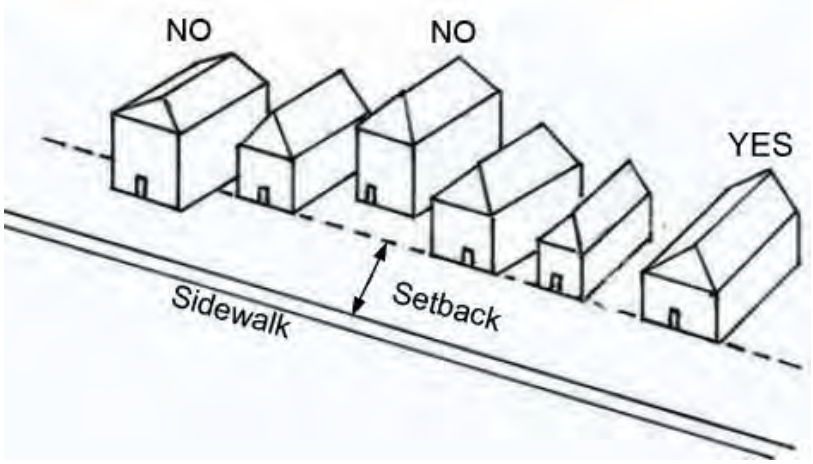


Figure 116: Appropriate and inappropriate setback in non-party wall locations

7.6.2.2 Scale

New construction in transitions areas should take place with similar proportions of existing buildings within the area. Design elements in this kind of infill should complement existing building features within the transition areas. Additionally, the size of openings such as windows and doors should be similar to that of other buildings within the transition area.

7.6.2.3 Height

Infill in transition areas should be appropriate in height and never exceed that of existing building in the area. As a general rule, this means that buildings should be between 1 and 2 stories in height.

7.6.2.4 Directional Expression

Infill in transition areas should maintain the directional expression of existing buildings and face the major streets of the area (Cherokee Road, Hightower Trail, Sycamore Street, Adams Street, and Memorial Street SW).

7.6.2.5 Building Form and Roof Shape

Infill in the transition area should have a width between .5 to 1 times the height of the building. Bays should be proportional to those of similar buildings within the area. Infill buildings may have a flat roof with a parapet, a side gable, or a front gable roof. In certain areas, hipped roofs may also be acceptable. Gable roofs should have a pitch equivalent to that of the historic buildings within this area. Any variances on roof shape will be considered by the Commission on an application by application basis.

7.6.2.6 Materials and Texture

The exteriors of new construction should be of materials with a natural appearance such as brick, stone, or wood. Decorative elements may be of painted metal or other materials that have a compatible appearance. However, the use of excessive "colonial" detailing should be avoided. The Historic Preservation Commission will consider variances in building materials on an application by application basis. Synthetic materials may be appropriate in certain circumstances as long as they resemble the natural materials discussed above in terms of texture and appearance.

7.7 Alleyways/Rear Elevations

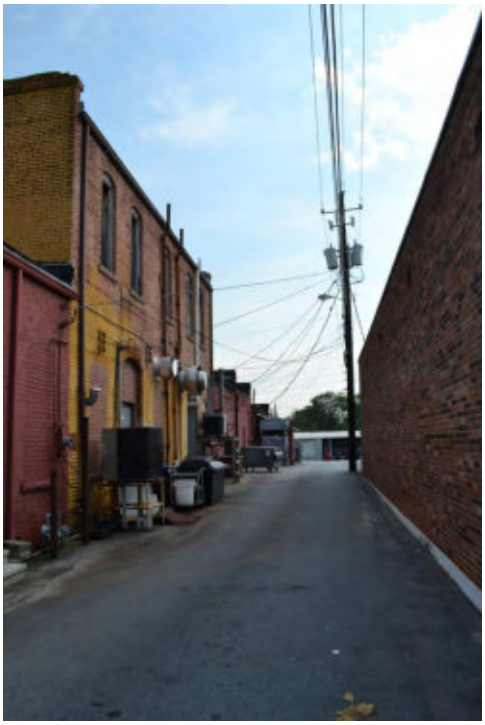


Figure 117: An alleyway in the Commercial Sub-District

Alleyways and the rear elevations of party wall buildings are an important design element. Although they do not face major streets, they are still part of the public right of way and should be preserved along with the rest of the character of each building. Additionally, alleyways have the potential to serve businesses on a practical sense through adaptive use.

7.7.1 Retention of Character

The overall character of alleyways should be preserved. This means that existing historic elements should be retained and changes to buildings should respect them. Below are some important elements that contribute to the character of alleyways that should be preserved:

7.7.1.1 Original Doors, Windows, and Other Openings

The original doors, windows, and other openings such as vents are important elements of the historic character of an alleyway. These elements should never be removed or filled in. In situations where such openings have been filled in, property owners are encouraged to remove the filling.

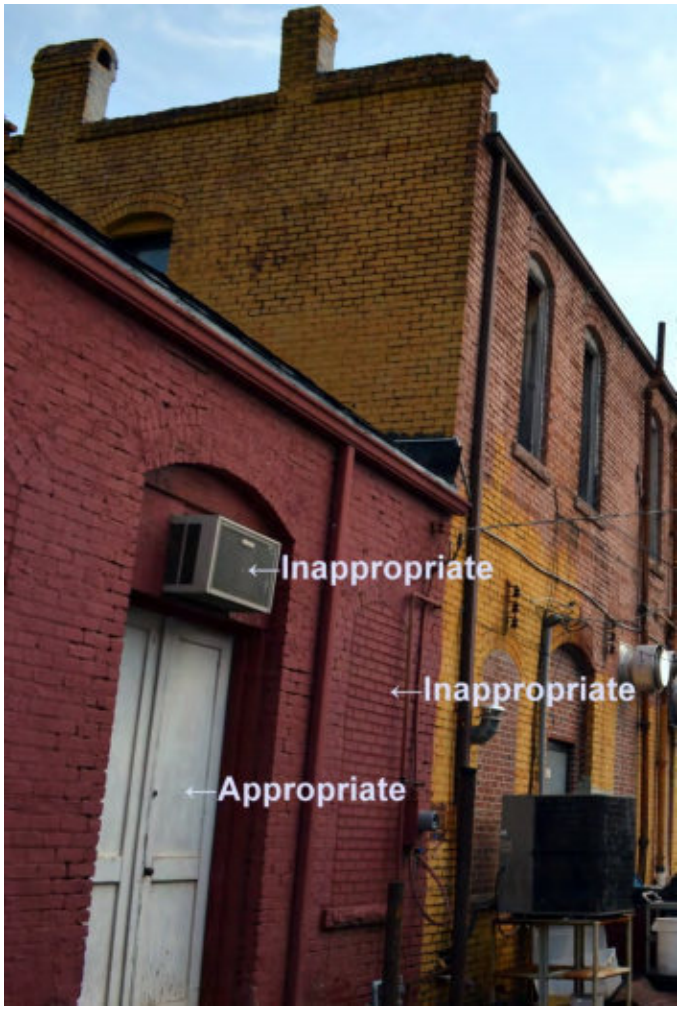


Figure 118: Appropriate and inappropriate doors and windows and other openings

Filling in windows and doorways alters the appearance of a building's alleyway elevation and should be avoided. Also, window air conditioning units should never be permanently mounted in a window opening. Property owners should place such units in sash windows where they can be easily removed. Original doors like the one in this photograph should be retained.

7.7.1.2 Stairways/Fire Escape Ladders

Stairways and fire escape ladders were elements that once existed behind buildings and in Social Circles alleyway. These elements may be added to buildings to provide access to upper stories and for fire safety purposes. If evidence exists that a stairway or fire escape existed on a building, it may be reconstructed. If no information exists on how such a feature looked, it should be constructed of dark metal. In general, these elements should be simple and compliment the style of the building.

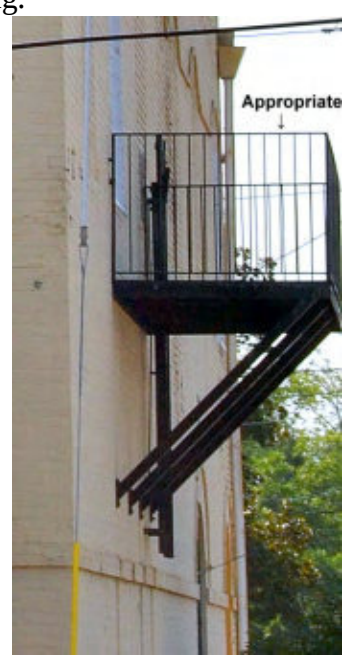


Figure 119: An example of an appropriate fire escape in the Commercial Sub-District

7.7.1.3 Miscellaneous Elements of Significance

Other historic elements may exist that contribute to a buildings alleyway facade. These include but are not limited to historic electrical components, coal chutes, tie rods, and other similar items. Although these generally no longer serve a practical purpose for a building, they are significant should be retained and preserved.

7.7.2 Acceptable Alterations for Adaptive Use and Additions

7.7.2.1 Additions

Adaptive use and similar projects may require additions in alleyways. The Historic Preservation Commission should carefully review proposals for these types of alterations. Additions should meet the following criteria before the Historic Preservation Commission deems them appropriate:

- Additions should not conceal, damage, or lead to the removal of significant features.
- Additions should be compatible with the alleyway setting in terms of materials, scale, and design.
- Additions should never block alleyways or exceed the height of a building.
- Additions should be easily distinguishable from the original structure.

- Additions should be easily reversible.

7.7.2.2 Mechanical Equipment

If storing mechanical equipment such as HVAC systems is not possible on the roof of a building, they may be located in an inconspicuous area in the alleyway. Such systems should be concealed with an appropriate screen that allows them to blend in. Walk in refrigerators and similar units may also be located in this area as long as they are compatible with the building they serve.

Figure 120: Some examples of appropriate screens for mechanical equipment

7.7.2.3 Outdoor Dining Areas and Garden Areas

Alleyways are often ideal locations for outdoor dining and garden areas. Such uses of this space beautify it and enable it to serve a functional purpose. Decks, patios, and other features needed for such uses should be compatible in design and materials. Additionally, they should not damage or conceal significant features and be reversible. Landscaping should be appropriate to the area and not require the removal of any significant features. Contemporary concrete and asphalt may be removed for these purposes providing it is on private property.

7.8 Roofs

7.8.1 Mechanical Equipment

Roofs are ideal locations for mechanical equipment such as HVAC systems and solar panels. However, HVAC systems must be equipped with a proper condensation line drain that is capable of draining water away from the building. Additionally, all mechanical equipment should be placed in inconspicuous locations that are not visible from the main public right of ways. Furthermore, the placement of such must comply with loading requirements and local building codes. In cases where projects require the addition elevators or railings that may be visible from the public right of way, they should be compatible with the design of the building and the overall character of the Commercial Sub-District.

7.8.2 Roof Additions

Approved roof additions should be located in inconspicuous areas that are not visible from the main public right of ways. Additionally, they should not damage, obscure, or lead to the removal of any significant features or detailing.

8 Industrial Sub-District

Figure 121: Looking east into the Industrial Sub-District from Cherokee Road

8.1 Overview:

The Industrial Sub-District was the early economic powerhouse of Social Circle. Historically, this portion of the town contained many of the jobs that fueled the local economy. Prior to the early 1840s when the railroad arrived in Social Circle, economic activity centered along the intersections of Cherokee Road (known then as Rogues Road and Hightower Trail) and industrial activity was limited to light industries. However, the railroad and the flat open space that surrounded it facilitated the development of heavy industries in Social Circle later on in that century. So important was the railroad facility that a Cavalry detachment under orders from General William T. Sherman destroyed it during their March to the Sea.

Despite the destruction of the rail facility, rail service in Social Circle resumed in 1866. By the late 19th century, cotton production and the industries that supported it brought prosperity and growth to the town. Warehouses, cotton gins, a cotton seed oil refinery, fertilizer factory, and even a chemical plant were some of these. However, none shaped the town to the extent that the cotton mill did. Constructed shortly after the turn of the century, this facility employed many of Social Circle's residents and made the town a center of industry.

Historically, the layout of the Industrial Sub-District ranged from exclusively industrial to more mixed use. The area along present day Sycamore Street was the main mixed use area of the Sub-District. As of 1909, it was home to industrial structures such as the rail depot and several warehouses, as well as the Garret Hotel, and several residences. However, the portion along the tracks west of the depot was almost exclusively industrial in nature. The area east of the depot was devoted to a rail yard and was also the location of the Spencer Hotel.

Although the machinery at the mill has stopped and many of the industries that once resided in the Industrial Sub-District have vanished, the area remains an important part of Social Circle's heritage and a key component of its future economic success. Through the retention of the significant features that remain in this Sub-District and responsible redevelopment within it, once again it can serve our town and contribute to its economic growth. The following pages contain guidelines that pertain to the appropriate treatment of existing historic resources within the Industrial Sub-District, as well as those applicable to new construction.

8.2 Approximate Boundaries of the Industrial Sub-District

Unlike more modern industrial parks, the Industrial Sub-District was centrally located and within walking distance of the central business district and surrounding residential areas. Geographically, the Sub-District runs from the rail yard area just beyond the rail bridge on East Hightower Trail to the rail bridge on Cherokee Street. From Cherokee Street it takes in the old Cooperative Department Store and runs northeast from there to the Social Circle Cotton Mill complex. From the mill it runs south to the head of East Cannon Street where it runs east, taking in the open space between the mill and Jones Street (see the map below).

Figure 122: Industrial Sub-District

8.3 Buildings and Structures of the Industrial Sub-District

Although many buildings and structures that once existed in the Industrial Sub-District have been lost, those that remain are vital to the character of the historic district and should be preserved with other resources of significance. Of the buildings that remain, most are associated with Social Circle's two most important industries: railroad transportation and cotton. The

following sections contain descriptions of some of the buildings and structures within the Industrial Sub-District and their overall importance to its context.

8.3.1 Warehouses

Figure 123: One of the earlier warehouses in the Industrial Sub-District
Notice the ornamented nature of this nineteenth century example.

Figure 124: A cotton warehouse in the Industrial Sub-District circa 1948

Historically, a number of warehouses existed in the Industrial Sub-District. Many of these were devoted to the storage of single commodities such as seed, cotton, lumber, or fertilizer. However, others were used to store freight and support railroad activity in the area. According to a Sanborn map from 1909, at least seven warehouses and similar structures such as seed houses were located within the Industrial Sub-District. These were largely utilitarian buildings with some ornamented examples.

Most of the larger examples of this building type were constructed of brick with a majority of the smaller examples being frame structures. Over the years, many of these structures disappeared due to decreased activity in the Industrial Sub-District. Those that remain are highly important to Social Circle's past and the general character of the Sub-District, making their preservation very important.

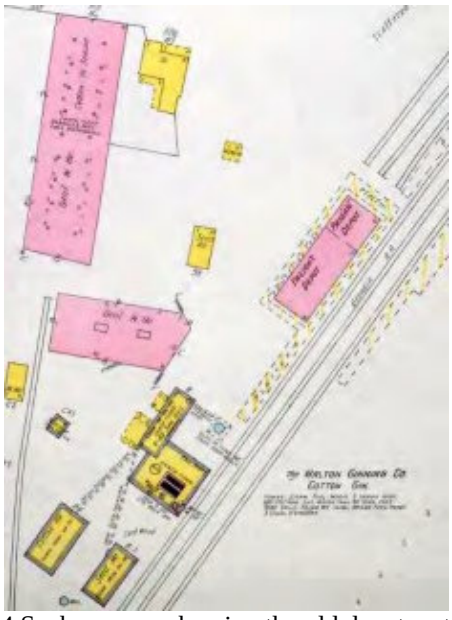


Figure 125: A segment of a 1904 Sanborn map showing the old depot, cotton gin, and several warehouses

The long building in the top left corner is the warehouse shown in the previous image.

8.3.2 Railroad Buildings and Structures

Figure 126: The Social Circle Rail Depot today

Figure 127: The Social Circle Rail Depot circa 1913

The first industrial buildings that arrived in Social Circle were associated with the railroad. Although no antebellum railroad buildings or structures survived the Civil War, some examples

remain from later periods. The most significant of these is the passenger depot located on Sycamore Street. This building likely began as a smaller structure, which was built after the Civil War during Georgia's occupation by Union troops. In 1913, the Georgia Railroad enlarged the depot into a Romanesque structure with a large freight to its west (only the passenger portion remains today).

Other significant structures associated with the railroad exist such as an early twentieth century coaling tower east of the depot. This important resource harkens back to Social Circle's heyday when locomotives ran on coal and the rail yard was an active passenger and freight hub. Today, the tower is one of five concrete examples that remain in Georgia.

Figure 128: Coaling tower in the Industrial Sub-District

8.3.3 Railroad Spurs

Figure 129: Some double ended and point spurs in the Industrial Sub-District.

Due to the presence of a rail yard in the center of the Industrial Sub-District and the fact that most industries within it depended on the railroad, rail spurs were a very important feature found

in the area. Over the years many of these have been removed as industries left the Sub-District. However, some remain and are important landscape features that should be preserved with the same sensitivity as the historic buildings and structures that surround them. The above image shows some of the spurs that exist today. The railroad utilized point spurs to store cars while they were switched from train to train. Double ended spurs were also used for this purpose and for loading freight. The double ended spur in the image above is located in front of what remains of the old cotton gin.

8.3.4 Social Circle Cotton Mill Complex

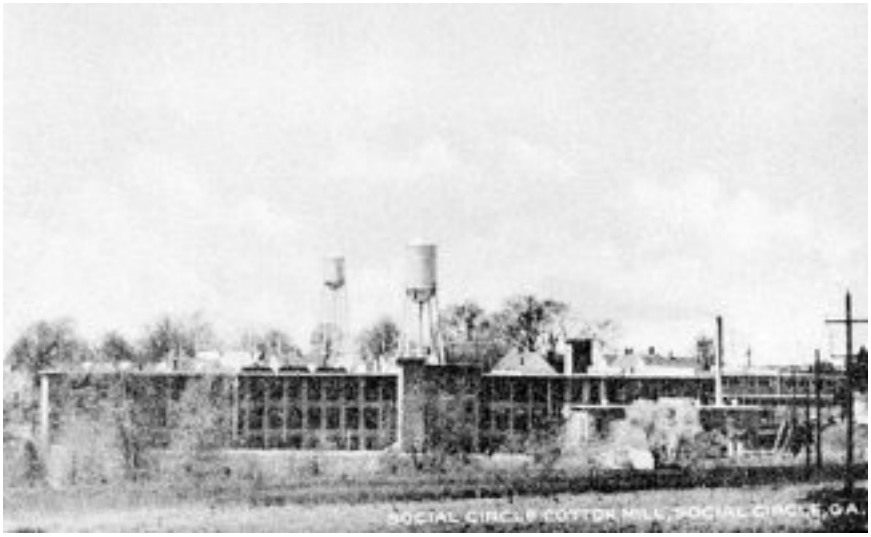


Figure 130: The Social Circle Cotton Mill Circa 1940

Figure 131: The Social Circle Cotton Mill today

Of all of the industries located in the Industrial Sub-District, none influenced Social Circle's growth and economic development to the extent that the Social Circle Cotton Mill did. The first buildings of the mill complex were constructed in 1901 and it was enlarged in 1909. However, in 1913 the mill filed bankruptcy and reorganized itself as the Social Circle Cotton Mill. Shortly after this, Cannon Mills bought the facility and operated it until it closed in 1982. In the following decade, fire destroyed a large portion of the complex. Despite this, what remains of the mill complex (ruins included) is highly significant and should be retained and preserved. Today portions of the main mill building, its machine shop, office, and other important structures remain.

8.3.5 Water Towers and Cisterns

Figure 132: The Social Circle mill complex with examples of water towers and cisterns

Although the remaining water towers and cisterns are associated with the cotton mill complex, they are significant resources that were once more common in the Industrial Sub-District. These utilitarian structures were used to store water for heavy industries in a time when local water facilities were nonexistent or inadequate. Water towers are vertical structures usually made of metal or other durable materials. Cisterns on the other hand, were often constructed of concrete and set into the ground. Although historic water towers and cisterns generally do not serve a practical purpose today, they are important design elements that should be preserved.


Figure 133: Water tower in the Industrial Sub-District

8.4 Building Elements

The significant buildings and structures within the Industrial Sub-District contain various elements, which are important to their overall character that should be preserved. Additionally, although the materials that make up these elements and the buildings themselves were built to last, they require care in order to survive. The following sections contain guidelines on building element treatment, as well as techniques and guidelines for building material preservation.

8.4.1 Doors

As with many other resources addressed in this manual, the doors on industrial buildings and structures are some of their most important features. Their numbers, style, shape, and detailing contribute to their character, and therefore, it is very important that original doors be retained if at all possible. However, in cases of excessive deterioration or the nonexistence of a historic door, an acceptable replacement may be used (see the description below). If an inappropriate door exists, the Historic Preservation Commission (HPC) encourages property owners to replace them with an appropriate example.

8.4.1.1 Acceptable replacements

Within the Industrial Sub-District a number of door types existed that ranged from solid wood or metal double doors that were designed for freight movement to single doors designed for pedestrians. Depending on the building type, the doors and their configurations will vary. However, regardless of the door type, the replacement should fit the opening and doorways should not be filled in with solid materials or reduced in size to fit smaller doors. Patching damaged doors with materials that do not blend in with those that make up the door is also not appropriate. Below are the guidelines for standard doors and freight doors:

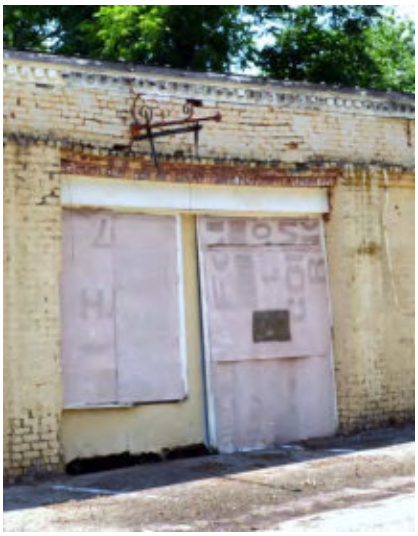


Figure 134: Patching doors with materials that do not blend in with the door itself is not appropriate

8.4.1.2 Standard Doors

These are doors that are primarily designed for pedestrian traffic. On many building types these are located on the main facade. However, on some building types like warehouses they may be located on other elevations. In the case of the Industrial Sub-District, these may be single doors

or double doors depending on the size of the door opening on the building. They may be glazed or solid. In general, glazed and solid doors should be constructed of painted wood. However, on certain buildings, solid doors may be constructed metal as long as it is painted. In general contemporary glass doors or unpainted metal doors are not appropriate in the Industrial Sub-District.

Figure 135: An acceptable standard metal door from another historic area

8.4.1.3 Freight Doors

These are large doors that were designed to move goods in and out of buildings. These are often located near loading docks and platforms or alleys. These may or may not be present on the main street facing facade of an industrial building. In general, these were heavy doors that were constructed of metal, wood, or sheet metal over wood. In many cases, metal examples would have had riveting or other structural reinforcement detailing. Replacement freight doors should match originals as closely as possible. However, if the original doors are not present, simple solid double doors appropriate to the building are best. These doors, as with historic examples, should be painted to avoid corrosion.

Figure 136: A freight door in the Industrial Sub-District

Figure 137: A freight door from another historic area that is appropriate for the Industrial Sub-District

Figure 138: An acceptable replacement freight door

8.4.2 Windows

Figure 139: A rare example of a decorative window found on the company store for the mill

Window detailing is significant and should be preserved where it is found and never added to buildings that did not historically contain it. Windows, like doors, are one of the most important design elements of industrial structures. Prior to the existence of florescent lighting, large windows provided much of the light needed in buildings where manufacturing took place or those associated with rail travel. However, some industrial buildings such as warehouses had

few if any windows. Historic industrial windows themselves were usually constructed of wood or steel and may or may not have had shutters.

8.4.2.1 Replacement and Repair

Many industrial windows were built to last and withstand the demands of an industrial environment. However, like any building element they deteriorate over time and require maintenance to remain functional. Regularly inspecting windows for leaks and repairing damaged glazing and deteriorated window putty and other fastening elements can prevent the need for major repairs or replacements. Additionally, regularly painting wood and steel framing elements can prevent deterioration. However, in cases where windows are damaged, repair should take place before any replacement. If damage is too severe for repair, replacement may take place.

Replacement windows should match the originals in terms of size, appearance and configuration. Although replacing windows with new ones constructed of the same materials is best, synthetic materials may be used if they are not easily distinguishable from the originals. Additionally, any replacements should possess the same configuration and number of lights as the original. All windows should have their framing elements painted to match the rest of the windows on the building.

Figure 140: This contemporary window is designed to look like an industrial steel frame window

8.4.2.2 Appropriate and Inappropriate Window Treatments

Due to the importance of these features and their relevance to individual building types, they should never be filled in with solid material. Additionally, windows in the Industrial Sub-District should have clear glazing unless they historically had glazing that was not, such as stained or leaded glass. Furthermore, windows should never be frosted, contain privacy glass, or any other inappropriate glazing materials.

8.4.2.3 Storm Windows

The use of storm windows can make properly repaired historic windows as energy efficient as new windows. However, they should be applied to a building in a sensitive manner in order to avoid altering its character. For this reason interior storm windows are best and in cases where

exterior storm windows must be used property owners should paint their framing elements to blend in with those of the original window. The use of unpainted raw metal storm windows is not appropriate. See the *Upper Story Windows and Detailing* section of the Commercial Sub-District design guidelines in this manual for further information on storm windows.

8.4.2.4 Shutters

Shutters should not be applied to buildings that did not historically have them. However, in cases where sufficient photographic evidence exists that shutters were in use, they may be added as long as they match the originals. In cases where photographic evidence does not exist but shutter strapping or other mounting elements are present, shutters may be added. However, such examples should be simple and appropriate industrial examples. In general, these should be painted sheet metal over wood (see the image below).

Figure 141: An appropriate industrial shutter from another historic community

8.4.3 Chimneys and Smokestacks

Figure 142: A historic metal smokestack and a historic brick chimney in the Industrial Sub-District

Historically, chimneys and smokestacks were important building elements found in the Industrial Sub-District. Not only did these provide ventilation for stoves, fireplaces, and coal furnaces, they also provided ventilation for coal powered engines and power turbines. Although these do not generally serve practical purposes today, they are important design elements that should be preserved with other important elements of the building. Chimney and smokestack removal is not appropriate and should be avoided in the Industrial Sub-District.

Figure 143: Chimney and smokestack removal is not appropriate

8.4.3.1 Chimney and Smokestack Repair

Due to the fact that these elements are often some of the most exposed to weather, they require regular repair. Within the Industrial Sub-District, these elements were constructed of metal or brick. For information on brick chimney repair, please refer to the *Chimneys* section in the Commercial Sub-District design guidelines of this manual. For metal stovepipes and smokestacks regular inspection and painting can prevent many problems that lead to major repair or replacement. In cases where damage has occurred, repair should take place first. Repair strategies will depend greatly on the type of metal used in the construction of the element. Patching techniques should be used as the first repair strategy. If the stovepipe or smokestack is no longer functioning, these may be of a fiberglass, aluminum, or a synthetic material that blends in with the element. All patches should be finished and painted to blend in.

8.4.3.2 Chimney and Smokestack Replacement

For information on brick chimney replacement, please refer to the *Chimneys* section in the Commercial Sub-District design guidelines of this manual. In cases where repair is not an option for a metal smokestack or stovepipe, the element may be replaced with a similar example. Replacements for chimneys and smokestacks for safety purposes may be of synthetic materials that match painted metal as long as they are not easily distinguishable from the original.

8.4.4 Loading Docks and Railroad Platforms

Figure 144: A loading dock in the Industrial Sub-District

Within the Industrial Sub-District, historic loading docks may be found on warehouses and other buildings platforms may be found along the railroad tracks. Loading docks were used first by carts drawn by mules or horses and later by trucks. Often these were located at the rear of buildings on roads that were used to transport freight known as freight roads. Loading docks in the Industrial Sub-District were usually constructed of wood or concrete.

Platforms were performed a similar function as loading docks but were located along the railroad tracks near railroad or industrial buildings. These were usually raised above the railroad grade to make unloading passengers and freight easier. These structures were usually of concrete or brick, with the earliest and simple examples being wood.

As with any feature exposed to the elements, platforms and loading docks require maintenance and periodic repair. Moisture problems are one of the greatest threats to these features. Regular inspection, keeping vegetation at least three feet from these features and proper drainage can prevent most of these problems. When repair is necessary it should be carried out with the most appropriate techniques for the material (please refer to the *Building Materials* section of the Industrial Sub-District Guidelines).

In certain cases where loading docks or platforms are too badly damaged for repair, they may be replaced. However, the replacement should match the original in terms of materials and appearance as closely as possible. The addition of loading docks and platforms to buildings that did not historically have them will be considered on a project by project basis for adaptive reuse purposes. Such new features should be compatible with the buildings they are added to, be reversible, not damage or conceal significant existing features, and not negatively impact design of the building.

8.4.5 Decorative Brick and Stonework

Figure 145: Some decorative brick and stonework on the rail depot in the Industrial Sub-District

A number of buildings within the Industrial Sub-District contain decorative brick and stonework. These important elements hearken back to a time when even functional buildings were ornate by today's standards. Where present, these elements should be preserved and retained.

8.4.5.1 Repair and Care of Decorative Brick and Stonework

These significant features should never be concealed or obscured by any new elements added to the buildings and structures that possess them. When portions of these elements are damaged, repair should take place before any replacement. All repairs should be done in such a way that the elements do not change in appearance from what they originally looked like.

To prevent major repairs and replacement, these elements should be maintained. This includes addressing moisture issues and making sure that such elements are protected by proper drainage systems. Additionally, it includes cleaning and repairing cracks and other forms of deterioration. For stone, cleaning and repair techniques will depend on the type of stone used to make the element *(the HPC will have further information on the care of various stone types)*. For brick care, please refer to the *Building Materials and Maintenance* section in the Commercial Sub-District guidelines of this manual.

8.4.5.2 Replacement of Decorative Brick and Stonework

If the element is too badly damaged for repair it may be replaced. However, replacement should be limited to the portions that are the most badly damaged if at all possible and less damaged sections repaired. All replacements should blend in with the rest of the element. If an entire replacement is necessary, it should match the original as closely as possible. Replacements may take place with other materials besides stone and brick as long as they cannot be readily distinguished from the original material. This includes fiberglass and other materials that can be molded to look like the original.

8.4.6 Decorative Woodwork

Certain buildings within the Industrial Sub-District contain decorative woodwork. These elements should be preserved with the same care as other elements of significance. Additionally, they should never be obscured or concealed by any improvements added to buildings. As with other elements, their regular care and maintenance can prevent major repairs or replacement. For further details on decorative woodwork preservation guidelines, please refer to the *Building Materials and Maintenance* section of the Commercial Sub-District guidelines.

8.4.7 Cornices and Parapets

Figure 146: Parapet with a decorative cornice in the Industrial Sub-District

Figure 147: A stepped parapet on a warehouse in the Industrial Sub-District

Cornices and parapets are important design elements that define flat roof buildings and add to the character of the Industrial Sub-District. These elements are highly significant and should be preserved with other important elements of the building. To these ends, they should never be concealed or removed. Additionally, they should be regularly inspected for damage and repair to

ensure their survival. For further details on the importance of cornices and parapets, maintenance, and repair/replacement please refer to the *Cornices and Parapets* section in the Commercial Sub-District guidelines of this manual.

8.4.8 Miscellaneous Elements of Significance

Within the Industrial Sub-District a number of other significant building elements exist. These include but are not limited to electrical fixtures, railings, coal chutes, mechanical components, and other similar items. Such items visible from the public right of way should be preserved where they exist even if they do not serve a practical purpose. Additionally, they should not be obscured or concealed by any improvements to the building.

8.5 Industrial Lighting

Generally speaking, lighting guidelines for the areas of the Industrial Sub-District that border major road right of ways will follow those found in the *Lighting* section of the Commercial Sub-District guidelines of this manual. However, due to the nature of the Industrial Sub-District as an active industrial area, the Historic Preservation Commission will give more latitude on lighting in other areas of it. As a general rule, lighting should be adequate for the needs of a building and not retract from the character of the area. Lighting should be addressed on a project by project basis to better meet the needs of property owners and preserve the character of the Industrial Sub-District.

8.6 Industrial Signage

Figure 148: An example of larger-scale signage that may be acceptable for larger buildings

Guidelines for signage within the Industrial Sub-District will follow those in the *Signage* section of the commercial Sub-District guidelines of this manual. This includes guidelines on historic advertising. However, some larger signage may be appropriate for the mill complex and other areas with larger buildings and structures. In any case, this type of signage should have a historic industrial feel and not retract from the character of the area. Additionally, the HPC should carefully review proposals for such signage variances on a project by project basis.

8.7 Industrial Infill

As with other areas within the Social Circle Historic District, infill is a key component to maintaining the context of the district as well as vital to the economic prosperity of the town. Therefore, the HPC encourages responsible infill in the Industrial Sub-District, along with sensitive adaptive reuse of existing buildings and structures. In general, infill within the Industrial Sub-District will follow the guidelines for *Infill in Transition Areas where Party Walls do not Exist* section of the Commercial Sub-District section this manual. However, height, directional expression, building form, as well as materials texture have specific guidelines outlined below.

8.7.1 Setback

For appropriate information on setback, please refer to the *Infill in Transition Areas where Party Walls do not Exist* section of the Commercial Sub-District Guidelines in this manual. Please note that contemporary industrial parks or other high setback developments are not appropriate in the Industrial Sub-District.

8.7.2 Scale

Infill in the Industrial Sub-District should take place with similar proportions of existing buildings within the area. Design elements in this kind of infill should complement existing building features within the transition areas. Additionally, the size of openings such as windows and doors should be similar to that of other buildings within the Sub-District.

8.7.3 Height

Infill in the Industrial Sub-District areas should be appropriate in height and never exceed that of existing buildings in the area. As a general rule, this means that buildings should be no more than four stories tall (the height of the mill) in areas that do not face major public right of ways. In areas that face public right of ways such as Sycamore Street and Cherokee Street, infill buildings should be no more that 1-2 stories in height.

8.7.4 Directional Expression

Infill in transition areas should maintain the directional expression of existing buildings in the area. On major public right of ways such as Sycamore Street and Cherokee Street, they should face those streets. Areas close to the railroad should face the railroad or service streets.

8.7.5 Building Form and Roof Shape

Figure 149: Quonset hut type buildings may be acceptable in some areas of the Industrial Sub-District

More latitude exists for building form within the Industrial Sub-District. This includes more horizontality in buildings, as well as minor differences in form. However, bays on new construction should be proportional to those of similar buildings within the area. Infill buildings may have a flat, hipped, side-gable, front-gable roof. Additionally, in certain areas, Quonset hut type buildings may be appropriate. Gable roofs should have a pitch equivalent to that of the historic buildings within this area. Any variances on roof shape will be considered by the HPC on an application by application basis.

8.7.6 Materials and Texture

The exteriors of new construction should be of materials with a natural or non-contemporary industrial appearance such as brick, stone, wood, or sheet metal. Concrete block may also be acceptable for certain buildings. Decorative elements may be of painted metal or other materials that have a compatible appearance. The HPC will consider variances in building materials on an application by application basis. Synthetic materials may be appropriate in certain circumstances as long as they resemble the materials discussed above in terms of texture and appearance

8.8 Open Spaces

8.8.1 Freight Streets

Figure 150: A satellite image of a freight street between the rail depot and an old warehouse

Figure 151: A ground view of the same freight street

Freight streets are roadways that grant access to loading docks, platforms, and warehouses and other industrial areas. Often these streets contain no outlets and were not designed for through traffic usage. Although the Industrial Sub-District likely contained more of these features, those that remain are important design elements. Therefore, property owners should preserve these where they exist. This not only includes keeping these areas free of new construction, but also keeping them clear of vegetation so that they remain visible. Freight streets may or may not be paved. If they are unpaved, they should remain that way and if they are paved, they should repaved with materials that closely resemble the original paving material. Any modifications to freight streets should be carefully reviewed by the HPC. Any new freight streets for new construction should respect existing features and follow the guidelines above for paving and maintenance. Additionally, their placement should reflect that of existing freight streets.

8.8.2 Historic Yard Areas

Figure 152: Rail yards are one type of yard area commonly found in historic industrial areas

Within the Industrial Sub-District, open spaces exist that served as yard areas. One common yard area is a rail yard (see the image above). Other yard areas that existed may be for storing lumber, rails, or other items used and produced within the Industrial Sub-District. Although determining if an open space was historically a yard or not is not always possible, those yard areas that remain should be preserved as open spaces. To these ends, adaptive use projects should focus on retaining the open nature of these features.

8.8.3 Watershed Areas

Figure 153: The Little River (once the main source of water for the town) flows in the forested area on this image

Historically, steam machinery in factories and on railroads depended on nearby water sources. At least one watershed area that served this purpose is known to exist in the Industrial Sub-District known as the Little River. The area where this river flows is a large forested area east of the cotton mill complex (see the image above). Not only is this river important from an environmental standpoint, it possesses cultural significance as well. This river is a small spring-fed stream that at one time supplied water for the cotton mill and Social Circle alike. This feature and any other like it within the Industrial Sub-District should be preserved as natural areas.

9 Roofs and Materials

Roofs are a very important aspect of historic buildings and compatible infill within the Social Circle Historic District. Although details concerning roofs for new construction may be found in the various infill sections of this manual, this section discusses basic roof forms and appropriate roofing materials.

9.1 Basic Roof Forms

Although some complex roof forms exist, the most common four types that occur are gable, hip, pyramidal hip, and flat roofs with a parapet. The appropriateness of these individual roof types varies from area to area within the Sub-Districts. Certain roof types such as flat roofs may only be used in the Industrial and Commercial Sub-Districts. However, the other three and their appropriate variations may be used where appropriate in the Residential Sub-District and other two Sub-Districts.

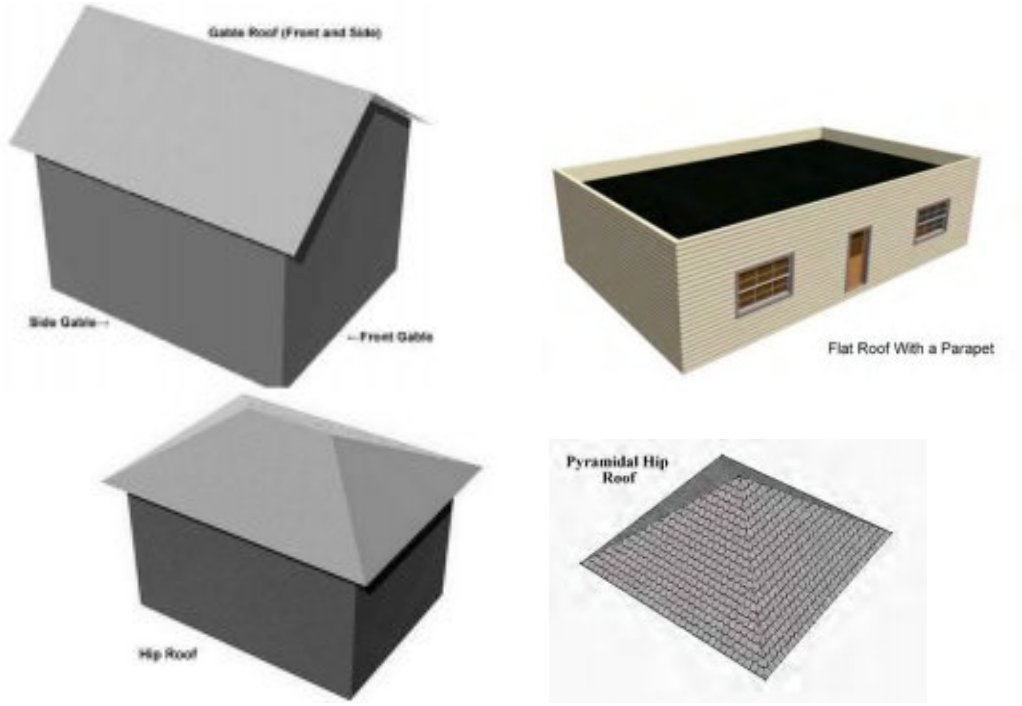


Figure 154: Some basic roof forms found in the Social Circle Historic District

9.2 Basic Roofing Materials

The type of roof a building has greatly influence the type of roofing materials suited for it. These materials are sacrificial and the frequency of roof replacement will vary depend on the type of material used. In certain cases, roofing material may greatly affect the character of the building necessitating in-kind replacement. Clay tile shingles and slate shingles are two examples of roofing materials that greatly affect the character of a building. However, in most other cases where other materials have been used, different materials from the original may be used. See the guidelines below for appropriate replacement roofing materials for basic roof types.

9.2.1 Flat Roofs

Figure 155: Rolled roofing

Flat roofs that are not visible from the street (concealed by a parapet) may utilize rolled roofing. Rolled roofing may be constructed of synthetic materials that resemble rubber or constructed or tar paper based materials.

Figure 156: Flat seam metal roofing

Note that this is a copper example and roofs of this type may be of other metals. However, metals other than copper must be painted or coated to prevent corrosion. For most visible flat roofs, flat seam metal or similar metal sheathing is most appropriate. In cases where metal other than copper is used, it must be painted or covered with a protective coating in order to prevent corrosion.

9.2.2 Gable and Hipped Roofs

Figure 157: Standing seam metal roofs (left) and asphalt shingle roofs are acceptable for most pitched roofs

The material used on gable and hipped roof will depend on a number of factor including load requirements, material lifespan, cost, and the level of significance of the original material. In most cases, roofs may be sheathed with asphalt shingles or metal roofing (preferably standing seem). Metal roofing should be painted or coated with a protective film to prevent corrosion. Metal or wood shingles may be used on circa 1800s and early 1900s buildings. Slate and clay tile shingles should only be used on buildings that historically contained them, due to their significance and heavy loading requirements. If evidence exists that a building had one of these types of roofing material, but it no longer exist, property owners may add them to the building. In certain cases such as these, materials that resemble clay tile shingles or slate shingles may be used on replacement roofs.

Figure 158: Clay tile shingles (left) and slate shingles (right) should only be used where they historically existed

10 Building Materials and Maintenance

Throughout the Social Circle Historic District various building materials exist that contribute to its historic and design significance. In order for individual resources to survive and remain significant, property owners must maintain these elements. Therefore, this section discusses appropriate treatments for the most common building materials found on historic resources in Social Circle.

10.1 Masonry

10.1.1 Moisture

Moisture problems are one of the greatest threats to masonry. The most common moisture problems occur at the bottom of a building where it meets the foundation and on the top of the building at its junction between a parapet and roof. Regular inspection of these areas, as well as flashings, copings, and drainage systems can prevent water damage in most cases. Additionally, regularly cleaning roofs and keeping vegetation away from foundations can further prevent it.

10.1.2 Repointing

Over time, brick mortar fails. Such failure is intentional, as mortar is a sacrificial material that is designed to move with the building and deteriorate before brick. Purposely, historic mortars were high in lime content to allow this to happen. Therefore, when repointing takes place, a high lime mortar that matches the original as closely as possible must be used (see the chart below for the appropriate ratio). Repointing should take place when the recess in mortar is greater than 1/2 inch and the new mortar should match the original in terms of joints, composition, color, coarseness, and workmanship. Additionally, power tools should not be used to remove old mortar, as they can damage masonry.

The following table illustrates the appropriate lime to Portland cement ratios for historic mortar. These range from softest (at the top of the list) to hardest (at the bottom of the list). Generally speaking, the softer ratios are best for historic brick. These ratios will form cement that should be mixed at 3 parts cement to 8-9 parts sand to form the mortar. Sand should match the original color of the mortar and not contain salt, as it will not set properly.

Parts Lime	Parts Portland
2	1
1.5	1.5
1	2

10.1.3 Cleaning

When cleaning historic masonry, use the gentlest means possible. This generally means light pressure washing with no more than 250 psi (higher pressures risk damaging the fire-skins on brick). This should be combined with scrubbing a light soap solution on the masonry. If this is not sufficient, chemical cleaners appropriate to the material may be used (contact the Historic Preservation Commission for further information on chemical cleaning). In these cases a qualified contractor should be used. Additionally, any cleaning method should be tested first in a

patch location on an inconspicuous part of the building. **Sand blasting should never be used to clean masonry or remove paint.**

10.1.4 Unpainted Masonry

If masonry is unpainted, it should be left unpainted and stucco should never be used to cover painted or unpainted masonry. Additionally, the use of clear, non-breathing water repellants and sealants should be avoided. If masonry is painted, it may be repainted or have its paint removed. However, paint should only be removed by approved methods and not in cases where common brick (brick that lacks a fire-skin) has been used on the building exterior. Allowing paint to flake off naturally is an appropriate paint removal method.

10.2 Concrete

Concrete is an important building material within the Industrial Sub-District. Its use can range from a component of a building to its chief construction material. Where present, historic concrete should be retained and preserved.

10.2.1 Damage Prevention

Most problems with concrete result from moisture damage or building settling. However, due to the fact that most settling occurs rather early in a structure's existence, the chief concern is usually moisture. One of the most common moisture problems is iron jacking. This occurs when water comes in contact with metal supports encased in concrete, which causes them to expand as they oxidize and break the concrete in the process. Additionally water trapped in cracks can cause similar damage during winter freeze-thaw cycles. Problems like these can be greatly reduced by providing buildings and structures with adequate drainage, keeping vegetation at least three feet from their foundations, and inspecting concrete components regularly.

Figure 159: Iron-jacking is a common result of moisture problems in historic concrete

10.2.2 Repair and Replacement

Although adequate drainage and regular inspection will prevent many major repairs and material replacements, concrete repair may be unavoidable in some cases. When concrete is damaged, it should be repaired before any replacement takes place. Although the level of repair will vary depending on the degree of damage, some possible repair measures include:

- Installing waterproof membranes to prevent continued water saturation.
- Carefully removing deteriorated metal supports and replacing them with stainless steel supports.
- Patching with lime based concrete mixtures.
- Injecting epoxies or other similar materials into damaged areas and concealing those with materials that blends into the concrete surface.

Any of these repair techniques should be carried out by a qualified professional. The HPC will have further information on these repair techniques. In cases where damage is too severe for repair, replacement may take place as long as the replacement matches the original in terms of texture, color, and appearance. In cases where components are replaced molds should be made of the original and appropriate concrete should be used (common Portland concrete is generally not appropriate for historic buildings and structures).

10.3 Wood

Wood plays an important role in the design of many buildings in the Commercial Sub-District. Many important design elements such as brackets and other detailing are constructed of it. If wood elements are present, they should not be removed and should be repaired before they are replaced. In cases of damage due to rot or insects, epoxy repair and similar methods should be used. If replacement is necessary, the new element should match the original in terms of design, workmanship, and materials as closely as possible. To prevent damage in the first place, these elements should be checked regularly for rot and insect damage. Controlling moisture and making sure that wood is adequately painted will prevent most of these problems.

10.4 Metal

10.4.1 Cast Iron

Cast Iron must be painted with appropriate paint in order to prevent rust. However, in cases where rust does occur or paint buildup must be removed, chemical treatment should be used over abrasive techniques. If chemical treatment is ineffective, then low pressure dry grit cleaning may be used (80-100 psi). This technique should never be used if cast iron is thin. Additionally, all surfaces surrounding the element should be protected to prevent damage to them.

If replacement of a cast iron component is necessary, fiberglass or aluminum reproductions are permissible as long as they blend in with the rest of the detailing. These types of replacements can be made by making a mold of existing features. In any case, replacements should be painted to match the original and blend in with the overall building and its detailing.

10.4.2 Sheet Metal

Sheet metal is a historic material that should be retained and preserved where it is present. Regular inspection and painting can prevent old sheet metal from leaking. Copper sheet metal does not require paint; however, other metals such as those that are galvanized or coated in tern or lead do. Where corrosion and paint buildup occurs, chemical cleaning must be used. Any abrasive cleaning on this type of metal even at very low pressure will damage it.

10.4.3 Steel

Within the Industrial Sub-District, some structures such as water towers contain exposed steel members. Although steel is a durable material, it is highly susceptible to rust when it is exposed to moisture. Therefore, steel must be coated with appropriate paint to protect it from moisture and weather. Regular inspection of steel members for corrosion and paint deterioration can prevent major repairs and replacements of steel members.

10.4.4 Repair

In cases where corrosion has taken place, cleaning with dry grit at low pressure can remove rust. However, great care should be taken when using this type of cleaning technique, especially on load bearing steal members. Additionally, damaged areas may be repaired with welding and patching techniques where applicable.

10.4.5 Replacement

If a steel member is too damaged for repair, it may be replaced. However, that replacement should match the original as closely as possible and include any details and riveting patterns possessed by the original. Additionally, it should be painted and finished to blend in with other steel components.

11 Acceptable Drainage Systems

Drainage systems are key elements of building preservation. However, they must be added to buildings with sensitivity and be regularly maintained in order to function properly. The basic types of drainage systems applicable to industrial structures are French drains, swales, and roof gutter systems. Below is a description of each and some basic guidelines.

11.1 French Drains

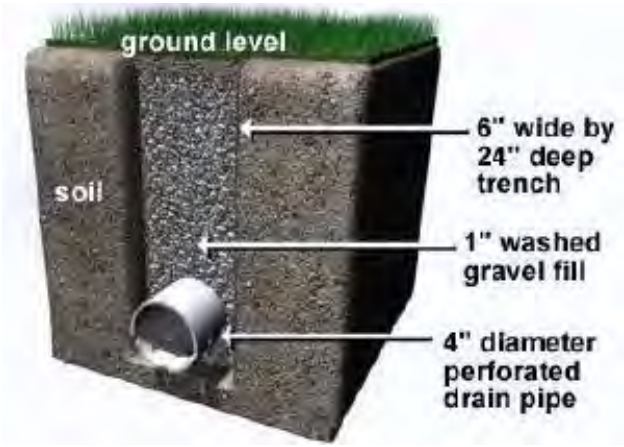


Figure 160: Cross-section of a standard French drain

French drains are suitable for both buildings and structures. However, unlike the other drainage systems, these are also suited for structures such as platforms, water towers, and any many other resources that roof gutter systems and swales are impractical or impossible to use on. This type of drainage system runs along a portion of or the entire perimeter of a building or structure. It is composed of a trench that slopes downward towards a desired drainage area. Water travels though gravel within the trench to a perforated pipe at its bottom. This water then travels to the drainage area away from the building.

Such systems are very effective for preventing problems with rising damp rot, or insect infestation conditions. However, property owners must be very careful when implementing this type of drainage system in order to not destroy significant landscape features or archeological resources. In cases where these concerns are high, property owners should utilize one of the other drainage systems discussed in this section.

11.2 Swales

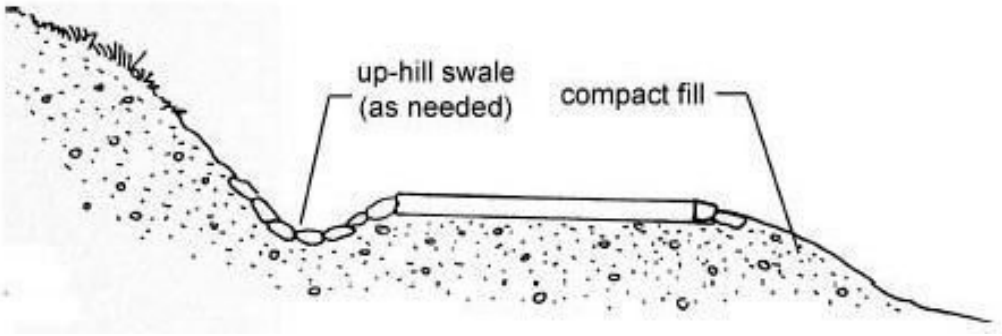


Figure 161: A typical swale configuration

Swales are a form of a ground gutter system that directs water away from a building. These are essentially a small trench lined with concrete, brick, stone, or similar materials that slope downward to a drainage area from a building. As with French drains, these may run along a portion of a building's base or its entire base. Swales are historically appropriate for certain areas within the Historic District. However, swales must be constructed of appropriate materials and be configured properly. Acceptable materials include, concrete (dyed to resemble historic concrete), brick, gravel, and stone. Contemporary swells that resemble storm gutters are generally inappropriate for building drainage in the Historic District. As with French drains property owners should be careful not to remove or damage significant landscape features or archeological resources.

11.3 Hanging Gutter Systems

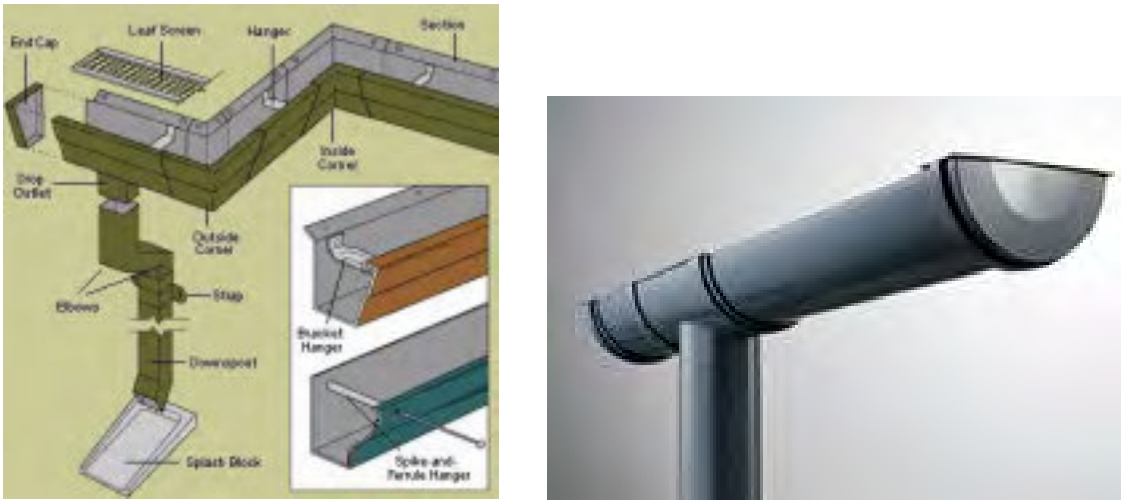


Figure 162: Standard hanging gutter system (left) and a half-round hanging gutter (right)

Hanging gutters are drainage systems that are attached to the top of a building's, which direct water to a drainage spout. From there, the spout carries the water away from the building. These types of drainage systems are ideal for situations where using one of the other methods discussed in this manual is not feasible. However, property owners should make sure that their installation does not damage or conceal any important architectural features. Additionally, in order to function properly, these must be regularly cleaned and inspected for obstructions. Although

standard gutters may be appropriate for certain buildings, half-round gutters are most appropriate for historic buildings within Social Circle Historic District (see the image above).

12 Disability Access Guidelines

Most historic buildings and landscapes were not designed with disability access in mind. However, the Americans with Disabilities Act of 1990 recognizes that disability access to public property is a civil right. Therefore, the National Park Service recommends a three-step process for implementing accessibility modifications to historic property:

1. Review the historic significance of the property and identify its character defining features.

2. Assess the existing and required level of access for the property.

3. Evaluate accessibility options within a preservation context.

Preservation Brief Number 32 "Making Historic Properties Accessible" has further information on disability access. A link to this brief can be found in the *Appendix* section of this manual.

Requirements for disability access are applicable to public buildings, including privately owned examples that are open to the public for business, worship, or other purposes. Although not applicable to private residences, the owners of such residents are permitted to make appropriate modifications to their homes for disability access if they require it. Those making modifications to historic buildings in the three Sub-Districts should follow the guidelines below:

- Identify the materials, features, and space that should be preserved when undertaking accessibility modifications. These include but are not limited to stairs, railings, doors, and door surrounds.

- Use surveys to identify accessibility barriers in historic buildings. Persons with disabilities, historic preservation professionals, and building inspectors should participate wherever possible.

- The HPC should evaluate all significant proposed changes for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

- Retain historic features and materials whenever possible when incorporating a new feature for accessibility.

- Make accessibility modifications in scale with the historic property, visually compatible, and as reversible as possible. Additionally, ensure that the essential form and integrity of the property remains uncompromised with the modification.

- The steepest slope allowed for a ramp is 1:12 or 8%. Rams should not exceed this slope and may be faced with a variety of materials depending on the building they are used on

such as brick, wood, and stone. Proper material choices often determine whether or not a ramp is compatible.

- When modifying an existing entrance is not possible, creating a new entrance in an appropriate location on a building may be a possibility. However, in these cases, the best approach may be an entry addition to an inconspicuous elevation of the building.

- Avoid replacing a historic door. However, if one must be replaced for disability access, retain the original for future reversibility. Such new doors must comply with the guidelines on doors applicable to the three separate Sub-Districts.

13 Parking

Automobile usage and parking are facts of modern life. However, parking does not need to dominate the Social Circle Historic District in order for it to remain functional. Parking should be carried out in a way that promotes walkability and sustainability within the historic district. Below are guidelines specific to the three Sub-Districts.

13.1 Commercial and Industrial Sub-District Parking

13.1.1 Location

Parking areas within the Industrial and Commercial Sub-Districts should be centralized and located behind buildings if possible. Although street parking is appropriate, it should not dominate these Sub-Districts.

13.1.2 New Parking Facilities

The Historic Preservation Commission should carefully review proposals for new parking areas such as parking decks and lots to ensure that they are compatible with the Industrial and Commercial Sub-Districts. The addition of parking facilities should not lead to the destruction or removal of historic buildings. Additionally, it should respect significant landscape feature and trees that contribute to the overall character of the Social Circle Historic District.

13.2 Residential Sub-District Parking

Street parking is permitted in the Residential Sub-District; however, should never dominate the streetscape. Property owners should utilize existing driveways, garages, and other vehicle storage facilities where they exist. For the construction of new parking facilities, please refer to the *Driveways and Walkways* and the garage portion of the *Outbuildings* section of the Residential Sub-District guidelines of this manual.

14 Building Demolition and Relocation

14.1 Demolition by Neglect

Demolition by neglect refers to the practice of not maintaining a historic property with the direct intent that it will fall into decay and become condemned, thereby paving the way for its removal. This practice is all too often used as a way around preservation ordinances. It is an unethical

practice and not permitted within the Social Circle Historic District. Legal mechanisms exist within the city that enables the authorities to cite individuals for not maintaining property. Citizens suspecting that a property has fallen into neglect for demolition purposes should contact the HPC.

14.2 Demolition

The goal of a historic preservation ordinance is to protect historic resources. Therefore, the demolition of significant buildings that contribute to the character and significance of the Historic District should be avoided. If the HPC deems any demolition of a contributing or noncontributing resource appropriate, then the property owner submit plans to them for new compatible construction before any demolition may commence. This new construction must be approved by the HPC as outlined in the various infill sections of this manual.

Demolition should not take place if:

- A building, structure, or major portion of a building, contributes to the architectural significance, historic significance, or character of the Historic District.
- A building, structure, or portion of a building, is significantly old, consists of unusual materials and design that could not be reproduced without great difficulty or expense.

Demolition may take place if:

- Public safety and welfare requires the removal of a building or structure.
- A building or structure has lost its architectural and or historic value.
- A building or structure does not contribute to the historic or architectural character of the Historic District.
- The denial of demolition leads to undue economic hardship on the part of the owner in compliance with the local Historic Preservation Ordinance.

14.3 Demolition of Non-Contributing Buildings and Structures

The removal of inappropriate, noncontributing buildings is appropriate and encouraged by the HPC providing the following:

- The property is under 50 years of age and deemed noncontributing by the HPC.
- The property is incompatible with its surroundings.
- The property will be replaced with a compatible building or structure and plans exist for its construction.

14.4 Historic Building Relocation

When historic buildings are moved, they lose a great deal of their significance. Therefore, moving them should be a last resort to demolition when all other avenues of preservation have failed. Building movement must comply with the following:

- Buildings may be moved into the historic district from other areas as long as they are compatible with the architectural character and age of the Sub-District they are moved into.

- Buildings must be compatible with the height, scale, materials, setback, and spacing of the area they are moved to (see the infill guidelines in the individual Sub-District sections of this manual for more detail).

- Significant buildings should only be moved if the only other alternative is demolition.

15 Archeological Resources

In addition to above ground resources, archeological resources below the ground hold important information about Social Circle's past. This is particularly true for portions of the historic district such as the Industrial Sub-District where much of the built heritage has been lost over time. Although many archeological resources are on private property and not legally protected, owners of property containing such resources should preserve and protect them for the benefit of future generations. This includes not disturbing or removing artifacts. In cases where digging must take place for new construction and other projects, property owners should photograph the area before beginning any work. In most cases archeological surveys will not be necessary for work to commence on private property.

Property owners should respect the fact that the Social Circle area has been inhabited by people for thousands of years at least on a temporary basis and that other cultures may have left archeological evidence behind. Please note that federal law prohibits disturbing Native American burials and their associated artifacts. If you encounter burial artifacts or human remains, halt work immediately and contact the appropriate authorities.

16 Appendix

Link to the City of Social Code of Ordinances, a downloadable, searchable PDF document.
http://www.socialcirclega.us/code_of_ordinances.html

Link to Preservation Brief Number 32 "Making Historic Properties Accessible."
http://www.nps.gov/history/hps/tps/briefs/brief32.htm

17 Glossary of Architectural Terms and Definitions

Courtesy of the New York City Landmarks Preservation Commission
(edited by the author)

A

Architect: An individual, partnership, corporation or other legal entity licensed to practice the profession of architecture under the education law of a particular state.

Architrave: 1. The lowest part of a classical entablature. 2. A molding enframing an opening such as a window or areaway.

Armature: A metal structural support for a rigid projecting sign. The armature may support the bracket sign by means of one or two projecting arms.

Awning: A metal frame clad with fabric attached over a window, door, porch opening or storefront to provide protection from the weather.

B

Baluster: One of a series of short vertical posts, often ornamental, used to support a rail.

Balustrade: A railing composed of balusters and a top rail running along the edge of a porch, balcony, roof, or stoop.

Bay: A regularly repeating division of a façade, marked by fenestration.

Bay Window: A projecting form containing windows that rises from the ground or from some other support, such as a porch roof; see also oriel.

Block Plan: A drawing of a building's foot print within an entire block in simplified, non-detailed form

Bracket: A projecting angled or curved form used as a support, found in conjunction with balconies, lintels, pediments, cornices, etc.

Bracket Sign: A rigid outdoor sign, with two display faces,

installed perpendicular to a building facade and hanging from an armature, used as an announcement for an establishment in the building, consisting of the rigid display faces and all letters, words, numerals, illustrations, decorations, trademarks, emblems, symbols or their figures or characters associated with the name of the establishment that are applied to the faces. In addition, a bracket sign may consist solely of an outline of a shape and/or letters intended to act as a symbol or sign for the establishment.

Brick Molding: A milled wood trim piece covering the gap between the window frame and masonry, which can be rectilinear, curved, or composite-curved.

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

Building Plan: A drawing that shows a horizontal view

Building Streetwall: The predominant plane of the building facade at the level of the storefront.

C

Came: A slender rod of cast lead, with or without grooves, used in casements and stained-glass windows to hold the panes or pieces of glass together

Canopy: A metal frame clad with fabric that projects from a building entrance over the sidewalk to the curb where it's supported on vertical posts

Cap flashing: A waterproof sheet that seals the tops of cornices and walls.

Capital: The topmost member, usually decorated, of a column or pilaster.

Casement: A window sash that is hinged on the side.

Cast Iron: A type of iron, mass-produced in the nineteenth century, created by pouring molten iron into a mold; used for ornament, garden furniture, and building parts.

Clapboard Wood: Siding composed of horizontal, overlapping boards, the lower edges of which are usually

thicker than the upper.

Colonnade: A row of regularly spaced columns supporting an entablature.

Colonnette: A diminutive column which is usually either short or slender.

Color : The sensible perception of hue, value and saturation characteristics of surfaces of window components. In the event of disagreement, the Munsell system of color identification shall govern.

Column : A vertical, cylindrical support. In classical design it is composed of a base (except in the Greek Doric order), a long, gradually tapered shaft, and a capital.

Configuration: The number, shape, organization and relationship of panes (lights) of glass, sash, frame, muntins or tracery.

Console: A scroll-shaped projecting bracket that supports a horizontal member.

Coping: A protective cap, top, or cover of a wall parapet, commonly sloping to protect masonry from water

Corbel : An architectural member which projects upward and outward from a wall that supports a horizontal member.

Cornice: A projecting molding that tops the elements to which it is attached; used especially for a roof or the crowning member of an entablature, located above the frieze.

Cresting: A decorative element, frequently of iron, usually located at the peak or edge of a roof.

Crocket: An ornamental foliate form placed at regularly spaced intervals on the slopes and edges of the spires, pinnacles, gables, and similar elements of Gothic buildings.

Cupola: A small dome on a base crowning a roof

D

Day: Any day other than a Saturday or Sunday or legal holiday.

Decorative Masonry: Terra cotta, cast-stone or natural stone (such as limestone, marble, brownstone or granite) facade areas and/or any ornamental feature which is a component of the facade such as, belt courses, banding, water tables, cornices, corbelled brick work, medallions, enframements, and surrounds, and ornamental bonding patterns, e.g. tapestry brick or diaper patterns.

Demolition: Dismantling or razing of all or part of an existing improvement.

Dentil : A small, square, tooth-like block in a series beneath a cornice.

Details: The dimensions and contours of both the stationary and moveable portions of a window, and moldings.

Display Window: The large glazed portion of the storefront, and the associated framing, above the bulkhead and below the transom, extending from pier to pier. The display window is typically used for the display of goods and to provide daylight and visibility into the commercial space.

Doric: One of five classical orders, recognizable by its simple capital. The Greek Doric column has a fluted shaft and no base; the Roman Doric column may be fluted or smooth and rests on a molded base.

Dormer: A vertical structure, usually housing a window, that projects from a sloping roof and is covered by a separate roof structure.

Double hung: A type of window with two sash, each sliding on a vertical track.

Drip molding: A projecting molding around the head of a door or window frame, often extended horizontally at right angles to the sides of the frame, intended to channel rain away from the opening; also called a drip lintel.

Dunnage: Supports for air conditioning and other

equipment above the roof of a building.

E

Eave: The overhanging edge of a roof.

Elevation: A drawing of a face of a building with all the features shown, as if in a single vertical plane

Enframement: A general term referring to any elements surrounding a window or door.

Engineer: Any individual, partnership, corporation or other legal entity licensed to practice the profession of engineering under the education law of a particular state.

English bond: A pattern of brickwork with alternate courses of headers and stretchers.

Entablature: A major horizontal member carried by a column(s) or pilaster(s); it consists of an architrave, a frieze, and a cornice. The proportions and detailing are different for each order, and strictly prescribed.

Establishment: A manufacturing, commercial or retail business or profession.

Entrance recess: The recessed opening in the facade leading up to the doorway of a storefront or building entrance.

Existing windows: The windows existing at the time of designation or windows which have been changed subsequent to designation pursuant to a permit issued by the Commission.

F

Façade: The main exterior face of a building, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Fanlight: A semicircular or semielliptical window above a door, usually inset with radiating glazing bars.

Fascia: A 0 horizontal, flat element often combined with a

cornice and architrave.

Fenestration: The arrangement, proportioning and design of windows in a building.

Festoon: A carved ornament in the form of a band, loop, or wreath, suspended from two points; also called a “garland” or “swag”.

Finial: The crowning ornament of a pointed element, such as a spire.

Finish: The visual characteristics including color, texture and reflectivity of all exterior materials.

Fixture: An appliance or device attached to the facade (e.g., awning, sign, lighting fixture, conduit, or security gate).

Flashing: Strips of sheet metal bent to fit the angle between any two roof surfaces or between the roof and any projection, such as a chimney.

Floor Plan: A scaled drawing showing the horizontal arrangement of one level of the building that typically indicates walls, doors and dimensions

Flemish bond: A pattern of brickwork in which each course consists of headers and stretchers laid alternately; each header is centered between the stretcher above and the stretcher below it.

Foliate: Decorative leafage, often applied to capitals or moldings.

Frame: The stationary portion of a window unit that is affixed to the facade and holds the sash or other operable portions of the windows.

French door or French window: A tall casement window that reaches to the floor, usually arranged in two leaves as a double door.

Frieze: 1. The middle horizontal member of a classical entablature, above the architrave and below the cornice. 2. A similar decorative band in a stringcourse, or near the top

of an interior wall below the cornice.

G

Gable: The upper portion of an end wall formed by the slope of a roof.

Galvanized Iron: Iron that has been coated with zinc to inhibit rusting.

Glazing: The material, usually glass, that fills spaces between sash members (rails, stiles and muntins), commonly referred to as panes or lights.

Glazing Bar: See mullion.

Gothic Sash : A window sash pattern composed of mullions that cross to form pointed arches.

Grille: A decorative, openwork grating, usually of iron, used to protect a window, door, or other opening.

Gutter: A shallow channel of metal or wood set immediately below and along the eaves of a building to catch and carry off rainwater.

H

Head : The upper horizontal part of a window frame or window opening.

Header: A masonry wall unit of brick which is laid so that its short end is exposed.

Historic Appearance: The visual appearance of a structure or site at a specific point in time after it has undergone alterations or additions which enhance or contribute to the building or site’s special architectural, aesthetic, cultural, or historic character.

Historic Fabric: A building's original or significant historic façade construction material or ornament, or fragments thereof.

Historic windows: (1) windows installed at time of construction of the building; or (2) windows of a type

installed at time of construction of similar buildings in similar periods and styles; or (3) windows installed at time of major facade alterations 50 or more years ago.

Hood: A projection that shelters an element such as a door or window.

HVAC Equipment: Window, through-wall and yard-mounted heating, ventilation, and air conditioning equipment, including window louvers, wall-mounted grilles and stove, bathroom and/or dryer vents.

I

Improvement: Any building, structure, place, work of art, or other object constituting a physical betterment of real property, or any part of such betterment.

Ionic: One of the five classical orders, characterized by capitals with spiral elements called "volutes," a fasciated entablature, continuous frieze, dentils in its cornice, and by its elegant detailing.

J

Jamb: The side parts of a window frame or window opening, as distinct from head and sill.

Jigsaw Carving: Wooden ornament cut with a thin narrow saw blade.

Joist : One of a series of parallel timber beams used to support floor and ceiling loads, and supported in turn by larger beams, girders, or bearing walls; the widest dimension is vertically oriented.

K

Key: A block, often used in a series, which projects beyond the edge of the enframement of an opening and is joined with the surrounding masonry. A block handled in such a manner is keyed to the masonry; see quoin.

Keystone: The central wedge-shaped member of a masonry arch; also used as a decorative element on arches in wood

structures.

L

Landscape improvement: A physical betterment of real property or any part thereof, consisting of natural or artificial landscaping, including but not limited to grade, terrace, body of water, stream, rock, hedge, plant, shrub, mature tree, path, walkway, road, plaza, wall, fence, step, fountain, or sculpture.

Latticework: Thin strips of wood arranged in a netlike grid pattern, often set diagonally.

Leaded window: A window composed of small panes, usually diamond-shaped or rectangular, held in place by narrow strips of cast lead.

Leade: A horizontal or vertical cylinder, usually made of metal, which carries water from the gutter to the ground.

Light: A pane of glass; a window, or a compartment of a window.

Lighting: The method or equipment for providing artificial illumination.

Lintel: A horizontal structural element over an opening which carries the weight of the wall above it.

Loggia: 1. An arcaded or colonnaded structure, open on one or more sides, sometimes with an upper story. 2. An arcaded or colonnaded porch or gallery attached to a larger structure.

Lunette: A crescent-shaped or semicircular area or opening on a wall surface.

M

Mansard: A roof having a double slope on all four sides, the lower slope being much steeper.

Match: Either an exact or approximate replication. If not an exact replication, the approximate replication shall be so designed as to achieve a suitable, harmonious and balanced

result.

Materials: The substances used to fabricate the various elements and details of a building

Mature tree: Any tree with a trunk diameter of 12" or greater.

Meeting rail: A sash rail in a double-hung window designed to interlock with an adjacent sash rail.

Mechanical equipment: Includes, but not be limited to, heating, venting and air conditioning equipment, water tanks and their supporting structures, satellite dishes, stair and elevator bulkheads, screens, dunnages, baffles and other accessory installations but shall not include telecommunication equipment and conventional television antennas. Mechanical equipment can also include unenclosed decks, garden trellises, or associated railings.

Member: A component part of a window.

Modification: Any work to an existing improvement or landscape improvement other than (a) ordinary maintenance or repair; or (b) any Addition.

Modillion: A projecting scroll-shaped bracket or simple horizontal block arranged in series under the soffit of a cornice.

Molding: A piece of trim that introduces varieties of outline or curved contours in edges or surfaces as on window jambs and heads. Moldings are generally divided into three categories: rectilinear, curved and composite-curved.

Mullion: A vertical primary framing member that separates paired or multiple windows within a single opening.

Muntin: A tertiary framing member that subdivides the sash into individual panes, lights or panels. Note: Grids placed between two sheets of glass are not considered muntins.

N

Newel: The main post at the foot of a stairway or stoop.

O

Oblique: View in which a three-dimensional object is represented by a drawing **(oblique drawing)** in which the face, usually parallel to the picture plane, is represented in accurate or exact proportion, and all other faces are shown at any convenient angle other than 90°.

Occupiable space: A room, or enclosure and accessory installations thereof, which are intended for human occupancy or habitation

Operation: The manner in which a window unit opens, closes, locks, or functions; e.g., casement, double-hung, etc. If non-operable, a window unit (such as a side light) is identified as "fixed."

Oriel: A projecting bay window carried on corbels or brackets.

Original appearance: The visual appearance of a structure or site at approximately the time of its completed initial construction.

P

Palladian Window: A three-part window opening with a tall, round-arched center window flanked by smaller rectangular windows and separated by posts or pilasters.

Panel: A portion of a flat surface recessed, or raised from the surrounding area, distinctly set off by molding or some other decorative device.

Panning: An applied material, usually metal, that covers the front (exterior) surface of an existing window frame or mullion

Parapet: A low wall that serves as a vertical barrier at the edge of a roof, terrace, or other raised area; in an exterior wall, the part entirely above the roof.

Parting strip: The small member, usually wood and usually removable, that separates the upper and lower sash pockets

in the jamb of a double-hung window

Paver: A block of stone used in sidewalk or areaway paving.

Pediment: 1. The triangular space forming the gable end of a roof above the horizontal cornice. 2. An ornamental gable, usually triangular, above a door or window.

Pier: 1. A column designed to support concentrated load. 2. A member, usually in the form of a thickened section, which forms an integral part of a wall; usually placed at intervals along the wall to provide lateral support or to take concentrated vertical loads. 3. A vertical supporting member or element (usually of brick, stone, or metal) placed at intervals along a wall, which typically separate each storefront opening from the adjacent storefront opening.

Pilaster: An engaged pier or pillar, often with capital and base.

Pitched: Sloping, especially referring to a roof.

Plinth: A platform base supporting a column or pilaster.

Pointing: The treatment of joints between bricks, stone, or other masonry components by filling with mortar; also, called tuck-pointing

Portico: A small porch composed of a roof supported by columns, often found in front of a doorway.

Primary Façade: A facade facing a street or a public thoroughfare that is not necessarily a municipally dedicated space, such as a mews or court.

Principal Façade: A facade facing a street or a public thoroughfare that is not necessarily a municipally dedicated space, such as a mews or court.

P.S.I. Pounds per square inch, a term generally used when describing water pressure when cleaning a building

Public Thoroughfare: Any publicly accessible right of way including, but not limited to a street, sidewalk, public park,

and path.

Q

Quoin A structural form, usually of masonry, used at the corners of a building for the purpose of reinforcement, frequently imitated for decorative purposes.

R

Rail: A horizontal sash member.

Relief: Carved or molded ornament that projects from a flat surface.

Rehabilitation Any repair work that requires a permit.

Repair Any work done on any window to correct any deterioration or decay of or damage to a window or any part thereof and to restore same, as closely as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage. The term "ordinary repair" shall refer to work that does not require a permit.

Repointing : Process of renewing mortar joints; see pointing

Residential Awning: Any awning on a residential building and any awning on a commercial or mixed-use building except for storefront awnings.

Restoration: The process of returning, as nearly as possible, a building or any of its parts to its original form and condition.

Retractable Awning: An awning attached to a frame which allows it to be extended out or folded or rolled back tight against the building façade

Return: The part of a molding cornice, or wall surface that changes direction, usually at a right angle, toward the building wall.

Reveal: The side of an opening for a door or window between the frame and the outer surface of a wall, showing

the wall's thickness.

Reversible Alteration: An alteration in which the altered feature can be readily returned to its appearance prior to the alteration.

Roof Plan: A drawing showing the arrangement of fixtures on the roof

Rooftop addition: A construction or an installation of mechanical equipment and/or occupiable space situated on any structure's roof.

Rock-faced: Masonry treated with a rough surface that retains or simulates the irregular texture of natural stone.

Roll-down gate: A security gate with a mechanism that allows it to roll up and down.

Rosette: A round floral ornament, usually carved or painted.

Round arch: A semicircular arch.

Rubble stone: Irregularly shaped, rough-textured stone laid in an irregular manner.

Rustication: Rusticated stonework composed of large blocks of masonry separated by wide, recessed joints; often imitated in other materials for decorative purposes.

S

Sash: The secondary part of a window which holds the glazing in place; may be operable or fixed; usually constructed of horizontal and vertical members; sash may be subdivided with muntins.

Scissor Gate: A security gate with a sideways retractable mechanism.

Secondary Façade: A facade that does not face a public thoroughfare or mews or court and that does not possess significant architectural features.

Section Drawing: A drawing representing a vertical plane

cut through the structure

Segmental arch: An arch that's in the form of a segment of a semicircle

Semi-detached: A building attached to a similar one on one side but unattached on the other.

Shaft: The vertical segment of a column or pilaster between the base and the capital.

Shed Dormer: A dormer window covered by a single roof slope without a gable.

Shingle: A unit composed of wood, cement, asphalt compound, slate, tile or the like, employed in an overlapping series to cover roofs and walls.

Shouldered Arch: An arch composed of a square-headed lintel supported at each end by a concave corbel.

Shutter Dogs: The metal attachments which hold shutters in an open position against the face of a building.

Sidelight: A vertically framed area of fixed glass, often subdivided into panes, flanking a door.

Sight line drawing: A drawing representing an uninterrupted view from eye level

Sign: A fixture or area containing lettering or logos used to advertise a store, goods, or services.

Signage : Any lettering or logos in general, used to advertise a store, goods, or services.

Sign band: The flat, horizontal area on the facade usually located immediately above the storefront and below the second story window sill where signs were historically attached. A sign band may also occur within a decorative bandcourse above a storefront.

Significant Feature: An exterior architectural component of a building that contributes to its special historic, cultural, and/or aesthetic character, or in the case of an historic district, that reinforces the special characteristics for which

the historic district was designated.

Sill: 1.The lower horizontal part of a window frame or window opening; also the accessory member which extends as a weather barrier from frame to outside face of wall. 2. The horizontal member at the bottom of a window or door.

Site Plan: A drawing of the footprint of the subject building and immediate adjacent buildings indicating the location of the proposed work.

Skirt: A bottom finishing piece of fabric that hangs from the lower edge of an awning.

Soffit: 1. The exposed underside of any architectural element, especially a roof. 2. The underside of a structural component such as a beam, arch, or recessed area.

Spalling: The chipping or erosion of masonry caused by abuse or weathering

Spandrel: 1. A panel between the top of one window and the sill of another window on the story directly above it. 2. An irregular, triangular wall segment adjacent to an arched opening.

Spandrel Area: The portion of the facade below the sill of an upper story window and above the lintel of the window or display window directly below it or above the lintel of a window or display window and the building cornice or top of building.

Stile: A main vertical member of a door or window

Stoop: The steps which lead to the front door; from the Dutch “stoep.”

Storefront: The first story area of the façade that provides access or natural illumination into a space used for retail or other commercial purposes.

Storefront Bay: The area of the storefront defined by and spanning the two piers.

Storefront Infill: The framing, glazing, and cladding

contained within a storefront opening in the facade.

Storefront Opening: The area of the facade framed by the piers and lintel, which contains storefront infill

Story: A habitable floor level, including a basement but not including a cellar.

Stretcher: A masonry unit or brick laid horizontally with its length parallel to the wall.

Stringcourse: A narrow horizontal band of masonry, extending across the façade, which can be flush or projecting, and flat surfaced, molded, or richly carved.

Stucco: A coating for exterior walls made from Portland cement, lime, sand, and water.

Subframe: A secondary frame set within a masonry opening.

Sugaring: A term describing the deterioration of stone caused by the breaking up or dissolving of the stone surface.

Surround: The ornamental frame of a door or window.

Swag: A carved ornament in the form of a draped cloth or a festoon of fruit or flowers.

T

Terra cotta: Hard fired clay, either glazed or unglazed, molded into ornamental elements, wall cladding, and roof tiles.

Tie rod: A metal tension rod connecting two structural members, such as gable walls or beams, acting as a brace or reinforcement; often anchored by means of a metal plate in such forms as an “S” or a star.

Tracery: An ornamental configuration of curved mullions in a Gothic sash.

Transom: 1. A horizontal bar of wood or stone across a window. 2. The cross-bar separating a door from the window, panel, or fanlight above it. 3. The window above

the transom bar of a door. 4. The glazed area above a display window or door separated from the main window area or door by a transom bar.

Transom bar: A horizontal element that subdivides an opening, usually between a door and window.

Trefoil: A three-lobed decorative form used in Gothic architecture

Tuck-Pointing: See pointing.

Turret: A small tower, usually supported by corbels.

U

V

Volute: A carved spiral form in classical architecture; often used in pairs as in the capitals of Ionic columns.

Voussoir: A wedge-shaped component of an arch.

W

Wrought Iron: Iron that is worked by being forged or hammered.

X

Y

Z