

WHITTIER MILL HISTORIC DISTRICT DESIGN GUIDELINES



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Prepared For

**PRESERVATION PLANNING
MASTER OF HERITAGE PRESERVATION PROGRAM
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By

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INTRODUCTION

LOCATION AND DELINEATION OF THE WHITTIER MILL HISTORIC DISTRICT

The Whittier Mill Historic District is located west of the intersection of Bolton Road and Parrot Street approximately seven miles northwest of the City of Atlanta (Figure 1). The District is currently listed on the Georgia Register of Historic Places, approved for the National Register of Historic Places and is one of Atlanta's locally designated historic districts. The National Register and the Georgia Register boundaries shown on Figure 1 both encompass 30 acres of land bounded by the railroad on the north and west, the property lines east of Butler Street to its intersection with Bolton Road, and Bolton Road and Maco Street on the south. The local district boundaries comprise only a portion of the larger state and national historic districts. The local district area boundaries include: on the east, property lines along Butler Street joining to Tribble Street; on the south, Maco Street; on the southwest, Parrot Avenue; on the west, Spad Avenue; on the northwest, Wales Avenue; and on the far north, the railroad (Figures 1 and 2). This smaller area is the core of the original Whittier Mill Village dating to the late 19th and early 20th century and contains a remarkably intact group of structures reflecting the housing of the mill workers, superintendents and owners.

While the state and national designations afford residents opportunities for tax incentives, the local district designation offers the actual protection of the structures and features from unregulated alteration, removal and demolition. The information presented in this document defines the different aspects of national, state and local designations, but will focus on the local designation due to its greater role in preserving the Whittier Mill Historic District as a significant link to Atlanta's past.

FIGURE 1 – TOPO MAP WITH NAT. REG. AND GA. REG. DISTRICT DELINIATION

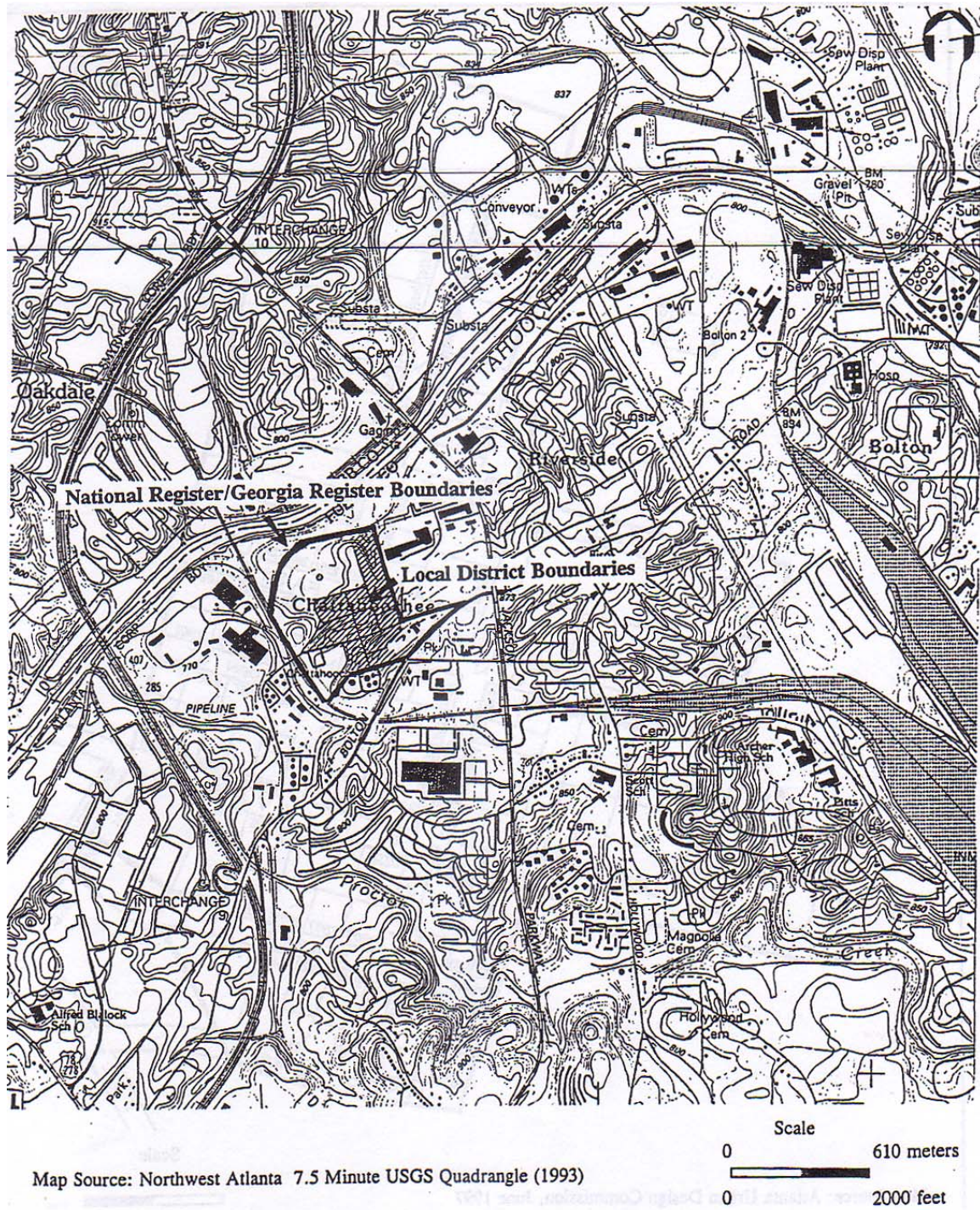
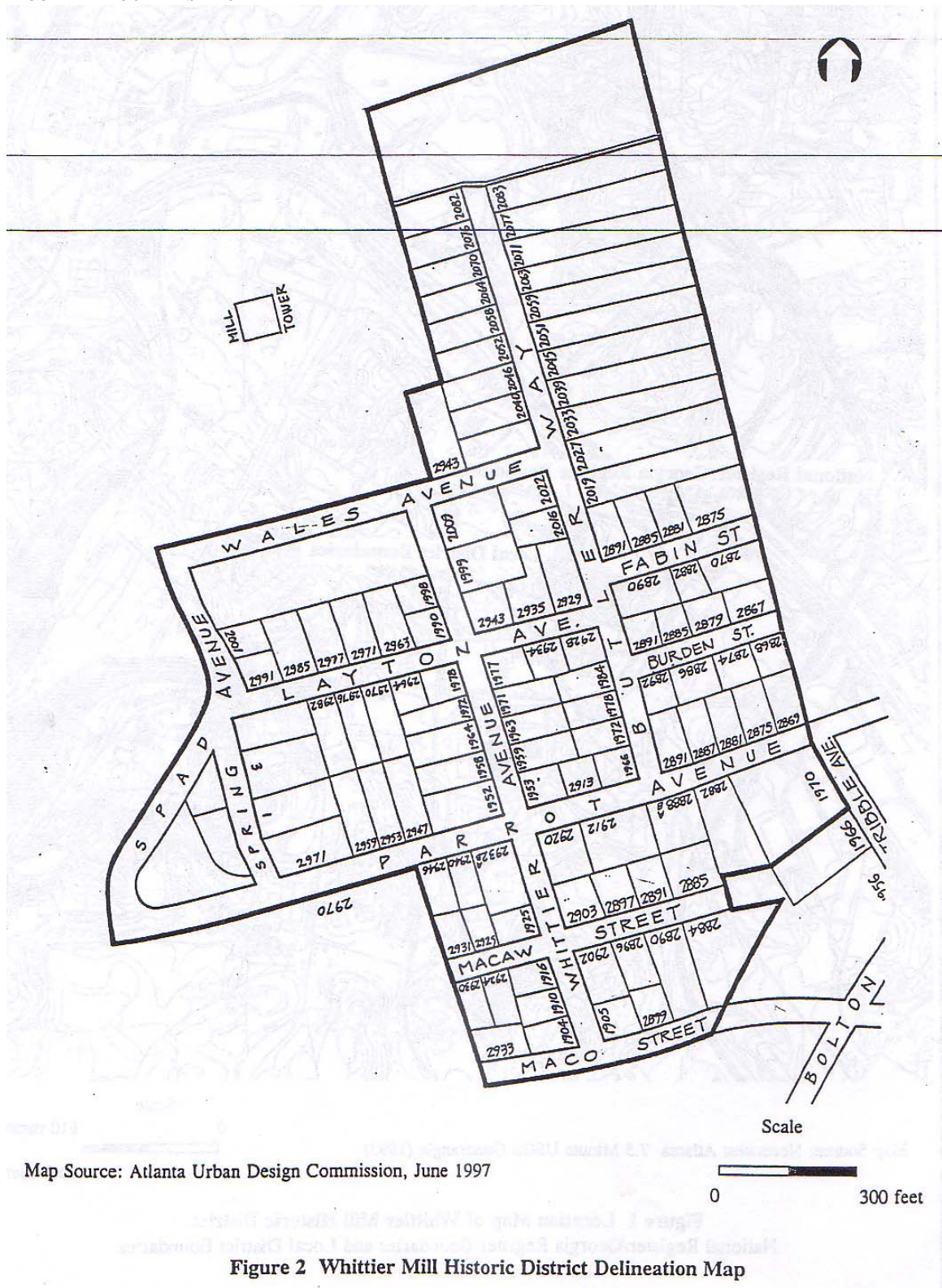


Figure 1 Location Map of Whittier Mill Historic District
National Register/Georgia Register Boundaries and Local District Boundaries

FIGURE 2 – LOCAL DISTRICT MAP



STATEMENT OF GOALS

- ◆ To preserve the character and integrity of the neighborhood as it was originally conceived and reflect the changes and additions through the life of Whittier Mill Historic District;
- ◆ To discourage inappropriate new construction in the neighborhood;
- ◆ To provide a basis for rehabilitation, restoration or reconstruction of existing structures;
- ◆ To provide the information on opportunities for federal and state tax benefits under the relevant provisions of state and federal law;
- ◆ To provide a basis for consistent decisions concerning the neighborhood.

USING THIS DOCUMENT

The purpose for this document is to provide property owners with an overview of the issues relevant to the ownership, maintenance, and rehabilitation of historic properties. An explanation of the processes for changes or improvements to these properties is included. The document contains a history of Whittier Mill Village, the legal basis for historic preservation in Georgia and the City of Atlanta, and design guidelines, which will help the property owners understand what are recommended treatments within the local historic district. A glossary and bibliography are included as well as a copy of the Whittier Mill Historic District Ordinance.

LEGAL BASIS FOR PRESERVATION

The National Historic Preservation Act (NHPA) of 1966, amended in 1980 and 1992, is the basis for many national, state, and local preservation policies. The NHPA established the National Register of Historic Places, which is administered by the National Park Service, and the Advisory Council on Historic Preservation. This act also set up the system under which State Historic Preservation Offices (SHPOs) are created. It is through the State Historic Preservation Office that technical help, tax incentives information, historic preservation funds, and other services are provided. Georgia's state Historic Preservation Office is the Historic Preservation Division of the Department of Natural Resources.

In Georgia, there are both constitutional (Ga. Constitution Article IX, §II) and statutory (O.C.G.A. § 36-35-1 et seq.) grants of home rule powers, whereby local governments can determine policies within their own jurisdiction. In 1980, the Historic Preservation Act (O.C.G.A. § 44-10-20) was passed, which enabled local governments to pass ordinances directly related to historic preservation. The Georgia Planning Act of 1989 requires communities to include historic preservation in their comprehensive development plans. The City of Atlanta passed a historic preservation ordinance under § 16-20.001 of the Atlanta City Code before the state passed the Historic Preservation Act and its ordinance was "grandfathered" in under the law. Also under the Code of Ordinances, specifically Volume III, Article D § 6-4043, the City of Atlanta created the Atlanta Urban Design Commission. The AAUDC is the city agency responsible for the nominating and regulating of Atlanta's historic properties.

Owners may propose that a building or district may be designated as a historic or landmark building or as a historic, landmark or conservation district. If the Atlanta Urban Design Commission finds the property meets the significant criteria, it will, in consultation with the city's Bureau of Planning, prepare a zoning amendment. The proposed ordinance goes through the same detailed procedure as any other rezoning before it can be passed by the City Council and signed by the Mayor. Once the ordinance is passed, proposed changes to a building or any area or building within a district must be reviewed by the Atlanta Urban Design Commission and a Certificate of Appropriateness granted in addition to any permits or procedures required by other city departments.

The Whittier Mill Historic District Historic District was created under the City of Atlanta Land Development Code. The regulations for this district (Chapter 20J) are intended to enhance and integrate existing land use regulations with the regulations of the historic district, thereby maintaining the integrity of the village, and providing guidance for neighborhood revitalization.

INCENTIVES FOR HISTORIC PRESERVATION

STATE AND FEDERAL INCENTIVES

HISTORIC PRESERVATION STATE TAX INCENTIVE PROGRAM

In 1989, the Georgia General Assembly passed a preferential property tax assessment program for rehabilitated historic property. This incentive program is designed to encourage rehabilitation of both residential and commercial historic buildings that might otherwise be neglected. These rehabilitated buildings not only **increase** property values for owners, but eventually, increase tax revenues for local governments.

Rehabilitated Historic Property Tax Assessment Freeze

The law provides an owner of historic property which has undergone **substantial rehabilitation** an eight year freeze on property tax assessments. For the ninth year, the assessment increases by 50% of the difference between the recorded first year value and the current fair market value. In the tenth and following years, the tax assessment will then be based on the current fair market value.

The preferential assessment and classification of rehabilitated historic property includes the rehabilitated building, and not more than two acres of real property surrounding the building.

To Be Eligible:

- ◆ The property must be listed or eligible for listing in the Georgia Register of Historic Places or the National Register of Historic Places either individually or as a contributing building within a historic district. (The Whittier Mill Historic District Historic District is listed on the Georgia Register and has been approved by the National Register Review Board and is awaiting final approval.)
- ◆ The property owner must have begun rehabilitation work after January 1, 1989.
- ◆ Work must meet rehabilitation standards and be completed within two years.

Requirements for Preferential Assessment:

The rehabilitation project must meet a substantial rehabilitation test. The **county tax assessor** makes the determination. If the property is:

- ◆ **Residential** (owner-occupied) residential property – rehabilitation must increase the fair market value of the building by at least 50%.
- ◆ **Mixed-use** (primarily residential and partially income-producing) property – rehabilitation must increase the fair market value by at least 75%.
- ◆ **Commercial and Professional** (income-producing) property – rehabilitation must increase the fair market value by at least 100%

The property owner must obtain preliminary and final certification on the project from the Historic Preservation Division, and rehabilitation must be in accordance with the *Department of Natural Resources' Standards for Rehabilitation*.

Certification Process

The incentives program is carried out by the Historic Preservation Division of the Georgia Department of Natural Resources and by **your** county tax assessor. The application process has two parts: **Part A, Preliminary Certification**, documents that the building is historic property, and that the proposed work meets the *Standards*. **Part A preferably should be filed before the work begins.** **Part B, Final Certification** documents the finished work.

Federal Incentives

Two Federal tax incentives programs (Public Law 99-514) currently apply to preservation activities: Rehabilitation Investment Tax Credit (RITC) and the charitable contribution deduction. The RITC effectively reduces the costs of rehabilitation to an owner of an income-producing property. The charitable contribution deduction is a donation of the historic value of a structure and is available to owners of income-producing properties as well as private residences.

Rehabilitation Investment Tax Credit (RITC)

This program is available to owners and certain long-term renters of **income producing properties**. There are two available rates: 20% for a historic building and 10% for a non-historic building, with different qualifying criteria for each rate.

To be eligible for the 20% tax credit:

- ◆ The building must be listed, or eligible for listing, on the National Register of Historic Places, either individually or as a contributing building within a historic district.
- ◆ The project must meet the “substantial rehabilitation test”, where the amount of money to be spent on the rehabilitation is greater than the adjusted basis of the building and is at least \$5,000.
- ◆ Generally, projects must be completed within two years.
- ◆ After the rehabilitation, the building must be used for an income-producing purpose for at least five years.
- ◆ The rehabilitation work itself must be done according to *The Secretary of the Interior's Standards for Rehabilitation*.

To be eligible for the 10% tax credit:

- ◆ The building must have been built before 1936 and be **non-historic** (not listed in the National Register, either individually or as a contributing building within a historic district .)

- ◆ A building must meet the Wall Retention Requirement, retaining 50% to 75% of the external walls and 75% of the internal structural framework.
- ◆ The project must meet the “substantial rehabilitation test”, where the amount of money to be spent on the rehabilitation is greater than the adjusted basis of the building and is at least \$5,000. Generally, projects must be finished within two years.
- ◆ After rehabilitation, the building must be used at least five years for an income-producing purpose, which includes commercial and industrial use, but **does not include rental housing or apartments.**

This rehabilitation work under the 10% tax credit program is not subject to review by any state or federal agency. If the above criteria are fulfilled, then the 10% tax credit is claimed as an investment credit on an owner’s federal income tax return.

Charitable Contribution Deduction

The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a “certified Historic structure” to receive a one-time tax deduction. A conservation easement usually involves the preservation of a building’s façade by restricting the right to alter its appearance. Qualified professionals should be consulted on the matters of easement valuations and the tax consequences of their donation.

To be eligible for the charitable contribution deduction:

The property must be listed in the National Register, either individually or as a contributing building within a historic district. Buildings listed individually are automatically designated as certified historic structures. Buildings within National Register districts must have the Part 1 application reviewed by the State Historic Preservation Office (in Georgia, that is the Historic Preservation Division) and certified by the National Park Service.

Property owners interested in state or federal tax incentives should contact:

**Tax Incentives Coordinator
Historic Preservation Division
Georgia Department of Natural Resources
(404) 656-2840**

This information is from a *Preservation Fact Sheet* of the Historic Preservation Division of the Georgia Department of Natural Resources.

HISTORICAL & ARCHITECTURAL OVERVIEW

DEVELOPMENTAL HISTORY

Partly owing to its geographical location which provided natural isolation from the rapidly growing city around it, Whittier Mill Village has remained remarkably intact. Located only seven miles from the center of Atlanta, the village is nestled along the banks of the Chattahoochee River between two industrial plants.

The owners of Whittier Cotton Mills, located in Lowell, Massachusetts, purchased 1.08 million square feet of land in 1895 and opened the Atlanta branch of their company in January 1896. Original Articles of Incorporation for the Atlanta mill date from 1895. At the time of the Atlanta mills' opening, Helen Whittier served as president of the corporation and her nephew, W.R.B. "Boss" Whittier, served as general manager of the Atlanta branch. The mill produced a wide variety of cotton yarn, used for items as diverse as window cord, gloves, druggists' twine, and fire hosing casing, for which the Whittier Mill held a monopoly for the equipment to manufacture this casing.

The 1900 census listed 635 people who worked at Whittier Cotton Mills. Unlike many other mills in the South, Whittier Mill hired unskilled workers and trained them. Pay varied according to the position held in the mill.

As was common practice in mill towns, housing was provided for the workers. The 40,000 square-foot mill building was completed in 1895 and 30 frame cottages were built for the mill workers. In 1926, an additional 100 rooms (approximately 24 structures) were constructed. The mill also built a structure known as the "Ark" which housed the barbershop, a pharmacy and men's showers. The mill owned and operated the general store where groceries and dry goods were stocked. The general store also housed the Chattahoochee Post Office which survived until the City of Atlanta's 1952 "Plan of Improvement" annexed this area into the city limits.



The company store on Parrott Avenue.

Attesting to the village's historical integrity is the fact that only three new houses were built from 1927 until 1998. The mill workers' housing was along the flat land near the mill complex and moved gradually up the hill toward the south part of the neighborhood. Further up the hill were the larger, single family homes for the overseers and superintendents. The Whittier family lived on land overlooking the main entrance to the mill north of Parrot Avenue between Spad and the Southern Railway. The Whittier mansion, Hedgerows, and three

homes for relatives were significantly larger than the mill homes. Two of those family homes remain today.

The land was divided into a grid pattern and the lots were small. Housing was rented to mill workers by the room. A number of the houses were built as duplexes. Rooms not needed were locked off. As a family grew, rooms could be rented and the mill officials took the lock off adjacent rooms and added them to the family home. Rent, including utilities and maintenance, was assessed weekly per room and was taken out of their pay. The mill kept the houses painted, cut the grass and provided plumbing and electrical repairs.

With a church, school, and company store nearby and medical services provided, the residents developed a self-contained social life and community.

While cotton mills in the South made full use of child labor until laws prohibiting that practice were enacted, Whittier Mill management appears to have been more humane and progressive toward the mill's workers than some other mills of the day. In 1910, "Boss" Whittier solicited the Sheltering Arms Association of Day Nurseries to manage a settlement house. In addition to a day nursery, there were kindergarten classes, a night school for adults, clubs for girls and boys, and mothers meetings under the supervision of a social worker. A physician held free clinics twice weekly. Some of the young men of the village performed in a brass band and on a local baseball team.

Whittier Mill survived many technological and social changes, as well as changes in



ownership and management. Upon the death of "Boss" Whittier in 1936, the mill was taken over by the J.P. Stephens company who, then sold it to Scott Dale Industries in the 1950s. The mill was closed in 1971 and the mill buildings were demolished in 1988. The only remaining structures are the brick tower and the machine shop which stands in ruins.

Machine shop ruins.

Major changes occurred to the mill and mill village in the 1950s. In 1952 Chattahoochee, an unincorporated township since its foundation, was annexed into the City of Atlanta. Butler Way was extended into the old baseball grounds and several houses from Wales Avenue were moved there. In 1959, the mill sold many of the houses to the workers who still lived in them. In the mid 1970's a group, including Miriam Wright Kiser, a Whittier grandchild, purchased eight of the existing houses and renovated two of them. They formed the nucleus of the first homeowners association.



The Ark on Parrott Avenue.

Three commercial structures and a church remain as reminders of the Village's public buildings. The company store (constructed in 1896), located at the corner of Parrott and Whittier Avenues, was rehabilitated after a fire and converted into two apartments. The "Ark," a quadraplex built in 1897 and located across the

street from the company store, originally served as commercial space and remains

in use as apartment units. After a fire, only the walls of the mill's Machine Shop on Spad Avenue survived. The present brick church was dedicated on September 6th, 1942. This present building of the First Baptist Chattahoochee Church, now sheathed in brick, was erected in front of the older wooden structure that had been constructed in 1905. Some of the windows from the original wooden structure can be seen on the west brick elevation of the present church. The church, which faces Bolton Road between Tribble Avenue and Parrott Avenue, remains in use as the hub of the community. The 1948 Fulton County Health Center Building, located on Tribble Avenue and across from the church, has been adapted as a residence.

Today, the historic district is comprised of 28 acres. There are approximately 115 properties in the village. Many young families have moved into the area joining long time village residents.

ARCHITECTURAL STYLES & DETAILS

Whittier Mill Historic District Historic District, an architecturally significant neighborhood, is locally designated Historic District by the City of Atlanta and passed the Georgia National Register Review Board in February, 1999 and is awaiting final approval for listing on the National Register of Historic Places. The village remains virtually intact since its initial formation in the 1890s. Most residences were built as duplexes and triplexes. The majority of Village housing was built in two phases, in 1895 and 1926.

Single-family housing was originally constructed only for members of the Whittier family and the company's foremen and supervisors. The single-family structures were built in the mid-1890s on the hill just north of Parrott Avenue. Hedgerows, the unique brick home of Walter "Boss" Whittier, has since burned down.

Two of the four houses built for members of the Whittier family survive. Even though they are significantly larger than the typical houses found in the Village, they use the same materials and roofing style. The residence at #1 Spring Street (formerly 2985 Parrott Avenue) was completed in 1897 and features four pane casement windows and elaborate brickwork on the chimney. The structure at #3 Spring Circle (2992 Layton Avenue) is a large, two-story home with five chimneys and projecting bay windows on the second level and the north side of the house.

Whittier Mill Historic District Village's architecture is typical of other Southern mill villages. In general, housing was constructed of wood siding with brick piers and chimneys. Three types of cottages were constructed in the 1890s phase of construction. The most popular type featured a moderately steep hipped roof, a porch extending across the front facade, and the symmetrical arrangement of a central door flanked by two windows. The other building type constructed during the first phase of housing development features a steep pyramidal roof with two gables and a porch with a shed roof. Several triplex residences with "saltbox" gables extending their entire length were also constructed during that time. All of these modest, one-story wood-framed dwellings are situated on small lots and share uniform setbacks. Many of the duplexes and triplexes have since been converted into single-family housing.



Historic house type.



Triplex.

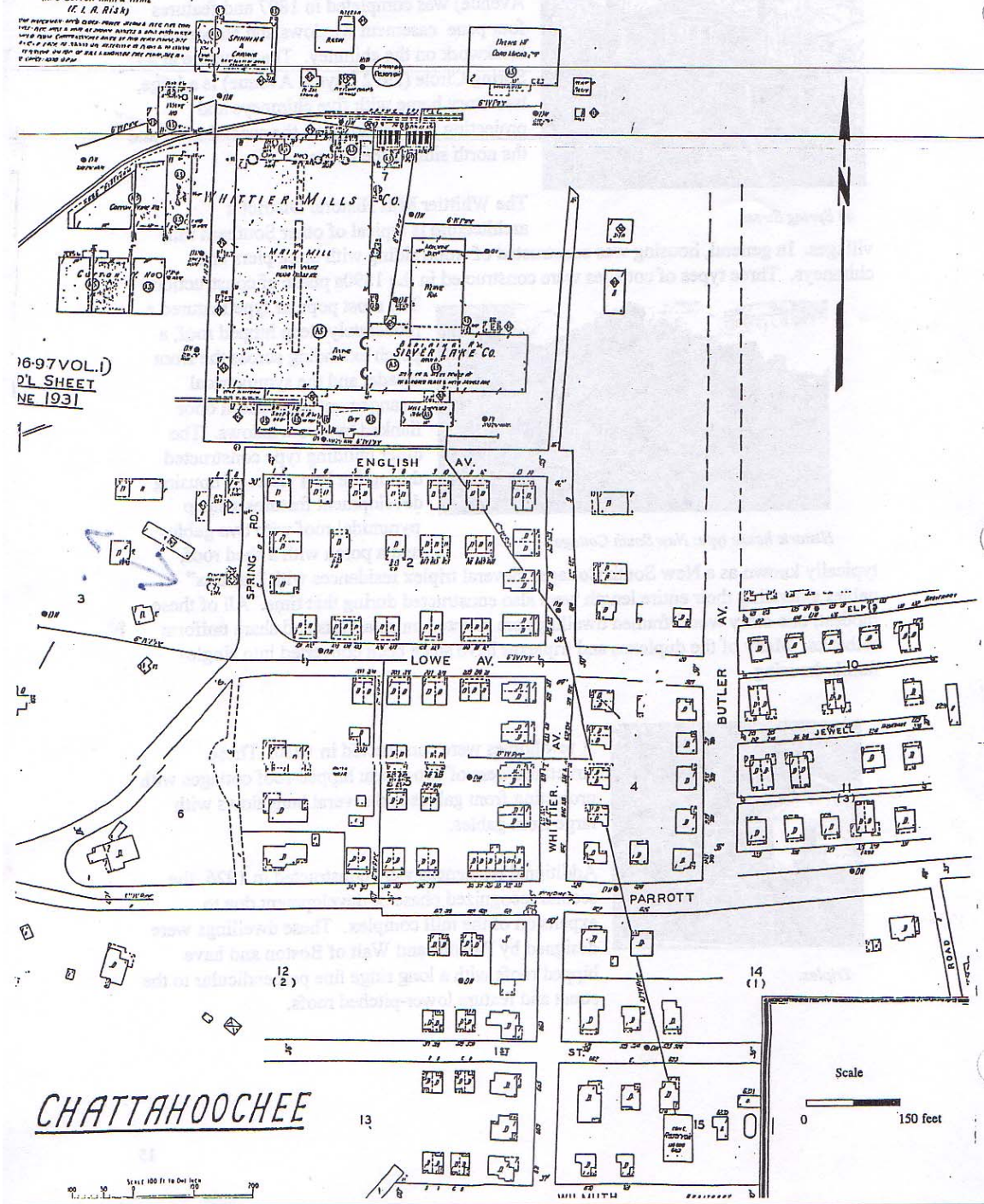
A few homes were constructed in 1910. These structures were of two types: hipped-roof cottages with projecting front gables and several bungalows with large front gables.

Additional residences were constructed in 1926, the second recognized phase of development due to expansion of the mill complex. These dwellings were designed by Parsons and Wait of Boston and have hipped roofs with a long ridge line perpendicular to the street and feature lower-pitched roofs.

WHITTIER MILLS CO.
 & SILVER LAKE CO.
 1000 COTTON WAREHOUSE

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GENERAL PRESERVATION PRINCIPLE

PRESERVATION DEFINITIONS

What is historic preservation?

Historic preservation is a comprehensive and inclusive planning tool dedicated to recognizing, protecting, using and appreciating the nation's diverse cultural resources. The types of structures and sites now recognized as worthy of preservation, study and ongoing use are diverse, including industrial mills and plants, covered bridges, rural churches, inner city school buildings, landscaped parks, courthouse squares, residential boulevards, red clay farm sites, ethnic neighborhoods, historic downtown's, and historic mill villages.

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. These standards are outlined in the *Secretary of the Interior's Standards for Rehabilitation*. The intent of the *Standards* is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The *Standards* pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

Different approaches can be taken when working with historic structures. Such terms as "preserve," "rehabilitate," and "restore" are often used interchangeably though they have distinct meanings. It is important to know the differences and to recognize that the appropriate treatment depends on the structure itself. The Secretary of the Interior recognizes four treatments for historic buildings:

Preservation – "the act or process of applying measures to sustain the existing form, integrity and materials of an historic property." Preservation is considered the appropriate treatment when a building's exterior materials, detailing and form are substantially intact and extensive repairs or replacement are not necessary.

Rehabilitation – "the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values." Rehabilitation is an appropriate treatment when a building has suffered significant loss of original features or materials. Original materials should be maintained whenever possible.

Restoration – "the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period." Updating of mechanical systems and other code-

related work is appropriate. Restoration is appropriate when a building's architectural or historical significance during a particular period of time is of considerably more importance than its significance from any other time frame.

Reconstruction – “the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.” Reconstruction is appropriate when it is necessary to fully understand and interpret a building's historic value through its appearance. Historical documentation is important to ensure accuracy.

Other important preservation-related terms are listed below:

Renovation – “the modernization of a building that involves alteration and / or elimination of important historical features.

Adaptive Use - the conversion of a building for a use other than that for which it was originally intended. Ideally, such conversions retain the architectural integrity of the building's exterior while making compatible adaptations to the interior which accommodate the needs of the building's adaptive use.

Conservation - the careful treatment of historic building materials and features and artifacts to preserve them and to prevent future deterioration.

Demolition by neglect - the destruction of a building through abandonment or lack of maintenance.

Georgia Register of Historic Places – is the state's official list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture.

Local Historic District - a district regulated by a city or county which serves to ensure the overall character of the area will be preserved. Historic district significance can be ascribed to a collection of buildings, structures, sites, objects and spaces that possess integrity of location, design, setting, materials, workmanship, feeling and association.

Local Preservation Commission (Urban Design Commission)- local preservation commissions are established by local ordinances and members are appointed by the municipal governing body (i.e. mayor, and city council or county commission) to oversee implementation of the local preservation ordinance. The primary purposes of the local preservation commission are to survey and nominate local historic districts and landmarks, to restrict their demolition and to ensure their character is protected through design review.

National Register of Historic Places – was created under the National Historic Preservation Act of 1966 and is the official Federal list of districts, sites, buildings,

structures, and objects significant in American history, architecture, archeology, engineering, and culture.

SHPO - federal law mandates that each state receiving federal funds have a state historic preservation officer (SHPO). The SHPO serves as a key governmental preservation official who administers the federal and state government preservation activities and policies and advises non-governmental organizations, corporations and individuals on adhering to preservation policies. In Georgia, the SHPO also serves as director of the Historic Preservation Division of the Georgia Department of Natural Resources.

This information is compiled from the following website sources: The Georgia Trust for Historic Preservation, The National Trust for Historic Preservation, and the Historic Preservation Division of the Georgia Department of Natural Resources.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Historic District Guidelines apply to exterior changes to buildings within locally designated historic districts. Interior changes, paint colors or other minor repairs do not require approval from the Atlanta Urban Design Commission. The property owner should meet with the Atlanta Urban Design Commission Staff and submit a project plan in order to obtain a Certificate of Appropriateness. The design guidelines which govern a Certificate of Appropriateness are derived from the *Secretary of Interior's Standards for Rehabilitation*. To receive federal and state rehabilitation tax incentives, interior work is reviewed and must also meet *Standards*.

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

characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

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

THE DESIGN REVIEW PROCESS

ZONING

The underlying zoning for the Whittier Mill Historic District is the R-5 Two-Family Residential District which permits detached single-family and two-family (duplexes) dwellings. Additional zoning regulation is provided in the Whittier Mill Historic District Ordinance codified in 1989. The district was originally composed of two subareas as defined in the ordinance. Subarea I encompassed the residential area and Subarea II was the transitional industrial zone. In 1997, the owner of all the vacant property in Subarea II requested that his parcel be rezoned to the same category as Subarea I. As a result, all properties in the district are regulated to the same degree.

Property owners wishing to make changes to the exterior appearance of their property are required by the Whittier Mill Historic District Ordinance to obtain a Certificate of Appropriateness (COA) from the Atlanta Urban Design Commission before exterior changes may be made. Exterior changes covered under the ordinance include:

- ◆ Changes to structural elements that are in view from the sidewalk or street (public view or right-of-way) such as foundations, siding, chimneys and roofs
- ◆ Changes to elements on the front facade (the exterior of the building facing the front yard) including windows, doors, architectural details and porches
- ◆ New construction within the district
- ◆ Demolition of the residence, partial and whole
- ◆ Moving a contributing structure

TYPES OF CERTIFICATES OF APPROPRIATENESS

There are three different types of COAs (Types II, III, and IV) issued for changes in the district depending on the level of alteration. **Type I COAs** issued for ordinary repairs and maintenance in other historic districts of Atlanta **are not required** for the Whittier Mill Historic District. Ordinary repairs and maintenance are work that is done to correct deterioration or damage of a property in order to restore it to sound condition. Examples of repair and maintenance include repainting (there are no color regulations in any district), reroofing using the same type and color of material, and repair of sidewalks or driveways using the same type and color of material.

A **Type II COA** is required for **minor alterations**. An alteration is considered minor if it does not significantly affect the historic, cultural or architectural character of a building. Typically this kind of work can be done without a professional drafter and can be reversed with minimal damage to the building. Examples of a minor alteration include: enclosure of a front porch with screen or glass while leaving the porch supports in place, and replacement of doors and windows in the same opening with materials of the same quality and stylistic features.

A **Type III COA** is issued for **major alterations**. Major alterations may affect the historic, cultural or architectural character of a building or district and usually require the services of a professional draftsman. Changes to the footprint (ground floor) of the building, alterations to the roofline, and removal of architectural features on the front facade are examples of a major alteration. Type III COAs may also be issued for partial demolition if the demolition does not destroy the structure's historic character or significant features of the front facade. An example of partial demolition is the removal of a nonhistoric addition. Type III COAs can also be issued for new infill construction that meet the ordinance regulations.

A **Type IV COA** is required for **demolition** or partial demolition that destroys the historical and architectural significance of a building. Moving a building to another location is also covered under this level of COA. For a Type IV COA to be issued, the applicant must provide clear evidence that the demolition is needed to remove a threat to public health and safety, or demolition is necessary to rectify a condition of unreasonable financial return. For example, if repairs to the structure were so costly that it would be unmarketable, then an economic hardship might be determined.

A **Financial Hardship Exemption** from the district regulations is available to those persons who can prove that adherence to the regulations will cause significant economic difficulty for them. This is provided as an option so that other concerns of the district can be treated such as economic development, neighborhood revitalization, and the prevention of the displacement of residents with low or fixed incomes.

THE REVIEW PROCESS FOR CERTIFICATES OF APPROPRIATENESS AND FINANCIAL HARDSHIP EXEMPTIONS

The Atlanta Urban Design Commission (AUDC) is the body authorized to review plans for the exterior changes to properties and to issue the COAs and Financial Hardship Exemptions for the Whittier Mill Historic District. The AUDC is composed of eleven members appointed by the Atlanta City Council and the mayor. The AUDC membership is drawn from a number of different professions including architects, landscape architects, urban planners, historic preservationists, historians, land developers, real estate professionals, lawyers, artists and neighborhood representatives. By having a broad background, the commission can address the specific needs of various historic districts within its jurisdiction. *The Secretary of Interior's Standards for Rehabilitation* and standards under Section 16-20.009 of the City of Atlanta Land Development Code are used when the AUDC reviews the applications for COAs.

The review process begins when the property owner applies for a building permit for proposed changes from the Bureau of Buildings. An application for a COA should also be submitted to the AUDC executive director. Applications are available from the AUDC offices located at City Hall and must be accompanied with the following information:

- ◆ Description of the proposed project
- ◆ Scaled plans and elevations
- ◆ Photographs of the area to be changed
- ◆ Photographs of the subject area from public view
- ◆ If requested by the director, other exhibits such as examples of material to be used in the alteration/construction

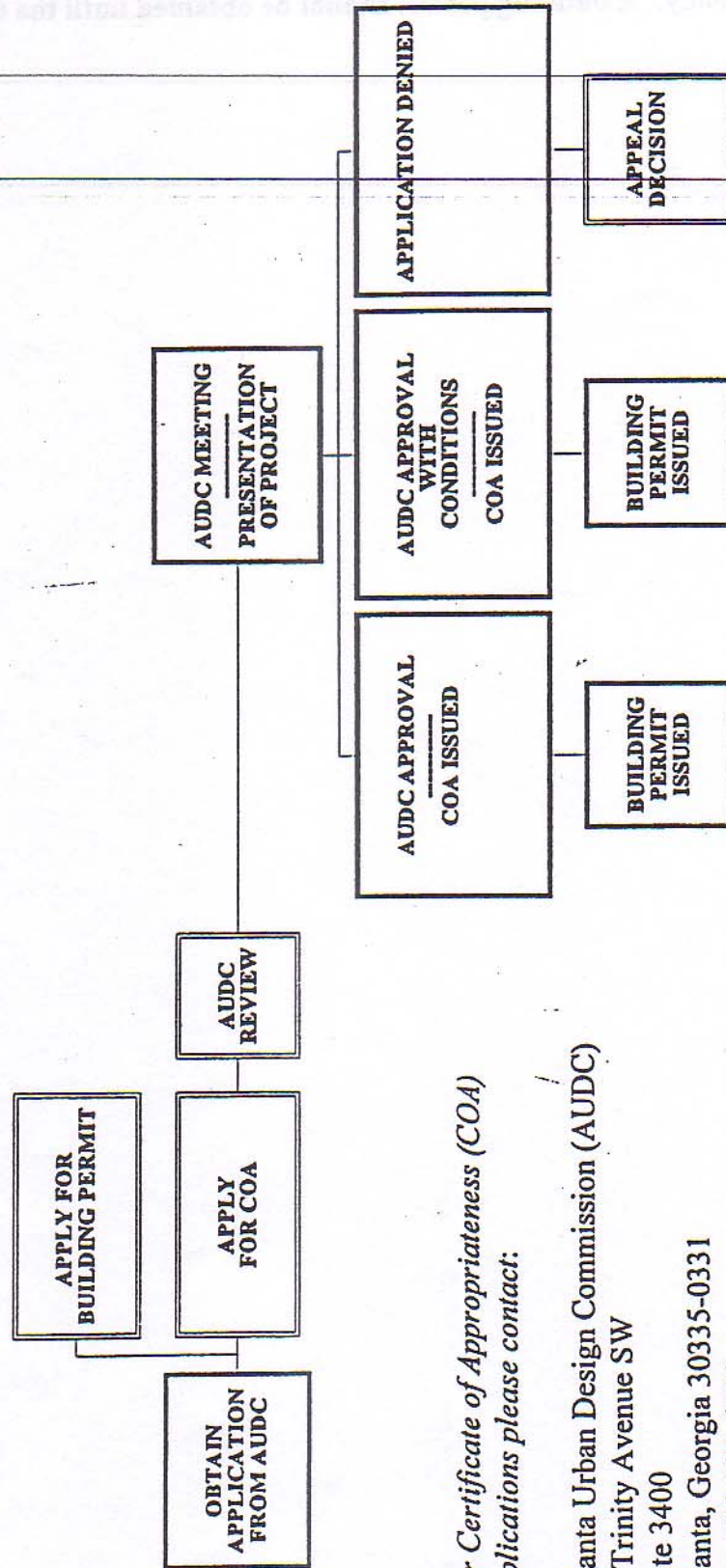
For a Financial Hardship Exemption the property owner must provide the AUDC with the following information:

- ◆ The reason why the alteration is necessary
- ◆ Present and future income of the property owner and tenants
- ◆ The availability of other sources of revenue
- ◆ The cost of adhering to the district regulations
- ◆ The architectural integrity and the current condition of the structure

The AUDC is required to make a decision on Type II COAs within 45 days following the commission's receipt of a completed application. Type III COAs take longer: an initial hearing is held within 90 days of the receipt of a completed application and the commission is required to make a decision within 21 days of the final hearing on the application. There are no set schedules for a Type IV COA or an Economic Hardship Exemption.

The applicant is notified in writing of the date for presenting his/her application to the AUDC. Regular meetings of the AUDC are scheduled for 4:00 PM on the second and fourth Wednesday of every month at the Atlanta City Hall. All meetings are open to the public and are advertised in a newspaper of general circulation and a notice is posted at the subject property. At the meeting the applicant will be asked to present his/her application, and anyone in opposition to the application will be allowed to speak. The commission members will then ask questions. Next the AUDC votes on whether the facts presented in the case are adequate for a decision. If there is agreement that the information is complete, the commission then votes for approval, approval with conditions, or denial. When the application is approved or approved with conditions, a COA is issued by the commission and a building permit can be obtained. In cases where the application is denied, the AUDC will state in writing why it was denied. The applicant can appeal the commission's decision within 30 days to the Superior Court of Fulton County. **A building permit cannot be obtained until the COA has been issued.**

Design Review Flowchart



For Certificate of Appropriateness (COA) applications please contact:

Atlanta Urban Design Commission (AUDC)
 55 Trinity Avenue SW
 Suite 3400
 Atlanta, Georgia 30335-0331
 Tel.: 404-330-6200
 Web Site: www.atlanta.org

SUGGESTIONS

In order for the review process to move smoothly and to save the applicant time and money, it is recommended that the AUDC staff be consulted early in the planning stage prior to the submittal of the application for a COA. This is particularly helpful when plans must be drawn by a professional, a situation that may constitute a significant expense for the applicant. The applicant may also want to consider discussing the plans with the neighborhood association and the AUDC staff to understand the types of alterations that have been approved or denied in the district. It is essential that when the application is submitted to the AUDC, **all information requested by the director** is included to prevent delay in the commission's review of the project.

DESIGN GUIDELINES – WHITTIER MILL HISTORIC DISTRICT

Whittier Mill Historic District is a unique neighborhood that is made special by its collective history. Much of that history is still reflected in the existing historic structures and landscape and provides the community an exceptional opportunity to preserve this living history for generations to come. Property owners will find specifications within these guidelines that will assist them in preserving the historic integrity of their homes and the neighborhood as a whole. These guidelines are in accordance with the Whittier Mill Historic District Ordinance as adopted by the City of Atlanta and the Whittier Mill Historic District. The guidelines are not comprehensive, but do provide a basic foundation for making decisions regarding the rehabilitation, repair or addition to historic structures and for new construction as well. The design guidelines and ordinance do not mandate that an owner alter their existing structures to conform, only that the guidelines should be put into place when changes are anticipated.

REHABILITATION & MAINTENANCE OF HISTORIC RESOURCES

Preservation through regular maintenance is the preferred treatment for all structures in Whittier Mill Historic District. Should rehabilitation become necessary, the following guidelines should be followed in order to preserve the historic character of the structures and neighborhood.

EXTERIOR SIDING

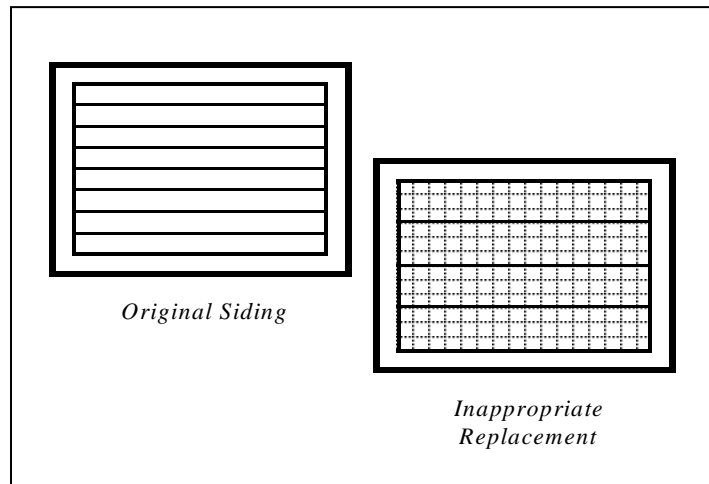
Wood siding should be preserved and maintained.

The visual quality and authenticity of Whittier Mill Historic District relies on the preservation of exterior elements, such as siding. Historically the majority of the Whittier Mill Historic District's houses had wood clapboard siding. Today the community contains a mix of both wood and synthetic siding.

- ◆ Repair of original wood clapboard is preferred.
- ◆ If replacement is necessary, wood siding is recommended. Replacement siding should match the original in size and direction. The window trim, corner boards and fascia should be preserved or replaced with new materials, preferably wood, that matches the original.

EXTERIOR SIDING (CONTINUED)

- ◆ Synthetic siding such as aluminum, masonite and vinyl is permitted if window trim, corner boards and the fascia/bargeboards are left in place. If the window trim, corner boards and/or the fascia need to be replaced, replacements should match the originals in size, shape and other visual quality.
- ◆ Covering wood siding with synthetic siding such as aluminum, cement (hardiplank), asphalt shingle, and vinyl is not recommended.



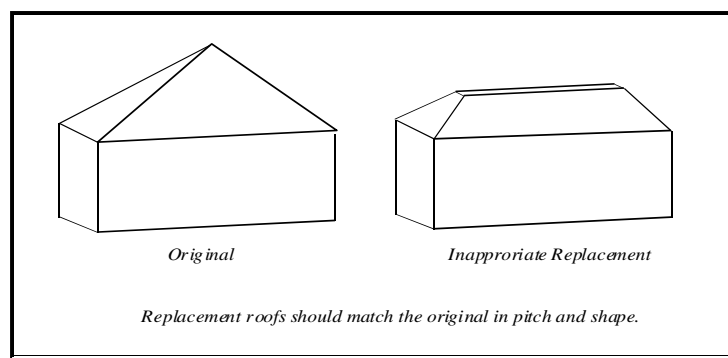
ROOFS

SHAPE AND PITCH

Replacement or repair of roofs should not change the pitch or shape of the roof.

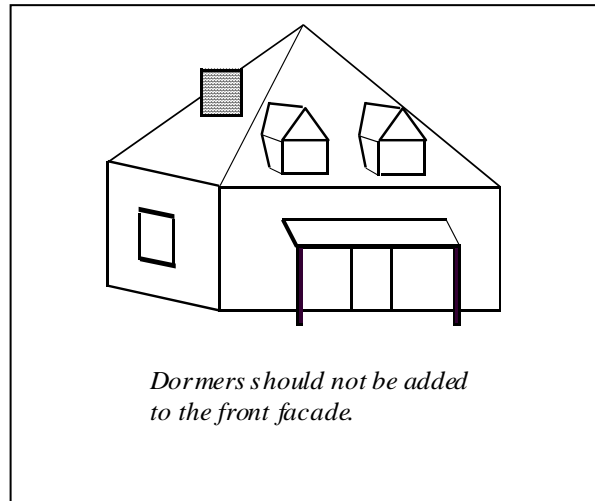
Most houses in the Village have a unique roof shape and pitch that are part of the mill's history. The moderate to high-pitched roofs found on houses in the Village are a character-defining quality of Whittier Mill Historic District and one worthy of preservation.

- ◆ Repair or replacement to the roof should not alter the shape and pitch.
- ◆ The original roof ridge, overhang and soffit construction should not be altered. If repair or replacement is necessary, the new ridge, overhang or soffit construction should match the original in size, placement and style.



SHAPE AND PITCH (CONTINUED)

- ◆ Dormers, skylights and solar panels should not be added to the front facade of any structure.
- ◆ Exposed rafters should not be enclosed.



MATERIAL

Repair or replacement of roofing materials should be in keeping with the historic character of the Village.

- ◆ Historic roofing materials should be maintained. If replacement or repair is necessary, roofing materials should match the original materials in size, shape, and texture.
- ◆ Asphalt shingles are an appropriate replacement material.
- ◆ Cold-rolled roofing should be used only on flat roofs or very low pitched roofs.
- ◆ All other roofing materials, including corrugated metal and corrugated fiberglass, are inappropriate and not in keeping with the Mill Village.
- ◆ Patterned shingles are not appropriate unless there is historic evidence that supports such use.

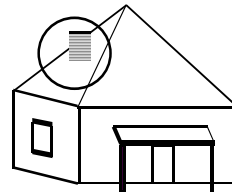
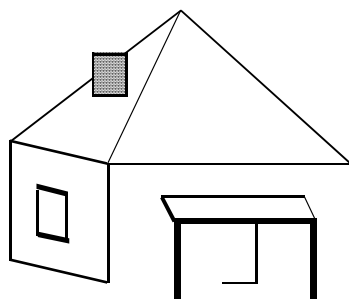
CHIMNEYS

Chimneys should be retained and preserved whenever possible.

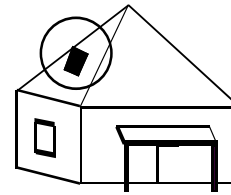
Chimneys are an important architectural feature on the houses of Whittier Mill Historic District. Most houses in the Village still have intact historic brick chimneys. Chimneys should not be removed even if they no longer serve their historic purpose.

- ◆ If extending or repairing a chimney, the materials, mortar, color and pattern should match the original whenever possible.
- ◆ Replacement chimneys should be replaced with brick or stucco. Siding on chimneys is inappropriate.
- ◆ Chimneys should not be concealed or removed.

- ◆ The construction of new chimneys on the front facade is inappropriate.



*Chimneys should
not be covered with
siding.*



*Chimneys should
not be removed.*

FOUNDATIONS

The appearance of original foundations should not be altered.

Historically the Village houses were constructed on brick piers and the space between the piers was left open.

- ◆ Foundations originally constructed of brick, painted concrete block or stuccoed should be maintained.
- ◆ Solid or screen infill can be used between foundation masonry piers when infill is otherwise necessary. Appropriate infill options are lattice, painted concrete block, brick and stucco. These should be recessed slightly from piers.
- ◆ Masonry foundations should be cleaned using non-abrasive methods. Sandblasting which can be harmful to historic material is not recommended.

PORCHES

Architecturally significant front porches, steps and stoops should be preserved.

Front porches are a significant part of the character of Whittier Mill Historic District and can still be found on most houses in the Village. Traditionally, the porch was open with a central set of steps and wood railings.

- ◆ Original porches, steps and stoops should be maintained and preserved.
- ◆ If replacement or repair is necessary, the front porch, steps and stoops should match the original in size, design and material. Such things as floor dimensions, height, roof pitch, and overhang, when historic information is not known for replacement porches, should be consistent with the historic features of the block.
- ◆ Replacement balustrades, columns and other characteristics should match the historic features for porches found in the block, if the original is not known.
- ◆ Enclosing the front porch is not recommended.
- ◆ If necessary, enclosure should not alter the historic characteristics of the front porch. Appropriate enclosing materials such as screenwire and glass should be recessed to allow the visual integrity of the historic elements to remain intact.

PORCHES (CONTINUED)

- ◆ Standard lumber is permitted.



Appropriate porch detailing.

WINDOWS & WINDOW DETAILS

Historic windows and window details should be repaired and not replaced.

Windows and their detailing are important character-defining features of the Village. Historically windows in the Village were simple, double-hung with wood sashes and casings. A variety of window styles are found today including two over two, and six over six. Care should be taken to preserve original windows or at a minimum, choose replacements that are in keeping with the Village's character.

- ◆ Existing historic windows and details should be preserved and maintained.
- ◆ Rehabilitating windows is preferred to replacing windows.
- ◆ If windows cannot be rehabilitated, replacement windows should match the original in design, materials, shape and size with no more than a one-inch width or height difference from the original size.
- ◆ Architecturally significant window details, trimwork and framing should be retained. If replacements are necessary, replacements should match the originals in design, materials, shape and size.

WINDOW SHUTTERS

Historically Whittier Mill Historic District houses did not have window shutters and therefore the addition of shutters is inappropriate.

SCREENS/STORM WINDOWS

- ◆ The addition of storm windows and security features should minimally impact the visual appearance of the primary windows and not obscure or dominate significant architectural features.
- ◆ Storm windows when added should be compatible to the design of the primary windows. Sash divisions should match that of the window itself.
- ◆ Storm window glass should be clear, not tinted.
- ◆ Interior storm windows are preferred to exterior.

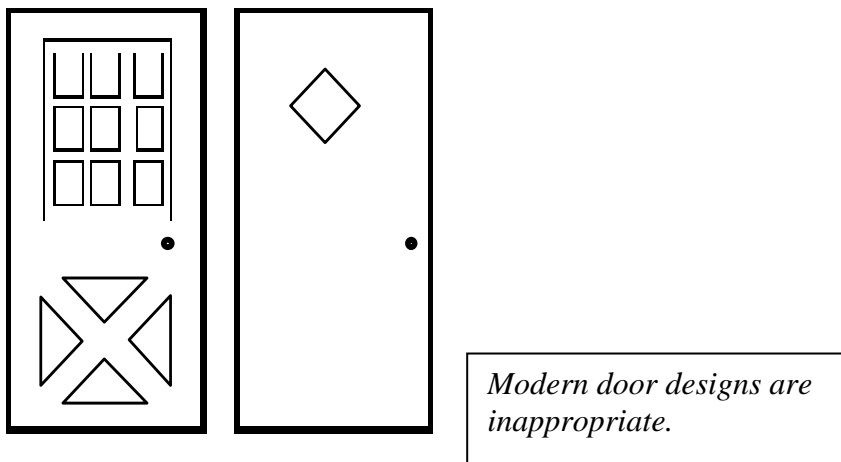
DOORS

Original historic doors, hardware and their surrounds should be retained and preserved.

Doors are an easily altered feature and if correctly done, will ensure the historic integrity of the Village. Care should be taken to preserve original doors or at a minimum, choose replacements that are in keeping with the Village's character.

- ◆ Existing historic doors and surrounds should be preserved and maintained.
- ◆ Rehabilitating doors is preferred to replacing doors.
- ◆ If doors cannot be rehabilitated, replacements should match the original in design, materials, shape and size with no more than a one-inch width or height difference from the original size.
- ◆ Replacement exterior doors should match the original openings.
- ◆ New exterior doors should be a wood panel or fixed glass panel in a wood frame. Metal doors are not recommended, but are permitted only if their design matches that of the original door.
- ◆ Contemporary door designs are inappropriate.
- ◆ Architecturally significant door details, trimwork and framing should be retained. If replacement is necessary, replacements should match the original in design, materials, shape and size.

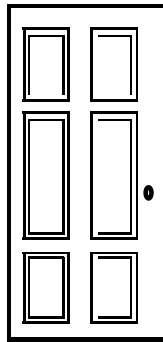
There are a number of houses in the Village which were originally constructed as duplex residences and have two front doors. These two doors should be retained even if the house has been converted to a single family home.



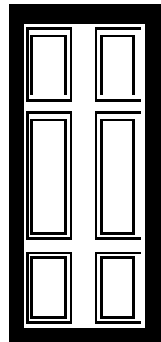
SCREENS/STORM DOORS

Screen or storm doors should minimally impact the visual appearance of the primary doors.

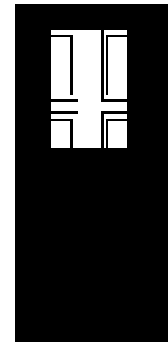
- ◆ Historic screen doors should be maintained and preserved.
- ◆ New screen and storm doors should be clear, plain and not obscure or dominate significant architectural details of the original door. Solid metal doors are not appropriate.



Storm doors should not cover the historic features of the primary door.



Appropriate



Inappropriate

ARCHITECTURAL DETAILS

Historic exterior architectural details should be maintained and preserved.

Architectural details include brackets, decorative trims, corner boards, window moldings, railings, columns, porch steps and doors.

- ◆ Historic elements that are deteriorating should be repaired instead of replaced whenever possible.
- ◆ If replacement is necessary, replacements should match the original in dimension, material, location and design.
- ◆ Architectural elements that are not original to a residence or have no historical basis should not be added.

OUTBUILDINGS

Existing historic outbuildings and their location should be preserved whenever possible.

MECHANICAL SYSTEMS

Mechanical Systems should not be visible from public view whenever possible.

- ◆ All mechanical systems such as air conditioning and heating units, satellite dishes, communication equipment, etc., should be placed at the rear or side of the house, out of public view.
- ◆ If visible to public view, mechanical systems should be screened by shrubbery or wooden picket fencing.

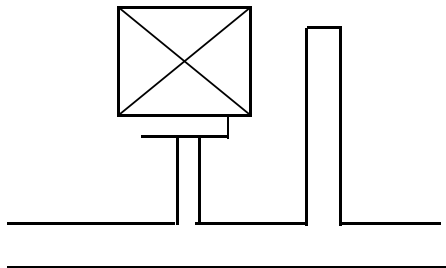
SITE & SETTING

The site and setting of this six-block neighborhood were originally designed and built by the Whittier family during the late 19th and early 20th centuries. Its pattern has evolved over time, contributing to the character of this historic district which still exists today. Bounded by the Chattahoochee River to the north, the Southern Railway tracks to the west, Bolton Road to the south and James Jackson Parkway to the east, factory worker homes were set on terraces, gently sloped toward the once bustling mill complex at the base of the village. The preservation of this district by residents will ensure the sense of community and the continued historic integrity of the neighborhood. This section discusses site and setting issues to be considered during rehabilitation and new construction projects.

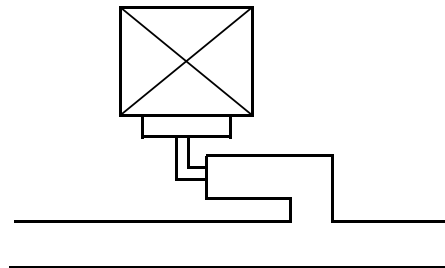
DRIVEWAYS

Driveways should be located to the side of the house.

Traditionally, cement, gravel, and crushed brick have been used as paving material for driveways. Today cement driveways are recommended. Other materials require a variance from the city.



Driveways should be located to the side of the house.



Driveways in front of the house are inappropriate.

SIDEWALKS AND CURBS

The historic layout and materials of all curbs and sidewalks should be maintained.

Both granite and cement have been used as curbing material. Several streets in the Whittier Mill Historic District Neighborhood have brick laid sidewalks and should be maintained as such. Most streets in the neighborhood have no sidewalk. Where no curb or sidewalk exists historically, none should be installed.

RETAINING WALLS

Retaining walls should be preserved and maintained with original material.

Retaining walls located in the front yard should have a finished masonry surface. Efforts should be made to blend the wall with the surrounding landscape. Retaining walls made of wood timber or poured cement are not acceptable.



Historic brick retaining wall.

FENCES

All original fences should be preserved and maintained.

All new front yard fences should be no more than four feet high and of historic wooden picket construction, in keeping with the traditional characteristic of the neighborhood. Closure walls, wrought iron and chain link fences should not be used in the front yard.

NEW CONSTRUCTION & ADDITIONS TO EXISTING STRUCTURES

Additions and new construction within Whittier Mill Historic District require the property owner to participate in design review through the Atlanta Urban Design Commission and obtain a certificate of appropriateness. Preservation of significant historic materials and features, preservation of the historic character of structures and the neighborhood as a whole, and visual distinction between old and new structures should be considered when planning your project. The following guidelines have been developed on the basis of these three issues and the local zoning requirements. The National Park Service's *Preservation Brief #14: New Exterior Additions to Historic Buildings* is included in the appendix for further information. New construction of two-family or duplex dwellings is allowed only as a single structure.

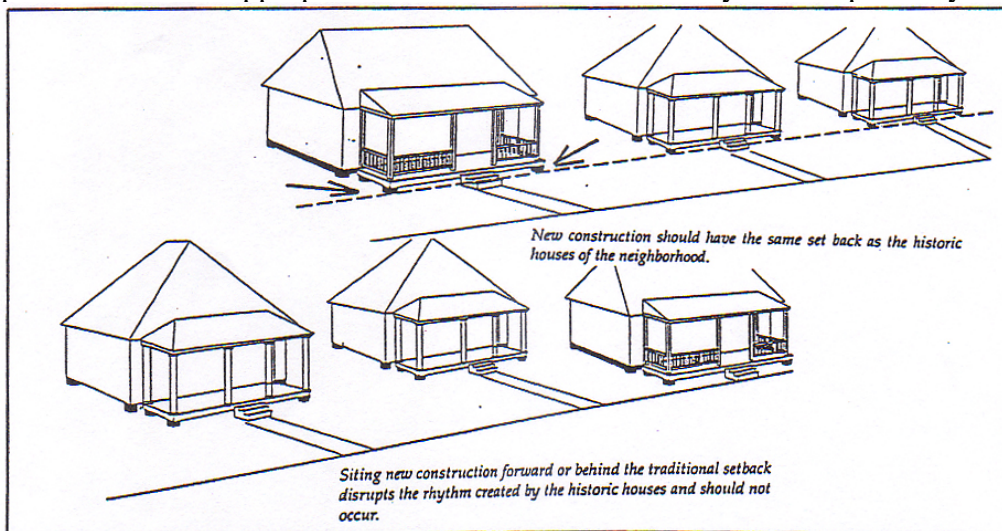
COMPATIBILITY RULE:

"To the maximum extent possible, the element in question, such as roof form or architectural trim, shall substantially match that which predominates on that block. When elements are quantifiable, such as building height or floor heights, they shall equal the statistical average of all like elements of all structures of like use in that block." Those elements which the compatibility rule applies are specified in regulations by reference to "compatibility rule."

Atlanta Land Development Code Section 16-20J.005

SET BACK AND SPACING

The set back and lot size of all new construction shall be compatible with those on the particular block. Appropriate set backs are determined by the compatibility rule.



Graphic by Kenneth Kocher.

ORIENTATION

Porches and front doors shall face the front yard. A side yard is required on each side of

the house, each at least as wide as those of other houses on the particular block, based on the compatibility rule. Rear yards must measure at least 10 feet deep and a brick chimney is required.

SCALE

Scale of new construction and additions is also based upon the compatibility rule. Most structures are 1 1/2 stories with 2 bedrooms and 2 baths, with 2,000 square feet or less. Additions may not exceed the height of the existing structure on the site. New construction may not exceed the height of the tallest structure of like use on the block.

EXTERIOR MATERIALS

All exterior building material visible from the right-of-way should be compatible with that which dominates the area. Wood clapboard is preferred. Aluminum, vinyl, masonite or other horizontal siding is permitted as long as window trim, corner boards and fascia/barge boards are visible.

ARCHITECTURAL DETAILS

New construction should reflect the pattern and form of the existing buildings. Historic exterior architectural details should be maintained and preserved. Important exterior architectural details in Whittier Mill include the shape and pitch of roofs, windows and doors, porches, and exposed rafter tails. Architectural elements that have no historical basis should not be added.



Historic detail.

FORM

The ratio of openings to solids (windows to wall, for example) for additions and new construction should be established using the compatibility rule, with up to a 10 percent differential. The compatibility rule should be used in determining the appropriate form for new construction.



Historic roof and chimneys.

ROOFS

Shape and pitch of roofs are a significant feature of new construction and should be subject to the compatibility rule. Metal and fiberglass roofs are not appropriate and may not be used. Dormers, skylights, and solar panels may not be constructed on the front facade of any structure. Exposed rafters are a typical characteristic of the village.

CHIMNEYS

New chimneys should be faced with mortar or stucco, not siding, and are not permitted on the front facade.

WINDOWS

New windows should be predominately vertical in shape and are



subject to the compatibility rule. For additions, windows should match the originals in design, materials, shape and size with no more than a one-inch width or height difference. The cutting of new window openings during an addition is not appropriate for the street façade. A maximum of two windows may be hung together. Storm windows should be of a compatible design and may not obscure architectural details.

Shutters were not historically used on houses in the village and are not recommended.

Historic window.

DOORS

New exterior doors should be wood panel or fixed glass panel in wood frame. The cutting of new door openings during an addition is not appropriate for the street façade. Storm doors and screen doors should be of a compatible design and may not obscure architectural details.

FOUNDATIONS

Historically, houses within the neighborhood were constructed on brick piers and brick is the preferred material for all foundations. Foundations should be made of masonry pier or continuous wall construction closed with solid or screen infill wall. Acceptable materials are brick, painted concrete block or stucco. Appropriate infill options are lattice, painted concrete block, brick and stucco. Infill materials should be recessed slightly from piers. Slab on grade is not allowed.

PORCHES

Front porches, steps and stoops are significant to the Whittier Mill Historic District and should be retained during additions. Front porches must contain balustrades, columns and other characteristics, such as floor dimensions, height, roof pitch and overhangs, consistent with historic features in the particular block. Standard lumber is permitted.

For new construction, front porches are required as an important design feature. The compatibility rule or the following applies:



Appropriate porch.

- ◆ Columns should be 6" by 6" posts.
- ◆ Top and bottom rails of the balustrade must be constructed of 2" by 4" lumber, with the top rail to be no higher than 36" from the floor. The bottom rail of the balustrade must be 3-4" above the porch floor, and the individual balusters must be made of 2" by 2" lumber, no more than 4" apart.

Decks are permitted at the rear of the house.

ACCESSORY STRUCTURES

All accessory structures, including tool sheds, heaters and air conditioners should be located to the side or rear of the house. Screening should be used if the structure can be seen from the right-of-way.



Front yard closure walls are not appropriate. New fences in the front yard of any structure should be of wooden picket-type construction, with a maximum height of 4 feet. Chain-link fencing is not allowed in the front yard.

Appropriate fencing on Macaw Street.

Historically, mail for the village was received at the company store. Therefore, simplicity for mailboxes is encouraged. A mailbox on a metal or wooden post is recommended.

Garages and carports should be located behind the structure. Parking is not allowed in the front yard. Appropriate paving materials for driveways include gravel, concrete and crushed brick. Today cement driveways are recommended. Other materials require a variance from the city.

DEMOLITION & RELOCATION

Guidelines for Demolition of a Historic Structure

The demolition of buildings diminishes the historic built environment that defines the character of Whittier Mill Historic District Village, and creates unnecessary waste. Demolition of historic buildings should be avoided whenever possible. All other viable options should be exhausted before the decision is made to demolish a historic structure, because once a building is gone, it is gone forever.

The following conditions must apply before a Certificate of Appropriateness is granted:

- ◆ Public safety and welfare requires the removal of a structure or building.
- ◆ The structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect.
- ◆ The building has lost its original architectural integrity and no longer contributes to the character of the district.

A Certificate of Appropriateness must be issued by the City of Atlanta Urban Design Commission before a demolition permit is issued by the Bureau of Buildings. The Urban Design Commission shall make the final determination concerning the request for demolition. For more information on the procedures followed by the AUDC, refer to section three on Design Review Process.

Guidelines for Relocation of a Historic Structure

The relocation of a historic structure within the Whittier Mill Historic District Village is highly discouraged. When a building is relocated to another site within the Mill Village from its original site there may be economic incentives available as are described for historic homeowners in section two on the economic benefits of preservation. The reason for the move, the setting, and the physical conditions of the building would be studied before a decision was made.

If moving the building is deemed necessary, the setback and footprint of the new site should meet the same guidelines set forth for new construction in section seven. Relocation of historic buildings should only occur when one or more of the following applies:

- ◆ The building is threatened with demolition.
- ◆ The building must be moved due to a threat to public safety and welfare.
- ◆ The building is threatened with loss of integrity of site and setting.

A Certificate of Appropriateness must be issued by the City of Atlanta Urban Design Commission before the building can be relocated.

Demolition by Neglect

Buildings should not be allowed to deteriorate as a result of inadequate maintenance. This is hazardous and detrimental to the individual property, as well as the surrounding area within Whittier Mill Historic District Village. This in turn can be cause harm to the overall character of the neighborhood, physically and socially.

Property owners are legally responsible for providing ordinary maintenance and repairing their property, which includes the structure and its site. Neglect can include conditions such as the deterioration of the building's structural system or the exterior architectural features, such as broken windows, doors and openings, which allow entry of vermin and the elements. curbs and streets should be retained. New sidewalks may not be installed.

LANDSCAPE RECOMMENDATIONS

HISTORICAL OVERVIEW

The village of Whittier Mill Historic District was constructed on a gentle slope overlooking the Southern Railroad and the Chattahoochee River. The original plan called for eight terraces set vertically on the hill with the owner's houses set in a semi-circle at the top of the hill. The worker's houses were then set in a grid pattern descending the terraces to the mill itself. In some areas of the village there were alleys running parallel to the streets between the houses. There is evidence that some of the streets, alleys and the few original sidewalks were constructed of brick which would have been obtained from the brick factory that was located nearby. Macaw, east of Butler, appears to be an example of one of the brick streets. It is now covered with dirt. The original street curbing appears to have been granite with replacement curbing of concrete.



Tree-lined streetscape.

There is little documentation on the landscaping of the original mill village. In most mill villages of this era the homes were modest and the yards were minimal. The front yards would have had a few shrubs and the back yards probably would have had small vegetable gardens. The people who worked in the mill would have planted their yards with plants familiar to their experience. Whittier Mill Historic Village seems to have been blessed with many types of trees. Elms, Magnolias and Oaks along with the seldom seen Ginkgo, are some of the varieties that still line the streets. There are antique Multi-flora rose bushes remaining in some of yards of the Whittier Mill Historic Village that were probably planted during the development of the village.

Cedars still define some of the borders between house lots. Today one can see examples of many older shrubs in the yards, such as Forsythia, Spirea, Hydrangeas and Crape Myrtle.

There is some of the original landscaping efforts remain in the village; retaining walls, curbing, the use of bricks, steps to houses, trees, shrubs and flowers. Major site renovation visible from the principal façade shall require a Certificate of Appropriateness from the AUDC. See Attached appendix for a list of compatible replacement materials.

GENERAL RECOMMENDATIONS

- ◆ The brick alleys and sidewalks should be maintained. If removal is necessary, they should be retained in some fashion in the village area.
- ◆ The preservation of the granite curbing should be exercised. Refer to the ordinance, Sec. 16-20J.005, for the compatibility rule on replacement of materials.
- ◆ The existing old trees and shrubs should be maintained whenever possible. Replacement trees should be installed in accordance with the relationships of existing trees to the sidewalks and streets
- ◆ Grading should meet existing topography in a smooth transition. Existing sidewalks, curbs, and streets should be retained. New sidewalks may not be installed.
- ◆ Retaining walls were traditionally constructed of brick within the neighborhood. Masonry is recommended for all retaining walls.

HISTORIC LANDSCAPING MATERIALS¹

TREES

American Beech
American Elm
Apple
Blackjack Oak
Black Walnut
Cedars (Japanese and Deodar)
Crabapple
Dogwood (pink and white)
Elm
Fig
Ginkgo
Hard Pears
Hickory
Magnolia
Peach
Pecan
Plum
Sweet Gum
Sycamore
Tulip Poplar
Water Oak
White Oak
Wild Cherry
Willow

SHRUBS AND BUSHES

Althea (Rose of Sharon)
Azaleas
Bamboo
Carolina Allspice
Crape Myrtle
English Boxwood
Forsythia
Hydrangeas
Japonica (Kerria Rose)
Quince (old fashioned flowering pink)

Spirea (Bridal Wreath)

SHRUBS AND BUSHES cont.

Virginia Sweetspire
Vitek (Lust Ease)
Weigela

FLOWERS

Butter and Egg Snapdragons
Butterfly Bush
Camelias
Cannas
Century Plant
Cleome (Pins and Needles)
Day Jessamine
Daylilies (orange and lemon)
Dianthus
Four O'Clocks
German and Japanese Iris
Ginger Lilies
Jonquils
Multiflora Roses
Narcissus
Old Fashioned Red Hibiscus
Old Fashioned Sweet Peas
Phlox
Red Roses
Snowdrops
Star of Bethlehem
Violets

VINES

Autumn Clematis
Carolina Jasmine
Cypress Vine (red hummingbird vine)
Trumpet Vine
Wisteria

¹ Courtesy of Laura Lieberman

GROUND COVERS

English Ivy
Hen and Chicks (sedum)
Periwinkle

HERBS AND VEGETABLES

Burdock
Hot Banana peppers
Mint
Pole beans

Tomatoes

WILDFLOWERS

Blackberries
Chattahoochee Phlox
Goldenrod
Jerusalem Artichoke
Joe Pye Weed
Native Blue Aster
Pokeweed
Queen Anne's Lace
Various Ferns
Wild Violets

APPENDIX

APPENDIX A – GLOSSARY OF TERMS

Addition - wings, rooms or other exterior attachments made to the existing principle or accessory structure.

Alley - a narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings.

Apron - a decorative, horizontal trim piece on the lower portion of an architectural element.

Architectural style - the arrangement and pattern of decoration or ornamentation on the structure; the design of the overall form of a dwelling such as the proportion, scale, massing, symmetry or asymmetry, relationship of solids to voids, height, depth and width.

Architectural ornamentation - as used in this publication, are details added to a building or its elements for the purpose of embellishment or decoration.

Attic - the upper level of a building, not of full ceiling height, directly beneath the roof.

Baluster - one of a series of short, vertical, members used to support a stair or porch handrail, forming a balustrade.

Bargeboard (Vergeboard) - boards which are sometimes decorated, placed against the incline of the gable to hide the ends of the horizontal roof timbers.

Certified Local Government - any city, county, parish, township, municipality, or borough or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level.

Chimney - a flue usually made of brick or stone, for conducting smoke and gases from above a fire to the outside air.

Clapboards (Weatherboard) - a wooden board used for siding that is thin on one edge and thicker on the other to facilitate horizontal overlapping to aid in weather proofing.

Concrete slab foundation - a thick plate of concrete placed on the ground.

Coping - the capping or top course of a wall, usually adapted for the protection of the wall from weather.

Dormer window - a window that projects from a roof.

Double-hung window - a window with two sashes, one sliding vertically over the other.

Downspout - a rain leader or vertical pipe which carries water from the gutter away from the building walls or surfaces.

Eave - the underpart of a sloping roof overhanging a wall.

Elevation - any of the external faces of a building.

Entablature - the horizontal group of members immediately above the column capitals; divided into three parts, it consists of the architrave (bottom), frieze (middle) and the cornice (top).

Facade - the face or front elevation of a building.

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

Fenestration - the arrangement of windows on a building.

Flashing - thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Foundation - the lowest exposed portion of the building wall, which supports the structure above.

Gable - the triangular section of a wall to carry a pitched roof.

Hipped roof - a roof with four uniformly pitched sides requiring a hip rafter at each corner.

Infill - new construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.

In-kind replacement - to restore or substitute with the same material.

Jamb - the vertical frame or support, against which the sash of the door abuts.

Lattice - an openwork grill of interlacing wood strips used as screening.

Lintel - the horizontal top member of a window, door, or other opening.

Masonry - exterior wall construction of brick or stone laid up in small units.

Massing - the three-dimensional form of a building.

Mortar - a mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Mullion - a heavy vertical divider between windows or doors.

Muntin - a secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Paneled door - a door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Pier - an upright structure of masonry that serves as a principal support, such as a porch or foundation pier, whether isolated or part of a wall.

Pitch - the degree of the slope of a roof.

Preservation - the act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.

Principal structure - the main building on a property such as a house, church, etc.

Pyramidal roof - a roof with four identical sides rising to a central peak.

Reconstruction - the accurate recreation of a vanished, or irreplaceably damaged structure, or part thereof; the new construction recreates the building's exact form and detail as they appeared at some point in history.

Rehabilitation - the act of returning a building to usable condition through repair, alteration, and/or preservation of its features.

Restoration - the process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retaining wall - a wall built to support or retain a bank of earth or water.

Ridge - the top horizontal member of a roof where the sloping surfaces meet.

Saltbox – A wood framed house characterized by a roof with a short slope in front and a long slope, which sweeps close to the ground, in back.

Sash - the moveable framework containing the glass in a window.

Screen door - the frame of a door with an insert of wire mesh or hardware cloth to

provide additional ventilation and a barrier for insects.

Sheathing - an exterior covering of boards of other surface applied to the frame of the structure (see siding).

Shed roof - a gently-pitched, almost flat roof with only one slope.

Shutter - an extra closure for a window or door, hinged on the exterior of a window jamb to prevent the admission of light, rain, snow, etc. Shutter panels can be solid or louvered which allows the ventilation of the interior space.

Siding - the exterior wall covering or sheathing of a structure.

Sill - the bottom crosspiece of a window frame.

Spindles - slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stabilization - the essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Storm door - an additional outside door in the door frame, for better insulation against the weather.

Streetscape - the over facade, not of a single structure, but of the many buildings which define the street.

Surround - an encircling border or decorative frame, usually at windows or doors.

Transom - a horizontal opening (or bar) over a door or window.

Trim - the decorative framing of openings and other features on a facade.

Vernacular - a regional form or adaptation of an architectural style.

Wall dormer - dormer created by the upward extension of a wall and a breaking of the roofline.

Water table - a projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

The glossary is a compendium of terms from various sources including: The National Trust for Historic Preservation Website, the Martin Luther King Historic District Design Guidelines and architecture books cited in the *Sources Consulted*.

APPENDIX B – WHITTIER MILL HISTORIC DISTRICT HISTORIC DISTRICT ORDINANCE

Sec. 16-20J.001. Statement of Intent

The intent of the regulations for the Whittier Mill Historic District Historic District is as follows:

- (1) To enhance and integrate land use regulations, tailored to the historic character of this district, with existing land use regulations;
- (2) To continue and encourage residential uses in the district;
- (3) To preserve and protect the historic attributes of the built environment of the district, particularly those houses, buildings and structures constructed prior to 1930; the street patterns; and limited access/egress which contributes to the village;
- (4) To preserve existing landscape and topographical features of the district that exhibit or will assist in maintaining significant historic elements of the village;
- (5) To maintain the spatial relationships that now exist between buildings, and between buildings and streets;
- (6) To ensure that additions and modifications to existing structures reinforce the historic qualities and features of the district;
- (7) To ensure that new development is consistent with the historic character of the district;
- (8) To balance the need to regulate exterior changes to the structures in the district with the unique layout, landscaping and topography of the district that results in a high percentage of visibility from the public right-of-ways so as to exercise greater regulatory control over principal facades than other facades;
- (9) To encourage economic development, neighborhood revitalization and prevention of displacement of residents; and
- (10) To preserve and enhance the important aesthetic appearance of the district so as to substantially promote the public health, safety and welfare.

(Code 1977, § 16-20J.001)

Sec. 16-20J.002. Scope of regulations.

(a) The existing zoning map and regulations governing all properties within the Whittier Mill Historic District Historic District shall remain in full force and effect. The following zoning regulations shall be overlaid upon, and shall be imposed in addition to, said existing zoning regulations. Whenever the following overlay regulations are at variance with said existing zoning regulations, the following regulations (chapter 20J) shall apply. All other statutes, rules, regulations, ordinances, or other governmentally adopted regulations pertaining to properties within this district shall continue to apply; and any variance between said other regulations and these overlay district regulations (chapter 20J) shall be governed by the interpretation provision set forth in section 16-20.011(c) of the code of ordinances.

(b) Except when otherwise explicitly provided, the provisions of chapter 20 of this part shall apply to this district.

(Code 1977, § 16-20J.002)

Sec. 16-20J.003. Boundaries

The boundaries of the Whittier Mill Historic District Historic District shall be as shown on the official zoning map adopted herewith entitled the “Whittier Mill Historic District

Historic District.” The district is divided into two (2) subareas, as shown on said official zoning map, which shall be known as:

- (1) The Residential Subarea; and
- (2) The Transitional Subarea.

(Code 1977 §16-20J.003)

Sec. 16-20J.004 Organization.

The overlay zoning regulations for the Whittier Mill Historic District Historic District are composed of two (2) parts. The first part consists of general regulations which apply to all property located within this district. The second part consists of specific regulations that apply to each of the subareas.

(Code 1977, §16-20J.004)

Sec. 16-20J.005. General regulations.

The following regulations shall apply to all properties within the Whittier Mill Historic District Historic District:

(1) *The Compatibility Rule:* The compatibility rule is a method of requiring that alterations and new construction are sensitive and sympathetic to existing elements of design, scale, and general character of the district with particular attention to the immediate environment constituting a particular block. In accordance with this purposes, the compatibility rule is as follows: “To the maximum extent possible, the element in question, such as roof form or architectural trim, shall substantially match that which predominated on that block. When elements are quantifiable, such as building height or floor heights, they shall equal the statistical average of all like elements of all structures of like use in that block.” Those elements to which the compatibility rule applies are specified in regulations by reference to “compatibility rule.”

(2) *Variances:* The urban design commission shall have the power to hear, grant and deny variances from the provisions of this chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, criteria, and appeal provisions for decisions regarding such variances shall be the same as those specified in chapter 26 of this part 16, which provisions are hereby incorporated herein.

(Code 1977, §16-20J.005)

Sec. 16-20J.006. Specific regulations--Residential Subarea I.

In addition to the general regulations set forth in section 16-20J.005, and any other applicable regulations, the following regulations shall apply to all properties located within Residential Subarea I:

(1) *Certificates of Appropriateness:* Certificates of appropriateness within this Subarea shall be required as follows:

a. *When required:*

1. To change the exterior appearance of the following elements of a structure within the subarea, when said changes can be seen from the public right-of-way: foundations, siding, chimneys and roofs;

2. To change the exterior appearance of the following elements of the front facade of a structure: windows, doors, architectural details and porches. For the purpose of this chapter, front facade means the elevation of the building which faces the front yard as defined in code of ordinances section 16-28.007(3) and (4).

3. To erect a new structure; and

4. To demolish or move any contributing structure, in whole or in part, within the subarea.

b. *Type required:*

1. Type I certificates of appropriateness for ordinary repairs and maintenance are not required in this subarea. This exemption in no way obviates the requirements for certificates of appropriateness for all minor alterations (Type II), major alterations (Type III) and demolitions (Type IV, except partial demolitions).

2. Except with regard to Type I certificates, the procedures for determining the appropriate type of certificate required under subsection 16-20J.006(1)a. above shall be those specified in section 16-20.008 of the zoning code, provided, however, that a partial demolition shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features which destroys the structure's historic interpretability or importance of the front facade.

(2) *Financial Hardship Exemptions:*

a. These regulations set forth a minimum standard of architectural compatibility within the subarea. However, in order to balance this concern with other equally important objectives in the district, including economic development, neighborhood revitalization, and prevention of displacement of residents, the Urban Design Commission may allow reasonable exemptions from these regulations on the ground of economic hardship to the property owner. The burden of proof that the regulations and guidelines pose such a hardship shall be on the property owner.

b. In order to qualify for an economic hardship exemption, the applicant(s) must first make a showing that the alteration(s) requested is necessary in order to continue utilizing the structure for its intended purpose.

c. If the Urban Design Commission finds that this requirement of subsection (b) herein is satisfied, they shall consider the following factors in determining whether an economic hardship exemption in whole or in part will be granted:

1. The present and future income of the property owner(s) and those occupying the property;

2. The availability, at present or in the future of other sources of income of revenue, including loans, grants, and tax abatements;

3. The cost associated with adherence to the subarea regulations;

4. The degrees of existing architectural importance and integrity of the structure; and

5. The purpose and intent of this chapter.

d. The Urban Design Commission shall balance these factors as applied to the applicant for said exemption and shall grant said exemption, in whole or in part, as appropriate to the case upon a finding that the economic hardship to the applicant is significant and substantially outweighs the need for strict adherence to these regulations.

(3) *Lot Size, Dimensions and Configurations:*

In addition to the requirements of the subdivision and zoning ordinances, the compatibility rule specified in this chapter 20J shall apply to all subdivisions and aggregations of lots with regard to lot size, dimensions and configurations.

(4) *Duplexes*: Notwithstanding any contrary provisions in part 16 of the code of ordinances, new construction of a new two-family or duplex dwelling shall be permitted within this district only as a single building.

(5) *Grading*:

a. Grading shall not excessively or unnecessarily alter the natural topography of the site, with the exception of grading necessary to protect and preserve the structural integrity of a structure.

b. New grades shall meet existing topography in a smooth transition.

(6) *Architectural Standards*:

a. *Building facades*:

1. All new construction shall conform to the existing building orientation by having porches and front doors facing the front yard.

2. At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule.

3. There shall be two (2) side yards, one (1) on each side of the principal building, each having a width of not less than the width of the side yards for the block as established by the compatibility rule.

4. There shall be rear yard of not less than 10 feet.

5. All building materials which upon completion are visible from the public right-of-way, shall be compatible with those which predominate in the subarea.

6. Siding repair or replacement shall match the original materials in scale and direction. Wood clapboard, if original, is preferred; however, aluminum, masonite, vinyl or other horizontal siding is permitted if window trim, cornerboards, and fascia/bargeboards are left in place or replaced with new material to match the original.

7. No new construction or additions shall exceed the height of the existing structure on the site or, for new construction, that of the tallest structure of like use on the block.

b. *Windows and doors*:

1. Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.

2. Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in design, materials, shape and size with no more than a one-inch width or height difference from the original size.

3. New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and design to existing windows and doors.

4. The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule, with a permitted differential of ten (10) percent.

5. Windows in the front facade of new construction shall be predominantly vertical in proportion and must not be constructed in combination of more than two (2) windows.

6. Replacement exterior doors shall match the original openings and conform to the original door in material and design.

7. New exterior doors shall be wood panel or fixed glass panel in wood frame. In the alternative, metal doors may be used if their design matches that of an original door.

c. *Foundations:*

1. Foundations shall be of brick, painted concrete block or stuccoed.

2. Foundations shall be of masonry pier or continuous wall construction closed with solid or screen infill wall.

3. Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.

4. Slab on grade is not permitted.

d. *Storm doors and storm windows:*

Storm doors, screen doors or storm windows shall be of compatible design and shall not cover, obscure or dominate significant architectural details.

e. *Chimneys:*

1. Chimneys shall be retained whenever possible.

2. If extending or repairing a chimney, the original materials, mortar, color and pattern shall be matched whenever possible.

3. The construction of new chimneys shall not be permitted on the front facade.

4. New chimneys shall be faced with brick or stucco.

5. Siding on chimneys is prohibited.

f. *Roofs:*

1. Replacement roofs shall match the original roof in material, pitch and shape as well as ridge, overhang and soffit construction.

2. Cold-rolled roofing is permitted only on flat roofs.

3. Corrugated metal and corrugated fiberglass roofs are not permitted.

4. The shape and pitch of roofs for new construction shall be subject to the compatibility rule.

5. Dormers shall not be permitted on the roof over the front facade of any structure.

6. Skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations, are not permitted on the roof over the front facade of any structure.

g. *Porches:*

1. Architecturally significant front porches, steps and stoops shall be retained, whenever possible.

2. Replacement front porches, steps and stoops shall match the original in size, design and materials.

3. Front porches may be enclosed with screenwire or glass if the main characteristics of a front porch are maintained.

4. Front porches shall be required for the development of new homes and the compatibility rule shall apply or columns shall be six-inch by six-inch posts; the top and bottom rails of the balustrade shall be constructed of two-inch by four-inch lumber or the equivalent; the top rail shall not be higher than 36 inches above the porch floor; the

bottom rail of the balustrade shall be three (3) to four (4) inches above the porch floor; and the individual balusters shall be constructed of two-inch by two-inch lumber and shall not be more than four (4) inches apart.

5. Front porches shall contain balustrades, columns and other characteristics including floor dimension, height, roof pitch, and overhand consistent with historic features for porches in that block, although standard lumber is permitted.

6. New decks shall be permitted to the rear of the house.

h. Accessory structures:

Accessory structures, such as carriage houses, smoke houses, tool sheds, greenhouses, tenant and alley houses, air conditioners and heating units, shall be located to the side or rear of the main structure within the buildable area of the lot and shall not project beyond the front of the main structure. In addition, said structures shall be located in the least visible location within permissible areas. Screening with appropriate plant or fence materials is required if said structure is visible from the public right-of-way.

i. Walls and fences:

1. Front yard closure walls are not permitted.

2. Fences in the front yard of any structure shall be of wood picket type construction.

3. Retaining walls which are located in the front yard shall have a finished masonry surface constructed of materials compatible with the exterior finish of the principal dwelling. Retaining walls shall be integrated into the landscape.

j. Architectural details:

Exterior architectural details, such as brackets, decorative trim, corner boards, windows moldings, railings, columns, steps and doors, which contribute to the character of the buildings and appear on the front facade, shall be retained, restored or replaced to match the original in dimension and design.

(7) Paved Surfaces:

a. The original layout, patterns and paving materials of sidewalks, curbs and streets shall be retained.

b. Where no sidewalks existed historically, no new sidewalks shall be installed.

(8) Off-Street Parking Requirements:

a. Off-street parking shall not be permitted in the front yard.

b. Carports and garages shall be behind the rear of the main structure. If the main structure is located on a corner lot, the front yard setback for that side of the street shall apply to the construction of a carport or garage.

(Code 1977, §16-20J.006)

Sec. 16-20J.007. Specific regulations-Transitional Subarea II.

The following regulations shall apply to all properties located within the Transitional Industrial Subarea II. These regulations are intended to mitigate any noxious effects that the industrial subarea may have on adjoining residential uses within the Whittier Mill Historic District Historic District. These regulations further intend to maintain compatibility between the existing and future uses of the subarea and the overall residential character of the district as a whole.

(1) *Certificates of Appropriateness*: Certificates of appropriateness are not required in the Transitional Industrial Subarea II, but all new construction and development shall conform to the following regulations.

(2) *Development controls*:

a. *Setbacks*: The setback from the southern boundary of the subarea shall be 50 feet. This setback shall be undisturbed and no development of any kind, including surface parking, shall be permitted. Other setbacks shall be as regulated by the applicable industrial district regulations.

b. *Screening*: For any lot in this subarea which abuts a residential use, without an intervening street, there must also be a wall no less than six (6) feet in height and a 5-foot wide buffer planted with tree and/or shrub materials.

(Code 1977, §16-20J.007)

APPENDIX C – PRESERVATION BRIEFS

#8 ALUMINUM & VINYL SIDING ON HISTORIC BUILDINGS

#9 REPAIR OF HISTORIC WOODEN WINDOWS

#14 NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS

NATIONAL PARK SERVICE PRESERVATION BRIEF SERIES ORDER FORM

APPENDIX D – RESOURCES FOR HISTORIC PRESERVATION ASSISTANCE

Resources for Historic Preservation Assistance

National Resources

The National Trust for Historic
Preservation
1785 Massachusetts Avenue, NW
Washington, D.C. 20036
Tel: 202-673-4000
Web Site: www.nthp.org

The National Park Service
Atlanta Federal Center
1924 Bldg. – 5th Floor
100 Alabama St. SW
Atlanta, Georgia 30303
Tel: 404 562-3173

The Southeast Regional Office of the
National Trust
456 King Street
Charleston, South Carolina 29403
Tel: 843-722-8552

State Resources

Georgia Trust for Historic Preservation
1546 Peachtree Street, NW
Atlanta, Georgia 30309
Tel: 404-688-0472
Web Site: www.georgiatruster.org

Historic Preservation Division
Georgia Department of Natural
Resources
500 The Healy Building
57 Forsyth Street, NW
Atlanta, Georgia 30303
Tel: 404-565-2840
Web Site: www.gashpo.org

Local Resources

Atlanta Preservation Center
537 Peachtree Street
Atlanta, Georgia 30308
Tel: 404-876-2041
Web Site: www.preserveatlanta.com

Atlanta Urban Design Commission
55 Trinity Ave. SW
Suite 3400
Atlanta, Georgia 30335-0331
Tel: 404-330-6200
Web Site: www.atlanta.org

APPENDIX E – SOURCES CONSULTED

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