



EUHARLEE HISTORIC DISTRICT

GENERAL DESIGN GUIDELINES

Please reference these guidelines when applying for a Certificate of Appropriateness (COA). For more detailed information, reference the City of Euharlee Historic Preservation Ordinance or contact Historic Preservation Commission staff.

Part One

General guidelines for structures contributing to the Euharlee Historic District.

Preservation of character-defining elements of historic buildings is a priority, and alterations and repairs should accurately represent the historic qualities of the buildings. Original documentation should be used for restoration work wherever possible. Where original documentation is unavailable, interpretations of similar elements that occurred in the area may be considered.

For items not addressed by the following standards or guidelines, the Commission will refer to the U.S. Department of the Interior, Secretary of the Interior Standards for the Treatment of Historic Properties, latest edition, for guidance.

1. Change in Use

A change in use is not regulated, but every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.

2. Original Design Character

Respect the original design character of the building. Analyze the building to determine which elements are essential to its character. Do not try to make the building to appear older or younger in style than it really is. The genuine heritage of the district should be expressed.

3. Historical Changes

Preserve older alterations that have achieved historic significance in themselves. Examples would be an addition or entryway that was added to the original building early in its history. More recent alterations that are not historically significant may be removed.

4. Plan and Implement Strategies

Evaluate the historic property and establish a plan for implementing strategies for preservation, rehabilitation, restoration, reconstruction, alterations to the exterior, and addition.

Rehabilitation work should not destroy the distinguishing character of the property or its environment. Match the original material when feasible. A substitute material is acceptable if the form and design of the substitute convey the visual appearance of the original.

Deterioration architectural features should be repaired rather than replaced whenever possible. Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material using recognized methods 3 whenever possible. If alternative materials must be used, they should match the original in appearance as closely as possible.

Replacement of missing architectural elements should be based in accurate duplications of original features. In the event replacement is necessary, the new material should match that being replaced in design, color, texture, and other physical qualities. The design should be substantiated by physical or pictorial evidence when possible.

When reconstruction of an element is impossible because of lack of historic evidence, a new design that related to the building in general size, scale and material may be considered, using design elements that reflect the building's style.

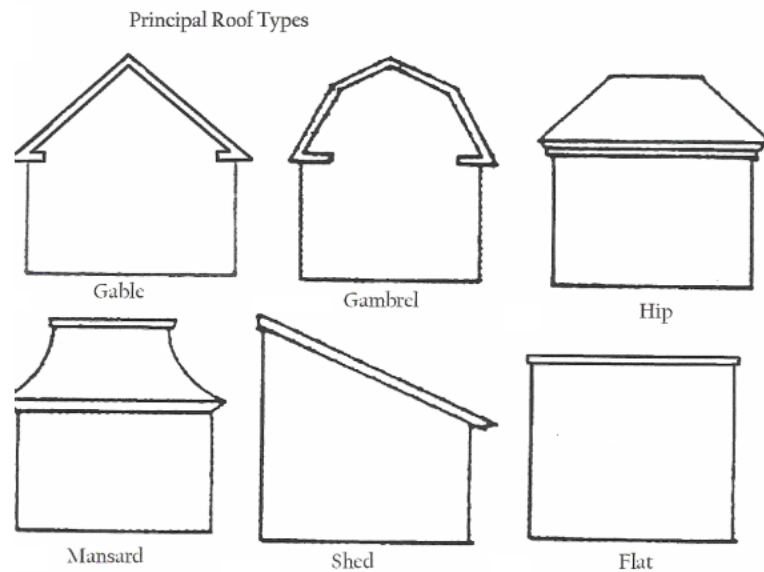
During repair or rehabilitation, protect and maintain historic features that survive in generally good condition. Treatments include rust removal, caulking, sealing and repainting. Original materials and details that contribute to the historic significance of the structure should be preserved whenever feasible.

When disassembly of a historic element is necessary for its rehabilitation, use methods that minimize damage to the original materials. Always devise methods of replacing the disassembled material in their original configuration.

5. Roofs

Preserve original pitch and shape of the roof forms where they contribute to the historic character of the building. Replace existing roof materials with the same type of material where it is visible from the street. Rooftop mechanical systems, satellite dishes, and microwave dishes should be unobtrusive and out of public view when possible.

Maintain historic chimneys. Do not remove ornamental roof features.



Metal roofing is the most common traditional material in the Euharlee Historic District.



Clay tile is an example of an inappropriate roofing material for the Euharlee Historic District.

6. Exteriors

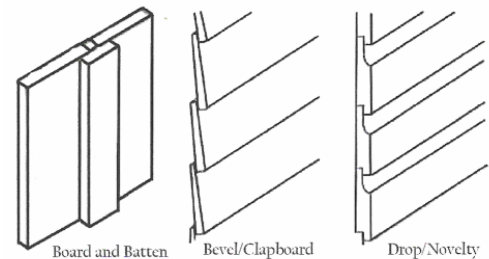
The use of paint or coating on unpainted masonry is discouraged. Do not sandblast exterior surfaces. Use the gentlest means possible to clean exterior materials.

When repainting brick, use historic mortar mix (softer than modern mixes), matching the original mortar joints.

Maintain historic exterior materials. Repair, as part of renovation, damaged exterior materials with like materials and only in the areas of damage. Try to avoid the use imitation brick or stone, wood or metal siding, or aggregates on the building façade.

The primary historic building material is wood. Many of the historic buildings are board and batten. Hardiboard and hardiplank are compatible substitutions. Aluminum and vinyl are discouraged. Stucco is acceptable in limited use on a case-by-case basis.

Wood Exterior Cladding Types



The granary building is an example of the commercial building with board and batten.



Reflective glass is an inappropriate building material for the historic district.



Stucco is discouraged as a primary building material in the historic district.

Please limit the installation contemporary equipment such as satellite dishes, playground equipment, heating and air units to a location outside of public view from the street. Items can be screened from view.

The introduction of new features such as window or door openings, bays, vents, balconies, or chimneys to character-defining exterior walls if this will compromise the architectural integrity of the building.

7. Driveways, Walkways, and Off-Street parking

Pervious paving materials should be utilized for driveways, walkways, and off-street parking whenever possible. It is encouraged to locate new parking areas where there are not visible from the street.

Gravel, pavers, bricks, or concrete are encouraged.



Bricked walkway on Covered Bridge Road in front of the Commissary.



Gravel parking area next to the Covered Bridge Store.

Whenever possible, do not injure nearby trees by intruding on the root areas. New trees should be spaced at a distance equal to the mature crown width.

8. Lighting

Exterior light fixtures should be replaced with similar in appearance, scale, and material to existing lighting fixtures.

The introduction of indiscriminate permanent area lighting, illuminating facades of houses with harsh floodlight, or creating a runway effect with multiple footlights along front walks will need approval by the Commission.

9. Windows and Doors

Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.

Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.

Original doors, windows, shutters, hardware, or any material detail of any of the aforementioned should not be removed without Commission approval.

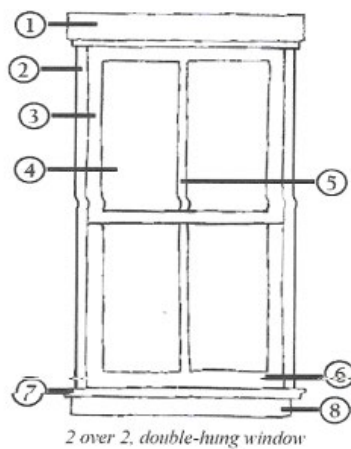
If replacement of a window or door feature is necessary, it is encouraged to replace only the deteriorated feature rather than the entire unit. Match the original in design, dimension, and material whenever possible.

If replacement of a deteriorated window or door unit is necessary, it is encouraged to replace the unit in kind, matching the design and dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials whenever possible.

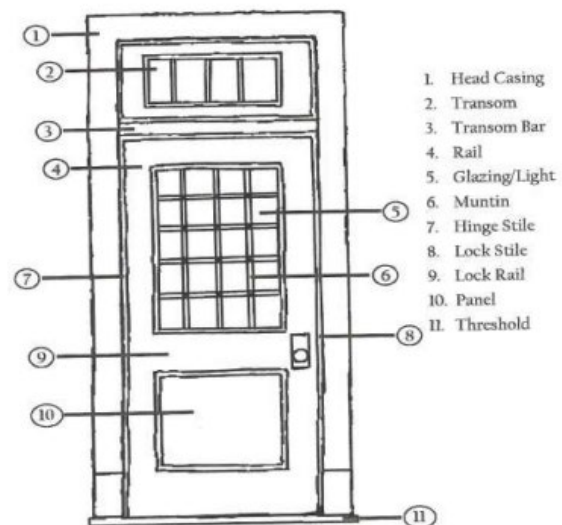
Replace deteriorated or missing wooden shutters with historically appropriate wooden shutters sized to fit the opening. Introducing shutters on a historic building if no evidence of earlier shutters exists is discouraged.



Example of appropriate windows and doors.



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| 1. Head | 5. Muntin |
| 2. Casing | 6. Rail |
| 3. Stile | 7. Stool |
| 4. Glazing/Light | 8. Sill |



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|------------------|
| 1. Head Casing |
| 2. Transom |
| 3. Transom Bar |
| 4. Rail |
| 5. Glazing/Light |
| 6. Muntin |
| 7. Hinge Stile |
| 8. Lock Stile |
| 9. Lock Rail |
| 10. Panel |
| 11. Threshold |

10.Entrances and Porches

11.Accessibility and Safety Considerations

In considering changes to a historic building, review accessibility and life safety code implications to determine if the proposed change is compatible with the building's historic character and setting or will compromise them.

Meet accessibility and life-safety building code requirements in such a way that the historic building's character-defining facades, features, and finishes are preserved.

Determine appropriate solutions to accessibility with input from the Commission, historic preservation specialists and local disability groups.

Introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance or porch.

Work with code officials to explore alternative methods of equal or superior effectiveness in meeting safety code requirements while preserving significant historic features.

Locate fire doors, exterior fire stairs, or elevator additions on side or rear facades. Design such elements to be compatible in character, materials, scale, proportion, and finish with the historic building.

Part Two

General guidelines for additions or new construction in the Euharlee Historic District

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

One-story buildings should have a minimum height of sixteen feet. No structure should exceed forty feet in height.

Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.