

3.0 Guidelines for Rehabilitation and Maintenance of Historic Structures

The most sensitive guidelines for rehabilitating historic structures are the *Secretary of the Interior's Standards for Rehabilitation*. The following Guidelines are based on these standards, and provide sensitive methods for working with historic structures. These guidelines are applicable for both historic residential and commercial structures within Senoia's Historic District.

3.1 Rehabilitation of Historic Buildings

Foundations- The majority of the historic buildings in the district are frame buildings with raised foundations. A large portion of the buildings have brick pier foundations.

1. Retain historic foundations.
2. When filling in brick piers, recess the new brick.
3. Keep foundation in good condition.

Siding- The exterior walls of a building play a very important role in defining its historic character. In Senoia most historic buildings are frame constructions so the siding would historically have been wood. This siding should be preserved wherever possible.

1. Retain original wood siding when possible.
2. Use wood or cement-based sidings.
3. Remove any existing synthetic siding and replace with original material if possible.
4. Decorative elements of the house should also be carefully retained and not covered.

Roof and Cornice- The roof is probably the most important element of a structure. Its function is to cover the building from the weather but it also is an important element of style. Traditional roof materials in Senoia are standing seam metal and asphalt shingles. The cornice occurs at the junction between the roof and the wall. It is the common place to display decorative features of the house.

1. Retain historic elements such as chimneys that add to the character of the building.
2. Maintain the roof, flashing, and gutters.
3. If a roof is replaced, do it with materials that look like the original and that will not alter the building's appearance.

4. Repair rather than replace the cornice. Do not remove elements such as brackets without replacing them with compatible ones.
5. Match the material, decorative details, and profiles of the cornice design when making repairs.
6. Do not replace the cornice with one that conveys a different period of style from the historic building.

Porches and Entrances- In Senoia, almost every historic residence has a front porch.

1. Inspect the masonry, wood, and metal of the porch for any signs of damage.
2. Repair any damages elements matching the detail of the historic fabric.
3. Do not strip porches and entrances of historic material in detail.
4. Replace wood balusters with designs appropriate to the historic district.
5. Do not make any radical changes to entrances and porches important to the building's overall historic character.
6. Replace the entire porch only when it is beyond repair. The new porch should match the original as closely as possible.

Windows- Windows add light to the interior of buildings and also provide ventilation and a visual link to the outside. The most common window in Senoia is the double hung wooden sash. The different styles in the district include one-over-one, six-over-one, three-over-one, and four-over-one.

1. Retain the original windows if possible. Make sure all hardware is in good operating condition. Check the caulk and glazing putty to make sure it is still intact.
2. Try to repair rather than replace the original windows.
3. Replace windows only when they are beyond repair. The reconstruction should be based on physical evidence or old photographs. Windows that must be replaced shall have a minimum two inch brick profile and cannot radically change the appearance of the window.
4. Consideration should be given to glazing pattern of the windows. Replacement sashes should fit the window.

Doors- The door is the most important focal point of an entrance or porch

1. Use original door hardware and locks whenever possible.
2. Avoid replacing original doors with stock doors that do not fit properly.
3. Paint trim on aluminum screen or storm doors that do not fit properly.

4. Consider using wooden frame screen doors instead of aluminum

Masonry- Different types of masonry include brick, concrete, mortar, terra cotta, stone, stucco, and tile. In Senoia, the masonry is almost exclusively brick and concrete. In the residential district, most of the masonry is used in the foundations of historic houses, for piers and sills. In the historic business district, masonry is used more extensively in the actual structure and construction of the buildings. Brick and stone are also used in retaining walls along the property lines of the dwellings.

1. Retain masonry features such as brick corbelling on the commercial buildings, as well as chimneys, and masonry foundations on residences. Masonry retaining walls are also a significant feature of the District. These elements are important in defining the overall character of the building.
2. Monitor the effects of weather on the mortar of the masonry units and insure that water damage is not causing deterioration
3. Prevent water from gathering at the base of a wall by insuring that the ground slopes away from the wall.
4. Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.
5. Repair damaged masonry if possible, with compatible materials.
6. Avoid filling in brick piers. If it is going to be filled in, leave the historic piers in place and set the new wall, next to it.
7. Avoid removing chimneys. Rebuild or repaint the as necessary.
8. Do not sandblast brick, as it damages the protective outer layer of the brick.

Wood- Wood has been the most common building material through America's history. It can be used for cornices, Brackets, shutters, columns, and trim. It can also be used in structural elements such as the framing, siding, and shingles.

1. Inspect wood for signs of water damage, rot, and pest infestation.
2. Keep all surfaces primed and painted to prevent water infiltration.
3. Remove vegetation that grows up against the wood and can keep the wood from proper ventilation.
4. Repair leaking roofs, gutters, down spouts, flashing, and ensure proper ventilation.
5. Maintain proper drainage around the foundation to prevent standing water.

6. Recaulk joints where moisture might penetrate the building.
7. Replace wood elements only when they are beyond repair.
8. Match the original material and design by using surviving material or substitutes that convey the same appearance.
9. Reconstructed elements should complement the existing details in size, scale, and material.

3.2 Guidelines for New Construction within the Historic District

Infill is a term used to describe new buildings constructed within historic areas. Special attention should be paid to existing setbacks, spacing and massing. New construction should enhance and complement, rather than detract from the surrounding historic buildings.

Massing and Building Footprint- The different types of historic buildings in Senoia have different sized lots. New construction should relate in massing and footprint to the *majority* of surrounding historic dwellings.

Complexity of Form- A building's shape can be a simple box or complex with many projections and indentations. Most of the historic buildings in Senoia are of the complex variety, except in the historic commercial district. In the historic district, use forms that relate to the majority of the surrounding structures.

Directional Expression- The ratio of height and width varies in both the residential district. Emulate the directional expression of the surrounding buildings, whether the building is horizontal or vertical in its orientation to the street.

Roof- Roof design, materials, and textures should be consistent with the historic buildings in the district. Common roof forms in Senoia are gabled, complex gabled, hipped, and pyramidal within the residential district.

1. The roof pitch of an older dwelling is usually steeper than that of a new tract house. Shallow pitched roofs and flat roofs are inappropriate in historic residential districts.
2. Roof materials should be in harmony with the surrounding buildings. Dark gray roofing material is most common in the district.

Doors and Windows-

1. The patterns, rhythm, and ratio of walls, windows and doors of new buildings should relate to and be compatible with adjacent historic facades.
2. Darkly tinted or mirrored glass is not appropriate material for windows in new buildings within the historic district.
3. Windows should not use clip on muntin bars but should be true divided lights or simulated divided light.
4. Window frames shall have a minimum profile of two (2) inches.

Porches- Almost all of the historic buildings in Senoia have porches, except the masonry commercial buildings. The most common being either full length front or wrap around. Strong consideration should be given to the design of the porch of a new residence. Railings should be consistent with existing railings or those of the original porch if photographic evidence can be found to support.

Foundations- The foundation forms the base of the buildings. Most of the historic buildings in Senoia either have masonry piers or raised concrete foundations.

1. Use different materials, patterns, and textures to distinguish the foundation from the rest of the house.
2. Take into consideration the height, materials, and textures of foundations on surrounding historic houses.
3. With the exception of a continuous pour for a garage or other accessory structure, slab foundations are not acceptable.

Architectural Details and Decorative Features- Do not copy the complete design of a historic building or just add historic details to a modern undecorated design.

Materials and Textures-

1. The selected materials for a new building should complement the surrounding historic buildings. Wood siding would be the most appropriate material for a new building within the residential district.
2. If synthetic sidings are used, choose cementitious types and forms that are compatible with the historic style.
3. Color selection for the new building should be compatible with the adjacent historic buildings.

3.3 Guidelines for New Additions to Historic Buildings

Additions to a historic building can dramatically change its appearance. An addition should be designed so that it does not detract from the original character of the building. It should be done in a way that if the addition were removed that original form and integrity of the historic building would not be damaged.

A new addition should not appear to be part of the original structure. If this happens the integrity of the original design is being compromised. Also, the viewer of the building will be confused over what is new and what is historic. Additions should complement the house, but not copy the original design.

Size-

1. Make sure the addition is small enough so that it does not overpower the historic building

Location-

1. Try to locate the addition on the rear side of the historic house.
2. The new addition should not use the same roof line, cornice line, or wall plane of the original structure.

Materials

1. For material options please refer to Section 3.2 of this document.

3.4 Guidelines for Demolition and Moving

The demolition or moving of any contributing building in an historic district is highly discouraged. Once the building is gone. It is gone forever.

Demolishing Historic Structures-

1. Demolish the structure only after every other viable option has been exhausted.
2. Document the building using photographs.
3. If the site remains empty, maintain the vacant lot so that it is free of trash and hazards.
4. Consider plans for new construction on the site.

Moving Historic Structures-

1. Move buildings only after all alternatives have been looked at carefully.
2. Get assistance on documenting the building before trying to move it. Take photos of the building and the site and measure the building and the site and measure the building if it will require reconstruction after the move.
3. Look at the building's structural integrity to minimize damage during the move.
4. Pick a contractor who has experience with this type of project and check references.
5. Secure the building from damage before and after the move.
6. Use setback and footprint guidelines from section 3.3 (Guidelines for New Construction) to determine the siting of the moved building.

4.0 Suggestions and Goals for Community-based Preservation

The following are suggestions for ways to get the community involved in preserving their heritage. From incentives for the individual to rehabilitate their own property, to community task forces to look into preservation programs in the community, this section gives many suggestions that vary in expense and level of commitment. The suggested goals for the city are based on discussions with city officials and residents who expressed the need for action in protecting Senoia's historic structures.

4.1 Preservation Incentives for the Individual

Rehabilitation of historic properties can be a catalyst for neighborhood revitalization. Many rehabilitation projects are made possible because of the federal and state tax incentives available to owners of historic buildings listed on the National Register. These incentives were made possible by the Tax Reform Act of 1976 and have since been expanded to meet the demand brought about by an increasing interest in

preserving America's built environment. They have proved highly successful in helping even the cost of rehabilitation against that of new construction, increasing net operating income and thereby increasing property value. Since their introduction, tax incentives have become one of the most successful federal government programs. In Georgia alone, 662 tax incentive projects were approved between 1991 and 1994. There are two basic categories: State and Federal, which are outlined below. All these incentives are conditional upon a project meeting criteria set out by the *Secretary of the Interior's Standards for Rehabilitation* (see http://www.cr.nps.gov/hps/tps/standguide/overview/choose_treat.htm).

Georgia State Historic Property Tax Freeze:

- Eight year tax freeze of property tax assessment at the pre-rehabilitation rate, with two year phase out
- Rehabilitation must increase property value by:
 - 50% if owner occupied residential
 - 75% if mixed use
 - 100% if commercial

Federal Rehabilitation Investment Tax Credit:

Income producing properties listed on the National Register that have been rehabilitated in keeping with the guidelines set out by the *Secretary of the Interior's Standards* are eligible for the following (contact the State Historic Preservation Office for details):

- 20% tax credit for historic structures
- 10% tax credit for non-historic structures built before 1936

Federal Charitable Contribution Deduction:

A one-time deduction for the purchase of historic easement

The Variety and number of historic property tax incentives available vary from state to state.

Some other types of incentives offered by local, state, and federal governments and private organizations may include:

- Revolving Funds
- Grant Programs
- Tax exempt Bond Financing
- Mortgage Guarantee or Credit Enhancement
- Local Sales and Tax relief
- Tax Increment Financing

For more detailed information contact the State Historic Preservation Office.

4.2 Community Preservation Education

Senoia is encouraged to continue to educate the community regarding historic preservation. If preservation is ever to be approved in the form of an ordinance in the City of Senoia, it is important that the community be aware of all the advantages and disadvantages of the process. It is also important that the community understands what it can contribute as individuals to preserving their history. This can be done in any number of ways, but the best way is to make preservation a community effort. The following are a few suggestions of small steps that can begin to reach its goal.

There are few national events in which Senoia could participate. The Nation Trust for Preservation offers a national conference every year. This conference would offer valuable information to Senoia's officials on preservation and community planning. Every year, there is a Historic Preservation Week, which would offer Senoia an opportunity to present its historic resources to tourists and the citizens as well. In the future, this could include fairs, tours, and other events.

The Georgia Trust for Historic Preservation and the State Historic Preservation Office also offer a statewide conference every year. This presents valuable information on preservation, yet on a more local level. This could be a more likely source of information for Senoia. The State Historic Preservation Office and the Three Rivers Regional Commission are sources Senoia has used in the past, and it is recommended that they continue to increase awareness in the community.

Workshops and/or seminars could be organized to inform the citizens on benefits of historic preservation. Any of the above resources could help the city of Senoia to develop these educational tools. Many State Offices offer workshops that can get the community involved. The Department of Community Affairs, the University of Georgia's Office of Preservation Services, the State Historic Preservation office, and the Georgia Trust for Historic Preservation.