

SECTION 2

DISTRICT AND SITE CHARACTER

Keith Park in the Druid Hills Historic District



2.1 ARCHAEOLOGY

- .1 Protect and preserve known, significant archaeological resources in place.
- .2 Minimize disturbance of terrain in the district to reduce the possibility of destroying or damaging significant archaeological resources.
- .3 If a site is to be altered, survey and document the terrain in advance to determine the potential impact on significant archaeological resources.
- .4 If preservation of significant archaeological resources in place is not feasible, use professional archaeologists and modern archaeological methods in planning and executing any necessary investigations.
- .5 It is not appropriate to use heavy machinery or equipment on sites where doing so may disturb significant archaeological resources.

2.2 SITE FEATURES AND PLANTINGS

- .1 Retain and preserve the building and landscape features that contribute to the overall historic character of the district or landmark, including trees, gardens, yards, arbors, ground cover, fences, accessory buildings, patios, terraces, fountains, fish ponds, and significant vistas and views.
- .2 Retain and preserve the historic relationship between buildings and landscape features of the setting, including site topography, retaining walls, foundation plantings, hedges, streets, walkways, driveways, and parks.
- .3 Protect and maintain historic building materials and plant features through appropriate treatments, including routine maintenance and repair of constructed elements and pruning and vegetation management of plantings according to accepted horticultural or arboricultural practice.
- .4 Replace missing or deteriorated site features with new features that are compatible with the character of the site and the historic district, if applicable.
- .5 Replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge of a similar or identical species. In the absence of a substantial threat to person or property, it is not appropriate to remove, damage or disfigure healthy, mature trees or established hedges or large shrubs.
- .6 Design new construction or additions so that large trees and other significant site features such as vistas and views are preserved.
- .7 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .8 In residential historic districts, is not appropriate to alter the residential character of the district by significantly reducing the proportion of built area to open space on a given site through new construction, additions, or surface paving.
- .9 It is not appropriate to introduce contemporary equipment or incompatible site features, including satellite dishes, solar collectors, playground equipment, mechanical units, storage units, and swimming pools, in locations that compromise the historic character of the building site or the district streetscape. Screen such features from view.

The hedges around this home have not been pruned and now may compromise the integrity of the exterior materials.



The treatment of site plantings can be very prominent or simply provide a place where the structure takes center stage as seen in the photos below.



1125 Highland Avenue

- .10 It is not appropriate to alter the topography of a site substantially through grading, filling, or excavating, nor is it appropriate to relocate drainage features.
- .11 It is not appropriate to use heavy machinery or equipment on sites where doing so may disturb significant archaeological resources.

2.3 FENCES AND WALLS

- .1 Retain and preserve fences and walls that contribute to the overall historic character of a building or a site, including such functional and decorative elements as gates, decorative rails and pickets, pillars, posts, and hardware.
- .2 Retain and preserve exterior wall materials that contribute to the overall historic character of a building or a site, including brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron.
- .3 Protect and maintain the wooden, masonry, and metal elements of fences and walls through appropriate surface treatments:
 - Inspect regularly for signs of moisture damage, corrosion, structural damage or settlement, vegetation, and fungal or insect infestation.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along wall foundations.
 - Clean exterior fences and walls as necessary to remove heavy soiling or corrosion or to prepare them for repainting. Use the gentlest means possible.
 - Retain protective surface coatings such as paint to prevent deterioration or corrosion.
 - Reapply protective surface coatings such as paint when they are damaged or deteriorated.
 - Follow the guidelines for masonry, architectural metals, and wood where applicable.
- .4 Repair fences and walls using recognized preservation repair methods for the material or the surface coating.
- .5 If replacement of a deteriorated detail or element of a fence or a wall is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern and materials. Consider compatible substitute materials only if using the original materials is not technically feasible.
- .6 If replacement of an entire fence or wall is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, pattern, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If a fence or wall is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and the district.
- .8 Introduce compatible new fences and walls only in locations and configurations that are characteristic of the historic landmark or district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district. It is preferred that new fences and walls should be constructed of traditional materials.
- .9 It is not appropriate to cover historic fence or wall material, including wood, stone, brick, stucco, concrete, or cement block, with contemporary substitute coatings or materials.

Example of an appropriate, historic, stone retaining wall



223 Ashwood Avenue

This new wood fence picks up on the curved detailing of the entry roof.



1629 Kensington Road

This courtyard wall shares the half-timbering and stucco detailing of the main house.



223 Ashwood Avenue

The use of chain link fencing at the front corner of the house is not appropriate



2.4 WALKWAYS, DRIVEWAYS, AND OFF STREET PARKING

- .1 Retain and preserve the topography, patterns, configurations, features, dimensions and materials of existing walkways, driveways, and off street parking areas that contribute to the overall historic character of individual building sites, the streetscape, and the historic district, if applicable.
- .2 Protect and maintain existing walkways, driveways, and off street parking areas through routine inspection and appropriate maintenance and repair procedures.
- .3 If replacement of a deteriorated section or element of an existing walkway, driveway, or off street parking area is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original section or element in design, dimension, texture, color, and material.
- .4 If a walkway or a driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale and materials with the historic building site, streetscape, and district, if applicable.
- .5 Design new walkways, driveways, and off street parking areas to be compatible in location, patterns, spacing, configurations, dimensions and materials with existing walkways, driveways, and off street parking areas that contribute to the overall historic character of the streetscape and the district, if applicable.
- .6 Locate new walkways, driveways, and off street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.
- .7 It is not appropriate to locate a new off street parking area in a district with residential character where it is visible from the street, where it will significantly alter the proportion of built area to green area on the individual site, or where it will directly abut the principal structure.
- .8 Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways.
- .9 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .10 Introduce perimeter plantings, hedges, fences, or walls to screen and buffer new off street parking areas from adjacent properties. Subdivide new large parking areas with interior planting islands to break up any large paved area.
- .11 In lighting walkways, driveways, and off street parking areas, follow the guidelines for lighting.

Brick pavers add warmth and character to this entry walk.



1654 Druid Hills Avenue

The ivy-covered curved stone stairs leading to the entry of this home are beautifully executed.



2.5 GARAGES AND ACCESSORY STRUCTURES

- .1 Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district.
- .2 Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.
- .3 Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.
- .4 If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If a historic garage or accessory building is missing or deteriorated beyond repair, replace it with a design based on accurate documentation or a new design compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. Maintain the traditional height and proportion of garages and accessory buildings in the district.
- .6 Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.
- .7 It is not appropriate to introduce a prefabricated accessory building if it is not compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district, or unless screened from view from the street.
- .8 It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.
- .9 It is not appropriate to introduce features or detail to a garage or an accessory building in an attempt to create a false historical appearance.

The garage structures in the following two photos match the style of the home and add to the overall character of the site.



The prefabricated metal carport located next to this home may have been inexpensive but adds little value to the home.



2.6 LIGHTING

- .1 Retain and preserve exterior lighting fixtures that contribute to the overall historic character of a building, site, or streetscape.
- .2 Maintain and repair historic exterior lighting fixtures through appropriate methods.
- .3 If replacement of a missing or deteriorated historic exterior lighting fixture is necessary, replace it with a fixture that is similar in appearance, material, and scale to the original, or with a fixture that is compatible in scale, design, materials, color, finish, and historic character with the building and the streetscape.
- .4 Introduce new site and street lighting that is compatible with the human scale and the historic character of the district. Consider the location, design, material, size, color, finish, scale, and brightness of a proposed fixture in determining its compatibility.
- .5 In residential historic districts, introduce low-level lighting to provide for safety and security where needed. Install recessed lights, footlights, lights on posts of human scale, or directional lights in unobtrusive locations.
- .6 Locate low-level or direction site lighting and motion detectors with care to ensure that the light does not invade adjacent properties.
- .7 It is not appropriate to introduce indiscriminate area lighting in historic districts.
- .8 It is not appropriate to introduce new security lighting on standard-height power poles in residential historic districts.
- .9 It is not appropriate to illuminate the facades of houses in residential historic districts with harsh floodlights.
- .10 It is not appropriate to introduce or eliminate exterior lighting fixtures if doing so will detract from the overall historic character of the building, site, or streetscape.
- .11 It is not appropriate to introduce period lighting fixtures from an era that predates the structure in an historic district in an attempt to create a false historical appearance.
- .12 It is not appropriate to diminish the historic character of a site by introducing incongruous lighting, such as creating a runaway effect with multiple footlights along front walks.

This yard light and hanging basket clearly identify the house number and the start of the walk that leads to the front door.



2.7 SIGNAGE

- .1 Refer to the City Sign Ordinance. All signs must meet the ordinance before being submitted for a COA.
- .2 Retain and preserve original signs that contribute to the overall historic character of the building or the district.
- .3 Introduce new signage that is compatible in material, size, color, scale, and character with the building or the district. Design signage to enhance the architectural character of a building.
- .4 For commercial and institutional buildings, design building signs to be integral to the overall building facade. It is not appropriate to cover a large portion of a facade or any significant architectural features with signage.
- .5 Introduce new signs as well as graphics for windows or awnings that are easily read and of simple design. Keep the size of graphics on windows or awnings in scale with the feature. It is not appropriate to obscure the view through a large portion of a window with graphics.
- .6 If desired, install small identification signs and bronze historic plaques for residential buildings so that no architectural features or detail are obscured or damaged.
- .7 Construct new signs of traditional sign materials, such as wood, stone, and metal. It is not appropriate to introduce an incompatible contemporary sign material, such as plastic, in the historic districts.
- .8 Mount flush signboards in appropriate locations on facades so that no architectural details or features are obscured or damaged.
- .9 Install freestanding signs in appropriate locations on low standard or ground bases.
- .10 Light signs in a manner compatible with the historic character and the pedestrian scale of the historic district. Internally illuminated awnings and signs are not appropriate in the historic districts.
- .11 It is not appropriate to install a large, out-of-scale, projecting sign on a building facade.

The material and design of the sign for this historic inn add both to the character of the inn and to the streetscape itself.



908 4th Avenue West

This tile sign set into the sidewalk adds a very unique quality to the entry of this Main Street store.

