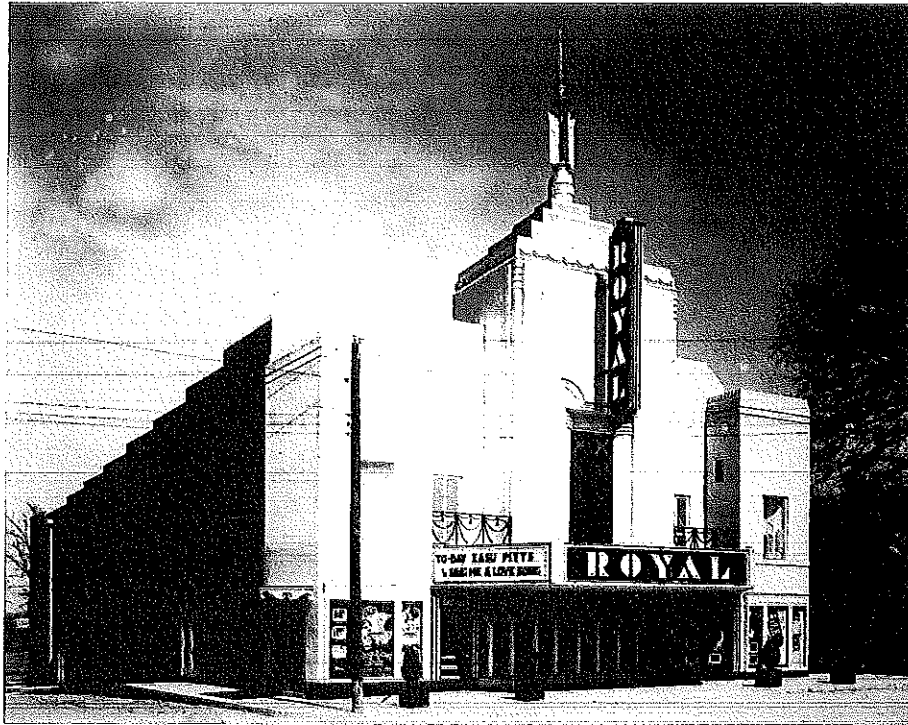


The Hogansville Design Manual



The Royal Theater

The Jaeger Company
Gainesville, Georgia
1992

The Hogansville Design Manual

Hogansville, Georgia

**Prepared By
The Jaeger Company
Gainesville, Georgia**

**The Hogansville Historic Preservation Commission
City of Hogansville, Georgia**

1992

Historic cover photograph provided by the Troup County Archives, LaGrange, Georgia

This publication has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the Office of Historic Preservation of the Georgia Department of Natural Resources. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior of the Georgia Department of Natural Resources, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by the Department of the Interior or the Georgia Department of Natural Resources.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

THE HOGANSVILLE DESIGN MANUAL CONTENTS

1.0	INTRODUCTION	1
1.1	Using the Design Manual	
1.2	The Guidelines	
2.0	DESIGN REVIEW IN HOGANSVILLE	3
2.1	The Local Process	
2.2	State and Federal Review	
3.0	DEVELOPMENTAL HISTORY	7
3.1	Exploration and Settlement of the Region	
3.2	Establishment of the City	
3.3	Late 19th and Early 20th Century Growth	
3.4	Depression and Recovery	
4.0	HISTORIC RESOURCES IN HOGANSVILLE	11
4.1	Residential Resources	
4.1.1	Vernacular House Types	
4.1.2	Architectural Styles and Details	
4.2	Commercial Resources	
4.3	Institutional Resources	
4.4	Environmental Resources	
4.4.1	Town Form	
4.4.2	Landscape Characteristics	
4.4.3	Public Open Spaces	
4.4.4	Vegetation	
5.0	GENERAL PRESERVATION PRINCIPLES	25
5.1	Preservation Definitions	
5.2	Secretary of the Interior's Standards	
5.3	The Preservation Approach	
5.4	Design Concepts	
5.4.1	Orientation	
5.4.2	Placement	
5.4.3	Directional Emphasis	
5.4.4	Shape	
5.4.5	Volume	
5.4.6	Massing	
5.4.7	Proportion	
5.4.8	Rhythm	
5.4.9	Scale	
5.4.10	Materials	
6.0	HISTORIC BUILDING MAINTENANCE	29
6.1	Foundation Treatments	
6.2	Roofs and Roof Repairs	
6.3	Wood Siding and Trim	
6.4	Artificial Siding	
6.5	Masonry Treatments	
6.6	Porch Repairs	
6.7	Door and Window Repairs	

6.8	Exterior Paint	
6.9	Moisture Problems	
6.10	Energy Conservation	
7.0	RESIDENTIAL REHABILITATION GUIDELINES	33
7.1	Foundation Treatments	
7.2	Roofs	
7.3	Chimneys	
7.4	Gutters and Downspouts	
7.5	Exterior Materials	
7.5.1	Wood Siding	
7.5.2	Masonry	
7.5.3	Stucco	
7.5.4	Artificial Siding	
7.6	Porches	
7.7	Doors	
7.8	Windows	
7.9	Architectural Details	
7.10	Mechanical Systems	
7.11	Adaptive Use	
7.12	Demolition by Neglect	
8.0	COMMERCIAL REHABILITATION GUIDELINES	39
8.1	The Storefront	
8.2	Second Floor Spaces	
8.3	Exterior Materials	
8.4	Stylistic Details	
8.5	Signage	
8.6	Awnings	
8.7	Interior Features	
9.0	LANDSCAPE GUIDELINES	43
9.1	Town Form	
9.2	Streetscape Treatments	
9.3	Enclosures	
9.4	Vegetation	
9.5	Public Open Spaces	
9.6	Landscape and Garden Restoration Procedures	
10.0	ADDITIONS AND NEW CONSTRUCTION	47
10.1	Area of Influence	
10.2	Siting	
10.3	Directional Emphasis	
10.4	Shape	
10.5	Massing	
10.6	Proportions	
10.7	Scale/Height	
10.8	Materials	
11.0	GLOSSARY	55
12.0	BIBLIOGRAPHY	57

1.0 INTRODUCTION

Hogansville traces its public historic preservation program back to 1978, when the original Hogansville Historic Preservation Ordinance was adopted. Much has been accomplished since that time, including the survey and documentation of nearly all of the community's historic resources and the local designation of a historic district encompassing most of the historic portion of the town. The development of this design manual is yet another effort toward the protection and maintenance of Hogansville's architectural and historic resources.

The designation of local historic districts and landmarks, and the subsequent implementation of a process known as design review, is primarily intended to recognize and protect the unique character and integrity of these historic resources while also allowing for their active use. Many residents of Hogansville appreciate the history and distinctive architectural and design qualities of their community. Without adequate protection, however, historic properties are always in some degree of danger from growth and development and inappropriate (though usually well-meaning) treatment. Throughout the United States it is generally understood that unregulated construction activity often compromises the most valued qualities of historic properties and districts, but this can usually be avoided through application of design guidelines in the design review process. Furthermore, preventing inappropriate alterations and additions to historic resources may help property owners retain the full monetary value of their properties.

This manual has been prepared to provide for a clear understanding of the design review process in Hogansville, which is outlined in the following section. Also included is a brief historical narrative, providing the historic context of Hogansville's developmental periods and most significant historic events. This is followed by an overview of the various historic resources present in Hogansville today, including residential, commercial and institutional buildings as well as landscape features. Next is a presentation of some of the most essential principles of historic preservation, based primarily on the Secretary of the Interior's *Standards for Rehabilitation*. A section devoted to recommended approaches to historic building maintenance is the final section of background material.

Four sections of specific design guidelines follow this preliminary material: residential rehabilitation guidelines, commercial rehabilitation guidelines, landscape guidelines and guidelines for additions and new construction. The manual concludes with a glossary and a bibliographic section.

1.1 Using the Design Manual

Property owners should refer to this manual whenever planning maintenance or new construction projects. A review of Section 5.0 will provide some basic information about historic preservation and what is most important for all types of work with historic buildings and properties. In the case of a maintenance project, Section 6.0 will provide general information about how to approach different problems that are common to most older buildings. Many simple maintenance projects can be carried out without first seeking the approval of the Hogansville Historic Preservation Commission, but it is nevertheless important to recognize the special character of a historic building even when doing very basic work.

1.2 The Guidelines

Sections 7.0 and 8.0 contain specific Rehabilitation Guidelines for residential and commercial properties and will inform property owners about what is and is not allowed within Hogansville's Historic District. Landscape Guidelines are found in Section 9.0 while Guidelines for Additions and New Construction are found in Section 10.0. Also included is a Glossary of terms used throughout the manual (Section 11.0) and a Bibliography listing sources of additional information (Section 12.0).

In all cases, specific guidelines are presented in **bold type**; these are the standards that should be used as guides to decisions concerning the appropriateness of treatments under consideration. Most guidelines will be followed by one or more illustrations provided to elaborate on and clarify the points being made.

2.0 DESIGN REVIEW IN HOGANSVILLE

Hogansville may take pride in the fact that its Historic Preservation Commission is one of the oldest in Georgia, having been established in 1975. The original Historic Preservation Ordinance was replaced in 1989 with an updated version, and it is this document that serves as the official historic preservation tool in the community. The Ordinance is intended to facilitate a uniform procedure for the identification, designation, protection, perpetuation and use of historically and artistically significant buildings, structures, objects, landscape features and works of art within the City of Hogansville.

The Hogansville Historic Preservation Commission is a five-member appointed body. All five members are residents of the City of Hogansville with demonstrated interest, experience and/or education in history, architecture and/or historic preservation. The Historic Preservation Commission has the authority and responsibility to set into motion the various points set out in the Ordinance, including the designation of historic properties and the implementation of a process known as *design review*. The design guidelines set forth in this manual are utilized in the design review process and serve as guiding principles that will facilitate decision-making on the part of the Hogansville Historic Preservation Commission.

2.1 The Local Process

Any owner or occupant of property located within the Hogansville city limits and designated as historic must make an application to the Historic Preservation Commission for a Certificate of Appropriateness before demolishing, moving or making a material change in the appearance of that property. A *material change in appearance* is work which will affect either the exterior architectural or the environmental features of a property designated by the City of Hogansville as historic; this includes new construction within historic districts as well as additions and alterations to historic buildings. A *Certificate of Appropriateness* is a document signifying that the Historic Preservation Commission has reviewed the application and given approval to the proposed project. This document must be in-hand before a property owner will be issued a building permit to complete the project (although some projects requiring a Certificate of Appropriateness may not also require a building permit). Application forms are available at Hogansville City Hall. The following is the

recommended procedure for obtaining a Certificate of Appropriateness:

1) The property owner and, if appropriate, an architect or contractor meet with one or more members of the Hogansville Historic Preservation Commission to informally discuss the proposed project. This step is not a requirement, but may help to facilitate the review process and ensure compliance with the Ordinance.

2) The property owner completes the Certificate of Appropriateness application form and submits this form, along with any necessary drawings, photographs, descriptions and other documentation, to the Hogansville Historic Preservation Commission. In the case of an application for demolition or relocation, the property owner must also provide information concerning future use of the site.

3) Historic Preservation Commission members prepare for the review meeting by individually reviewing application materials.

4) The Certificate of Appropriateness application shall be reviewed within 45 days of the filing date, generally at the time of a regularly-scheduled Commission meeting. The property owner is given an opportunity to present the proposed project, after which the Commission holds a discussion. The Commission has the option of requesting additional information about the project should the application be incomplete or unclear. If everything is in order, the Commission will vote on the application. Four results of this vote are possible: (i) the application may be approved as submitted; (ii) the application may be approved with specified modifications; (iii) the application may be held over to a subsequent meeting for additional study and/or revisions; or (iv) the application may be denied for specified reasons.

5) Work may proceed if the Certificate of Appropriateness is issued and if no other permits are required. If the application is denied, the property owner has the option of making modifications to the proposed project and resubmitting the application.

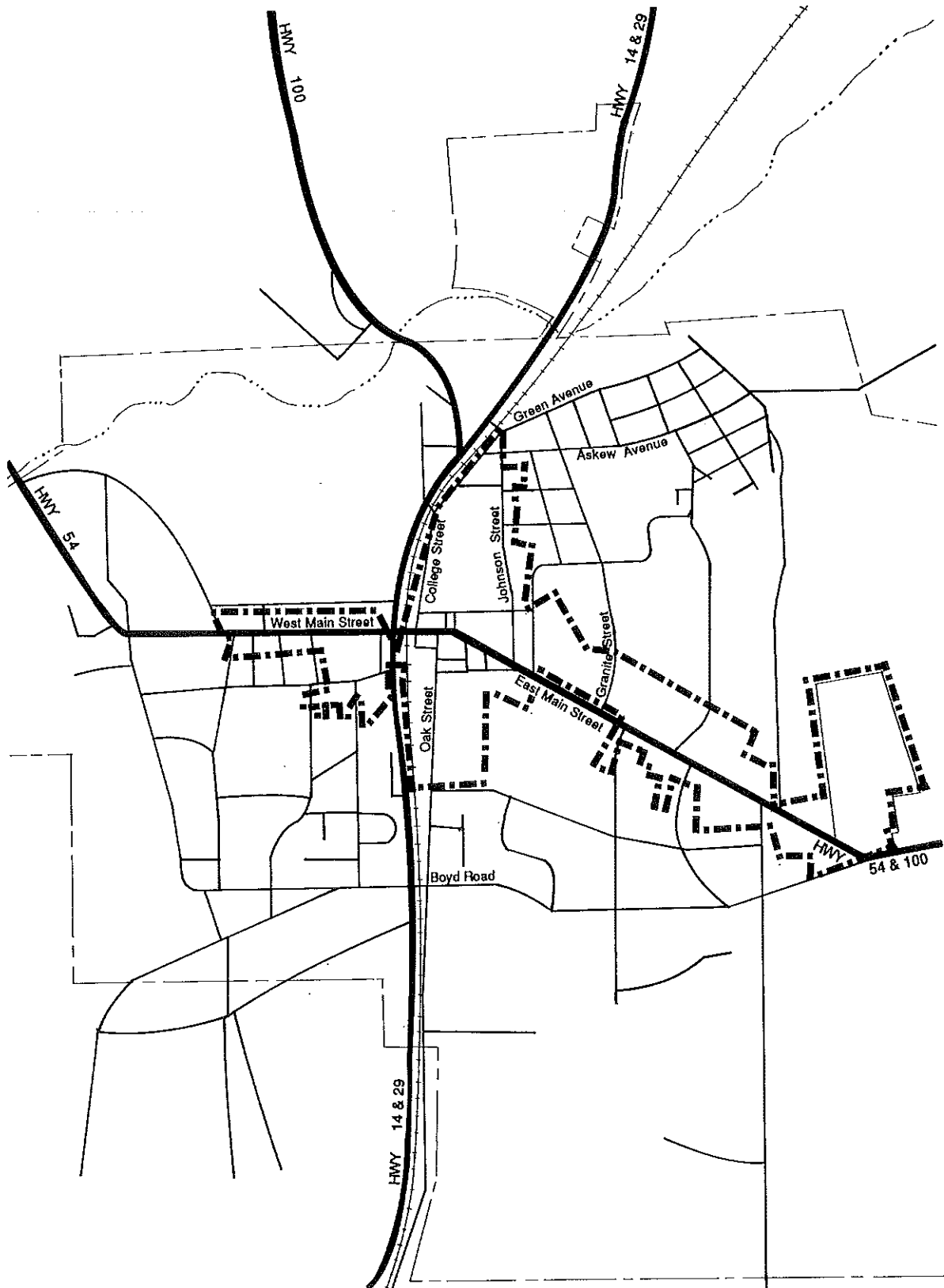
Once the project is under way, all work must conform to the stipulations of the Certificate of Appropriateness. The Historic Preservation Commission may inspect a project at any time and will issue a cease and desist order for any work found not in compliance with the Certificate of Appropriateness.

The Hogansville Historic Preservation Ordinance contains a provision for cases of undue hardship. This provision would come into play if strict application of the design guidelines would result in "exceptional practical difficulty or undue hardship" for a property owner. The Commission would, in such a case, have the power to vary or modify strict adherence to the guidelines so as to relieve such difficulty or hardship, provided that doing so would not compromise the architectural and/or historic integrity of the property in question.

2.2 State and Federal Review

Review of design projects in Hogansville may also take place at the state and federal levels, under two sets of conditions. The first concerns projects with some degree of federal involvement (funding or licensing) that will impact one or more historic properties. According to Section 106 of the National Historic Preservation Act, federal agencies must provide the Advisory Council on Historic Preservation an opportunity to comment on the effect of federal, federally-assisted or federally-licensed projects involving properties either listed on or eligible for listing on the National Register of Historic Places. Most often it is in fact the State Historic Preservation Office that carries out these reviews, but the Secretary of the Interior's "Standards for Rehabilitation" is always the criteria for evaluation. The comments made are not binding but merely advisory, although this process has in many cases led to modifications of proposals and more sympathetic treatments of historic resources.

State and federal involvement will also occur when a property owner wishes to take advantage of federal tax incentives or grants. A tax credit is available for qualifying rehabilitation projects, and applicants must submit a two-part application to the State Historic Preservation Office. Part One of the application documents the significance of the property (and must be completed in all cases except those involving resources individually listed on the National Register) while Part Two is a description of the project. After this documentation has been reviewed at the state level it is sent on to the National Park Service for a final review and a decision concerning the application for tax credits. Again, the Secretary of the Interior's "Standards for Rehabilitation" is the criteria used in these evaluations. Persons desiring further information on the tax incentives for historic preservation projects should contact the Office of Historic Preservation within the Parks, Recreation and Historic Sites Division of the Georgia Department of Natural Resources.



The Hogansville Historic District

3.0 DEVELOPMENTAL HISTORY

A quick glance at a Hogansville street map reveals several things about this small west Georgia town and its roots. Located at the crossing of two historic roadways, Hogansville is a classic "crossroads community," with the added feature of a railroad running through the center of town. The seemingly-random pattern of Hogansville's streets is a reflection of both the community's incremental growth as well as its natural topography. The names of several of these streets were derived from important figures in local history.

Hogansville's beginnings are associated with the arrival to this vicinity of William Hogan and his family. Although the exact date of this event is uncertain, it is known that Hogan purchased several tracts of land in the area in 1835 and that these parcels included most of present-day Hogansville. This was during the period of initial white settlement of Troup County which began in 1827, after the original land grants were made by the State of Georgia. The town itself was not founded until 1870, but well before that time Hogansville had developed into a thriving though small community.

3.1 Exploration and Settlement of the Region

Hogan built a small log house for his family as a temporary residence until a larger, two-story house could be completed on what is now East Main Street (neither of which is still standing). Several other families were also moving to the vicinity during the late-1830s and early-1840s and most of these land owners developed plantations utilizing slave labor. Since the entire area was heavily wooded it was a considerable undertaking to clear lands for agricultural use, and once the plantation owners had established themselves they were truly living on the edge of civilization and had to make long journeys to Macon and even Augusta to deliver their produce to market.



The William Hogan House, built c.1851. (Historic photo courtesy Troup County Archives.)

In 1849 William Hogan and a few other land owners granted the right-of-way for what would become the Atlanta and West Point Railroad. Hogan gave up his property with the understanding that a depot would be constructed there, although he himself did not actually want a town to be established. Nevertheless, construction of a depot virtually guaranteed that a community would develop in its vicinity. The first train did not arrive until 1853, but by that time a small amount of commercial and residential development was already evident in the community, in addition to the several large plantations in the surrounding area. The Hogansville streets now known as College, Johnson, Main and Oak were the first to see residential construction, and College Street also featured a number of small wooden stores facing the railroad. Main Street, known as the Greenville Road, was of course the primary commercial thoroughfare from the very beginning. Thus, the present layout of Hogansville, though considerably expanded and diversified, had its origins in these early years.

3.2 Establishment of the City

William Hogan died in 1861, and the following year his property was divided into lots and sold by his son-in-law, John Pullin, for the establishment of businesses. More substantial residential development was also taking place at this time, and by the date of Hogansville's incorporation, 12 October 1870, the town was well established. The depot was located at the center of the community and the circular corporate limits extended three-quarters of a mile in all directions. Several brick commercial buildings and the Worthen Hotel had been

built on the north side of Main Street by 1870, although the businesses on the south side remained of wood. Additional stores and a grist mill were located to the west of the tracks.

The decade of the 1880s saw several important developments in Hogansville, as the new town developed into an important regional market. A group of businessmen established the Hogansville Cotton Oil Company in 1881, and in 1888 the Merchants and Farmers Bank was incorporated. A major fire destroyed most remaining wooden commercial buildings in the late-1880s but they were soon replaced with brick structures.

3.3 Late 19th and Early 20th Century Growth

The last decade of the 19th century was the beginning of a period of great prosperity for Hogansville. A group of prominent businessmen launched successful commercial enterprises that shaped Hogansville's development for the next several years, most notably a cotton warehouse established by Frank Word. Married to Hogan's granddaughter, Eugenia Pullin, Word played a significant roll in several successful local businesses. The large cotton warehouse on West Main Street was utilized by farmers from the surrounding area and strengthened Hogansville's position as a regional agricultural center. The 1890s also saw construction of the Grand Hotel and the establishment of several new businesses. The Hogansville Opera House was popular with local residents as well as out-of-town visitors who arrived by train.



"Fair Oaks," built in 1901 by Frank and Eugenia Pullin Word, still occupies the site of the original Hogan House, which had burned in 1899. (Historic photo courtesy Troup County Archives.)

During this period Hogansville had a substantial black community that included several important property owners, a funeral director and the local postmaster. Black builders and carpenters were largely responsible for constructing many of the fine late-19th and early-20th century homes standing in the town today. Also having an association with Hogansville's black community today is a small collection of historic commercial buildings and a large residential area located west of downtown.

In 1897 the Hogansville Manufacturing Company was chartered and plans made for the construction of a cotton mill. By 1903 the mill was in full operation and provided work for 160 employees. A couple dozen mill houses had been completed by that date and more were under construction. The mill was purchased by the Delaware company Consolidated Duck in 1905 and by the Boston company Lockwood Green in 1913. Additional mill housing was being constructed during this time, and in about 1919 the Mill Community Building was completed, serving as a recreational facility for mill workers. The new Stark Mill was built in 1924 west of Highway 29 and in 1928 both mills were purchased by Callaway of LaGrange; Stark Mill was subsequently sold to U.S. Rubber Company in 1931.



Main Street Hogansville in the Early 20th Century. (Historic photo courtesy Troup County Archives.)

3.4 Depression and Recovery

Hogansville entered a period of economic difficulty around the time of the First World War in the late 1910s and early 1920s. Cotton prices began to fall and two local banks — The Farmers and Merchants Bank and the Hogansville Banking Company — failed. What had once been one of the most dominant regional commercial centers in western Georgia slumped into a prolonged depression that began somewhat before the Great Depression, which lasted from 1929 until the late 1930s. Indeed, it would not be until the early 1940s that real economic recovery began to take shape locally. The continued operation of Hogansville's two mills prevented a total disaster for the community as many farmers were able to take employment in the mills. It was also common for children as young as thirteen years of age to work in the mills until the early 1940s. One of Hogansville's most distinctive historic resources, the amphitheater, was completed by the National Youth Administration in 1942, during the period of federal government building programs.

Recovery began with the Second World War (1941-1945), and the 1940s and early-1950s proved to be years of progress in Hogansville. U.S. Rubber received important war contracts and expanded into the old Callaway Mill, renaming it Reid Mill. In 1941-1942 U.S. Rubber established the Asbeston Plant, and new mill workers' houses were under construction. Many established businesses saw a return to prosperity during this period while the addition of several new enterprises strengthened the local economy.

Since the late-1950s Hogansville has struggled through an extended period of economic uncertainty. No longer the regional trade center it once was, Hogansville has found itself competing with nearby communities and even the Atlanta metropolitan region, and several local businesses have failed. But people are proud of the quality of life here and remain largely optimistic for the future.

4.0 HISTORIC RESOURCES IN HOGANSVILLE

Hogansville exhibits a variety of historic residential, commercial, institutional and environmental resources. This section of the design guidelines manual is an overview of the many historic properties in the community. An understanding of the different buildings and landscapes in Hogansville may help residents come to a fuller appreciation of their community and the importance of proper maintenance and treatment of these irreplaceable historic properties.

4.1 Residential Resources

The residential category accounts for the majority of Hogansville's historic properties. These buildings range from modest two-room dwellings to elaborate high-style mansions, though most fall somewhere in-between. All of these buildings make important contributions to the overall historic character of the community, and all are needed to fully express this town's history and development.

4.1.1 Vernacular House Types

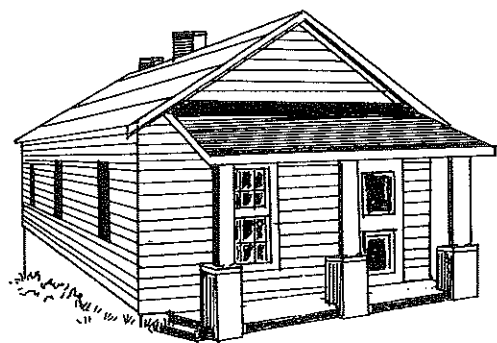
Vernacular residential buildings are dwellings considered to be traditional architectural forms or *types*. These house designs generally did not derive from any particular period in American history but rather were passed from generation to generation and appear fairly similar from region to region, although the earliest examples exhibit geographically-defined differences related to climate, landscape patterns and available materials. Some common American house types developed as variations on traditional dwelling forms that originated in Europe and Africa; these houses were constructed in the United States from the 16th and 17th centuries well into the early 20th century. As industrialism developed in the 19th century, vernacular building components began to be mass produced, causing whatever regional individuality existed prior to this time to vanish.

House typology is determined by three diagnostic elements: floor plan, height and sometimes roof shape. These vernacular dwellings are therefore primarily significant for their forms and spatial organizations. Stylistic ornament is often seen on vernacular buildings but is not generally a useful guide to dating these structures. This is because the introduction of mass-produced decorative elements typically lagged a de-

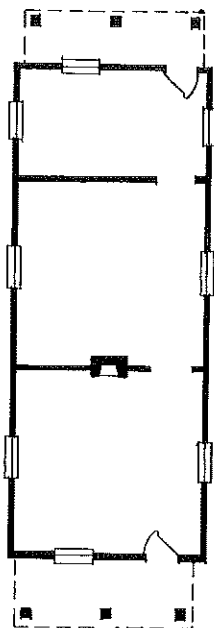
cade or more behind the introduction of a new architectural style. In addition, property owners have been known to apply ornamentation to buildings well after their dates of construction.

Vernacular dwellings have long been neglected by preservationists, but this situation is changing. Architectural survey work carried out today is documenting these "ordinary" buildings, structures that constitute a very important aspect of our nation's architectural legacy. Hogansville exhibits an excellent collection of a variety of vernacular house types, and these buildings are worthy of attention and preservation efforts. The following house types are the more common varieties found today in Hogansville. All of the illustrations are sketches of existing houses in Hogansville. Some of the Hogansville house types are variations on common Georgia house types, and these are noted below.

Shotgun - One of the better-known house types, the shotgun is a linear one-story dwelling, one room in width and two or more rooms in depth. There is no hallway in a shotgun house but rather a consecutive series of passageways, beginning with the front door and continuing through the house to the back door. Most shotguns feature front-gable roofs, although hipped roofs are also seen.

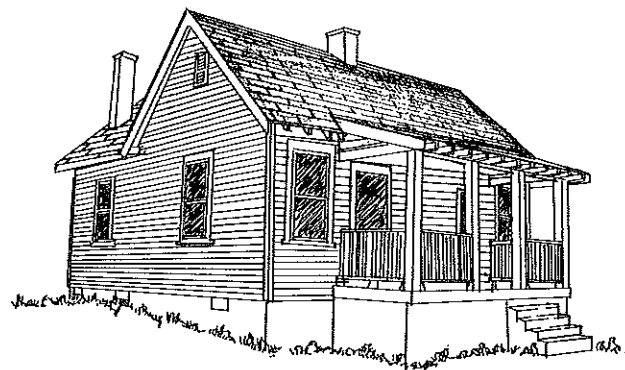


A typical Shotgun in Hogansville.

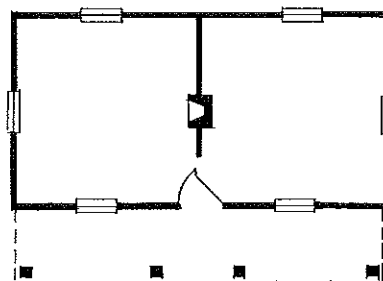


The Shotgun floorplan.

Saddlebag - The saddlebag is a one-story house with a side-gable roof and consists of a central chimney flanked by two equally-sized rooms, either with an opening into each or one central opening with access to both rooms. These rooms are usually square in shape. Most of the saddlebags in Hogansville were constructed as mill housing. These mill houses have two doors and were built with a one-room ell extension to the rear.



This Saddlebag is a typical Hogansville mill community example.



The Saddlebag floorplan.

Central Hallway Cottage - Also one-story in height featuring a side-gable roof covering two equally-sized rooms, this type features a centrally-positioned hallway between the rooms and is only one room deep.

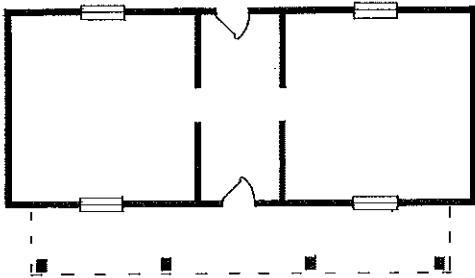


A typical Central Hallway Cottage in Hogansville.

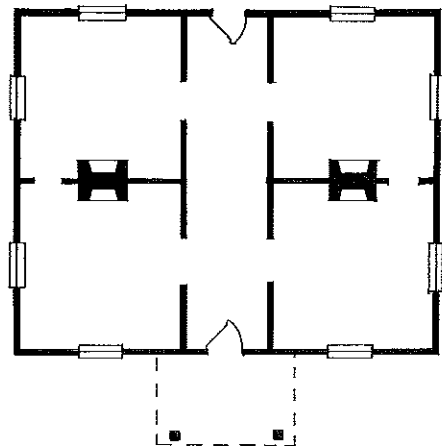
Georgian Cottage - The Georgian Cottage is similar to the Central Hallway Cottage but has a depth of two rooms and is square or nearly square in shape. The roof is typically hipped, but some Georgian Cottages feature side gable roofs. Two chimneys are usually present, most often with an interior positioning between the front and rear rooms.



This Georgian Cottage features a side-gable roof.

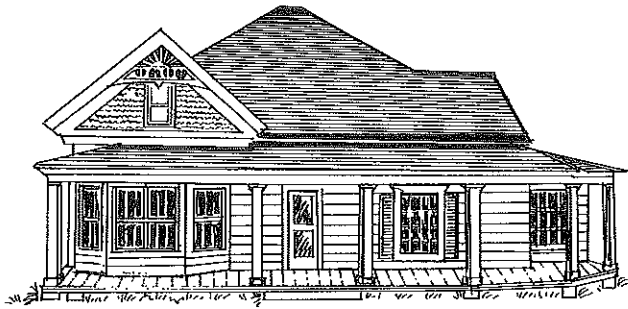


The Central Hallway Cottage floorplan.



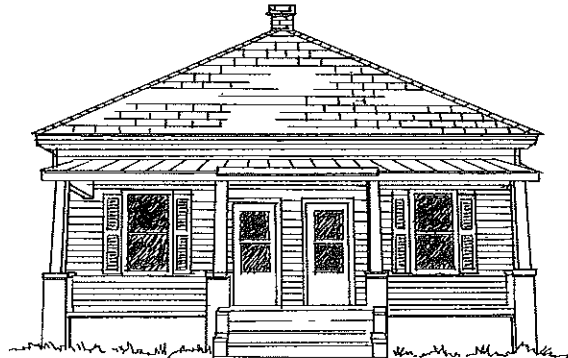
The Georgian Cottage floorplan.

New South Cottage - This house type appeared in great numbers following the Civil War and into the early 20th century, hence the name "New South" Cottage. It features a square central main mass with a central hallway plan and usually two gabled projections. A hipped roof is most common.

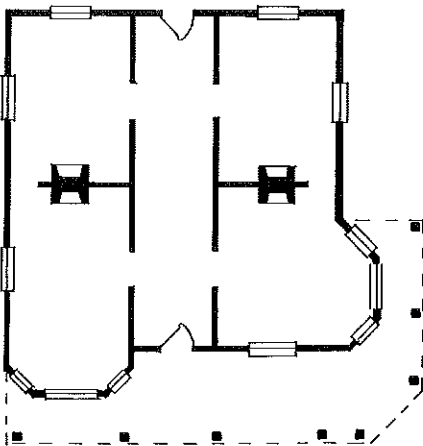


A typical New South Cottage in Hogansville.

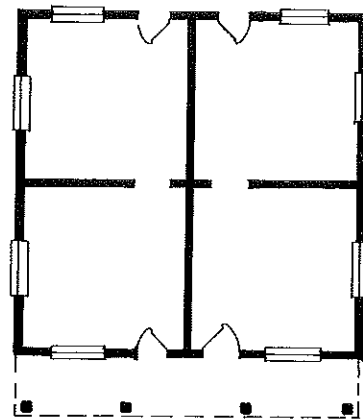
Pyramid Cottage - Duplex - Square in shape and consisting of four rooms with no hallway, the Pyramid Cottage is distinguished by a steeply-pitched pyramidal roof. The Hogansville variation of this type features two entrances on the front facade, as these dwellings were originally duplexes.



A typical Pyramid Cottage - Duplex in Hogansville.

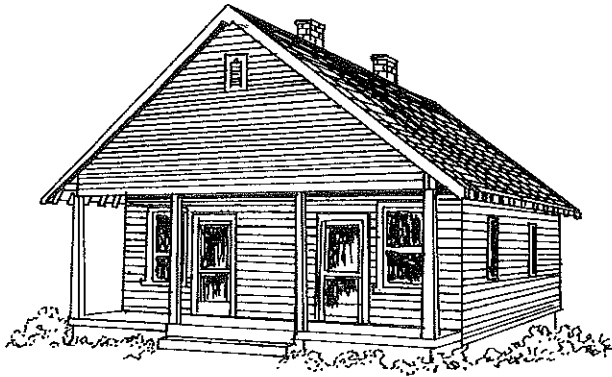


The New South Cottage floorplan.

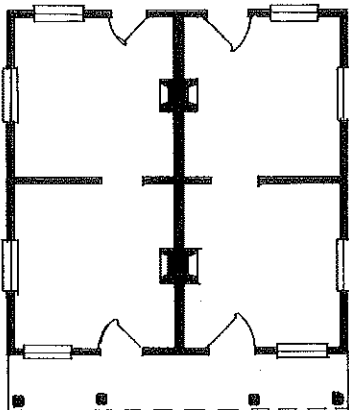


The Pyramid Cottage - Duplex floorplan.

Temple-front Cottage - Duplex - The name of this house is in reference to its integral or recessed front porch, which results in a temple-like appearance. Most houses of this type are two or three rooms deep and have hall-parlor plans, although central-hallway plans are also seen. Some Hogansville Temple-front Cottages, having been built as duplexes, exhibit two front entrances.

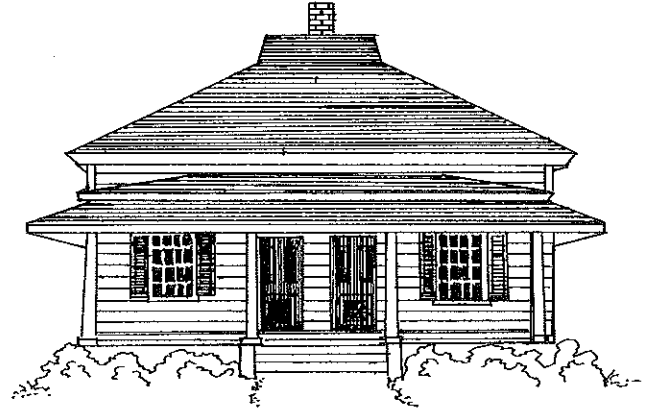


A typical Temple-front Cottage - Duplex in Hogansville.

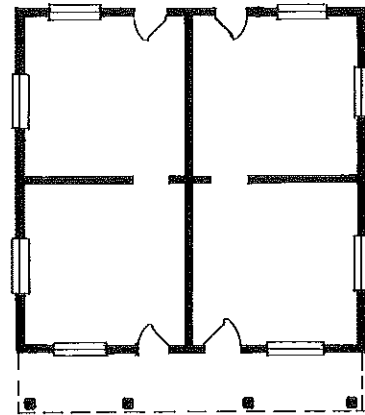


The Temple-front Cottage - Duplex floorplan.

Gable-on-Hip Duplex - This house type is virtually identical to the Pyramid Cottage - Duplex with the exception of the interesting gable-on-hip roof. Several of these houses may be found on Granite Street.

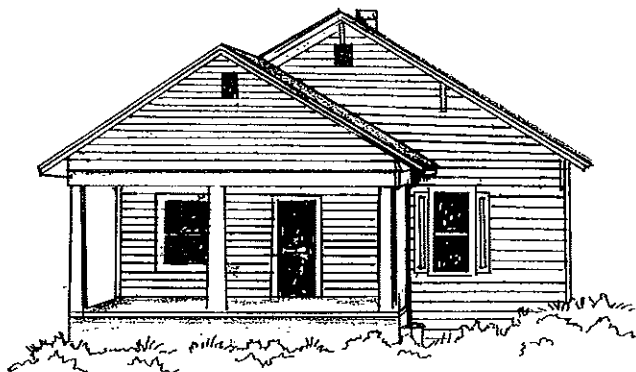


A typical Gable-on-Hip Duplex in Hogansville.



The Gable-on-Hip Duplex floorplan.

Front-gable Bungalow - Bungalows typically feature irregular or hall-parlor floor plans. The front-gable bungalow is two or more rooms deep, exhibits a low-pitched front gable roof and has either an integral (recessed) or extended gabled entry porch.

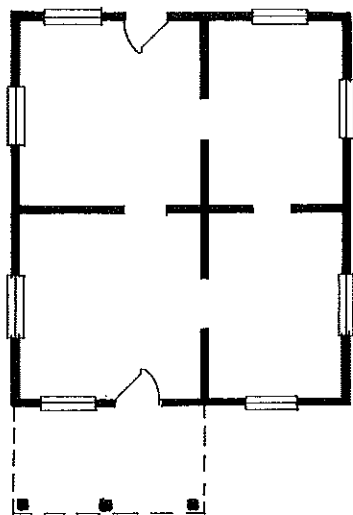


A typical Front-gable Bungalow in Hogansville.

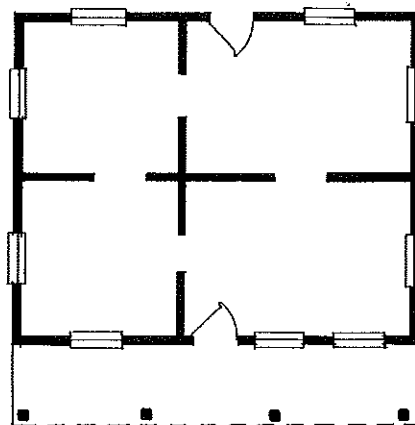
Side-gable Bungalow - Also featuring an irregular floor plan, the side-gable bungalow is two rooms deep, is characterized by a low-pitched side-gable roof and usually exhibits a full-facade integral or extended front porch.



A typical side-gable Bungalow in Hogansville.



The Front-gable Bungalow floorplan.



The Side-gable Bungalow floorplan.

4.1.2 Architectural Styles and Details

Many houses in Hogansville exhibit the influence of a particular architectural style. Some of these are simply house types (as described previously) with a few architectural details added, but Hogansville also has several *high style* dwellings. A building is characterized as a high style example if it is truly a "textbook" or "pure" version of a particular style. Thus, most stylistic houses in Hogansville only exhibit the influence of architectural style and are not pure examples. The following are the architectural styles most prevalent in Hogansville's residential neighborhoods.

GREEK REVIVAL (1830-1865) — Greek Revival was the dominant architectural style in antebellum Georgia after achieving widespread popularity in the 1840s. It is a style that appears not only on grand mansions but also on the most simple of residences. Emphasis is usually placed on the entrance, which is almost always centrally-positioned.



The Phillips-Smith House, Maple Street.

QUEEN ANNE (1880-1900) - The most popular 19th century residential style in Georgia (in terms of the number of houses constructed), the Queen Anne style is characterized by highly irregular "picturesque" facades with a variety of exterior surface materials and detailing. Roofs are often steeply-pitched and feature several projecting gables.



Fair Oaks", East Main Street.

FOLK VICTORIAN (1880-1910) - Vernacular house types that exhibit Victorian-era ornamentation are known as Folk Victorian dwellings and are very common in all parts of Georgia. These houses are built on the same floor plans as the house types discussed earlier and feature a limited amount of stylistic detailing, typically applied to the porches and gable ends.



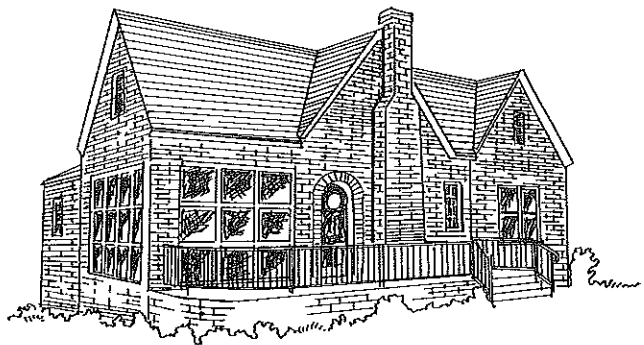
The Davis-DeMarrais House, East Main Street.

COLONIAL REVIVAL (1880-1950) - The earliest Colonial Revival houses were interpretations of 17th and 18th century dwellings and only vaguely resembled true colonial residences. By around 1910, however, it had become fashionable to build carefully documented copies of colonial dwellings, correct in proportion and detail. This was followed in the 1940s and 1950s by the construction of much simpler Colonial Revival houses.



The Harvey-Darden House, East Main Street.

ENGLISH VERNACULAR REVIVAL (1915-1940) - This style appeared in many of Georgia's developing neighborhoods and suburban areas in the early decades of the 20th century. As its name suggests, the style was derived from vernacular traditions in England. Characteristic features include steeply-pitched roofs, asymmetrical front facades, casement windows and brick masonry as an exterior surface material.



The Hines-Galloway House, East Main Street.

CRAFTSMAN (1905-1930) - Very popular during the first decades of the 20th century, the Craftsman style is quite different from other styles of its era, for instead of harkening back to earlier times it truly broke new ground. Craftsman houses emphasize structure and materials, and dwellings influenced by this style are found in every community in the state.



209 Johnson Street.

4.2 Commercial Resources

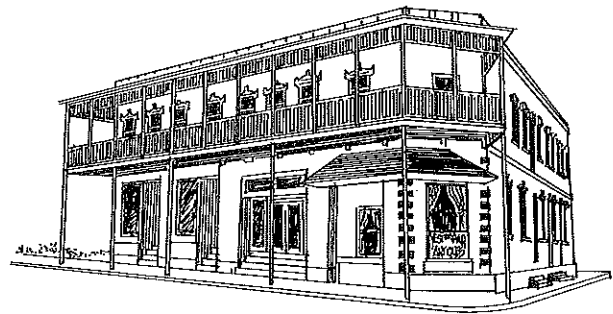
Although it is a relatively small area, Hogansville's downtown commercial district remains a lively part of the community and still functions as the town center. Most of the downtown commercial buildings are considered to be historic, meaning that they are at least 50 years of age. But, only a few of these buildings express a great deal of stylistic elaboration; most are relatively utilitarian, and several have been considerably altered over the years. These factors make it more sensible to discuss Hogansville's commercial buildings in terms of their *facade types*, rather than their architectural styles.

All commercial buildings may be grouped or organized according to their facade types, allowing the observer to come to a better understanding of the variety of commercial buildings in a downtown area. This methodology involves breaking down each commercial facade into its major elements or zones and making comparisons utilizing established definitions. These zones are the most critical elements of historic commercial buildings and must be maintained if the buildings are to hold on to their historic integrity. When the major elements of a building are no longer obvious (due to extensive alterations), the building cannot be considered historically intact.

Two-part Commercial Building — The two-part commercial building developed in the mid-1800s and is by far the most common compositional facade type in the United States. Historically, the ground level of this type housed "public" commercial spaces such as shops or restaurants while upper levels housed "private" uses such as apartments, hotel rooms or offices.

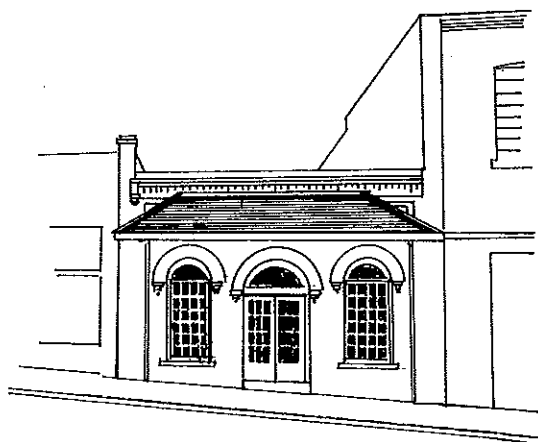


Thrift Store - Askew Building, East Main Street.

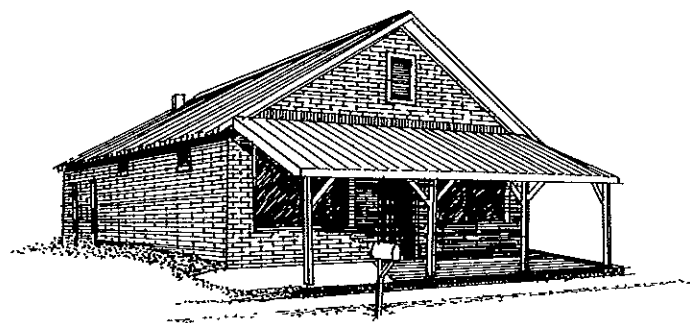


The Grand Hotel, East Main Street.

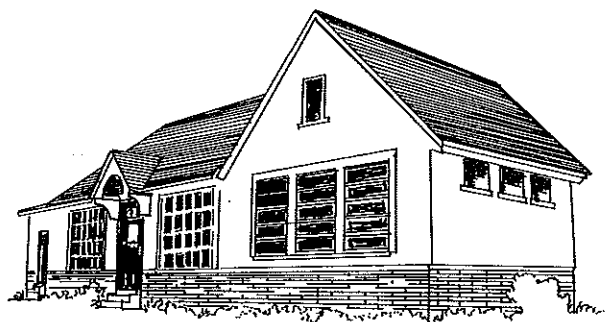
One-part Commercial Building — Also quite common throughout the country is the one-part commercial building, which, like the two-part building, became popular in the mid-1800s. This one-story type may be thought of in the same way as the street-level floor of the two part commercial type. It is a rather simple box featuring a front facade ranging from the very plain to the moderately ornamented.



Hogansville Cleaners, East Main Street.



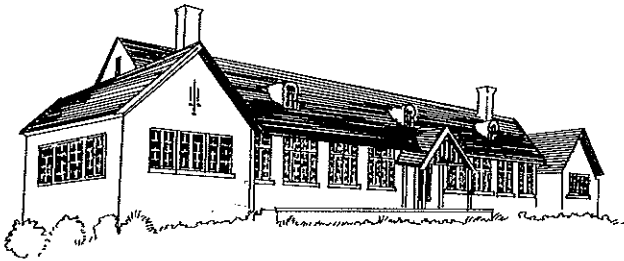
Othar Johnson - Keith Brothers Store, Johnson Street.



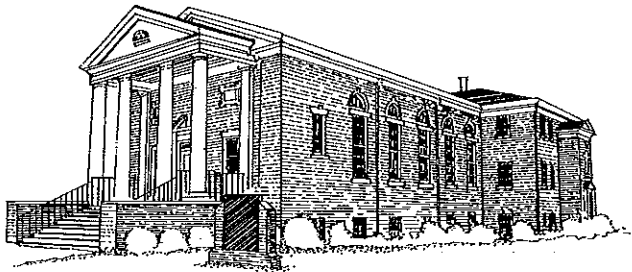
Drug Store Building, Askew Avenue.

4.3 Institutional Resources

Hogansville boasts several historic institutional properties. Many of these buildings are community landmarks and therefore are of special importance to the people of Hogansville simply because they are so familiar. The historic mill community is an outstanding resource. Hogansville also exhibits several historic churches, although all of these buildings have been altered with the application of non-historic siding; some also have had fairly recent additions.



Mill Community Building, Johnson Street.



First Baptist Church, East Main Street.

4.4 Environmental Resources

The environmental setting of historic buildings, composed of both natural and man-made spaces, is critical to the overall character of a historic district as well as an entire community. These spaces should be regarded as environmental resources, and should be treated with the same care that we give historic buildings. A basic understanding of the town form, landscape characteristics and vegetation in Hogansville will allow property owners to undertake effective landscaping and make appropriate site improvements.

4.4.1 Town Form — Hogansville exhibits an interesting lay-out, one that clearly expresses many aspects of the town's history. The considerable variety present is due primarily to the community's different periods of development. This has resulted in the presence of several distinct neighborhood forms, each exhibiting its own range of house types and architectural styles.

Two primary axial thoroughfares, Main Street and US Highway 29, intersect just to the west of the Atlanta and West Point Railroad near the center of town. Both are historic routes. Main Street, which runs in a generally east-west direction, is the old Greenville Road, while Highway 29, running basically northeast-southwest, was originally the main road between Newnan and LaGrange. This crossroads was on William Hogan's land, and it was in this vicinity that he eventually operated several commercial establishments frequented by other settlers new to the area.

Today, Hogansville's commercial center is located along on East Main Street, and is thus situated perpendicular to the Atlanta and West Point Railroad. The fact that commercial development is not on a street parallel to the railroad is almost certainly due to the fact that the railroad arrived after settlement of the area had begun. The commercial area is small — basically three blocks in length — and features sidewalks 12 feet in width (paired six-foot square sections) with six inch curbs. Non-historic street trees (Bradford Pear) have been planted along both sides of Main Street.



South side of East Main Street.

A second and much smaller commercial area, located to the west of the railroad and a small warehouse district, was developed and utilized primarily by Hogansville's black residents. A few of these buildings remain today, although the businesses themselves are no longer in operation. Black residents continue to occupy houses in this area. As was typical of Georgia towns, the railroad served as something of a symbolic barrier between Hogansville's black and white residents, with blacks generally residing to the west and whites to the east.

Hogansville's earliest residential development was concentrated in the vicinity of downtown and gradually extended outward, primarily to the north and south along College and Oak Streets and to the east along

East Main Street. These oldest sections of town exhibit modified grid patterns; while not highly irregular, one finds slightly curvilinear streets built with regard to Hogansville's varying topography. Some houses along East Main are set well back from the street, giving the area a very spacious quality. Retaining walls are common along all of these streets, resulting from Hogansville's relatively hilly terrain. Early-to-mid-20th century mill housing predominates in Hogansville's northeast quadrant, and it is here that the most regular street patterns are found.

Hogansville's town form is thus a vital reflection of the community's developmental history. The historic character of this community depends on the intact quality of its town form.

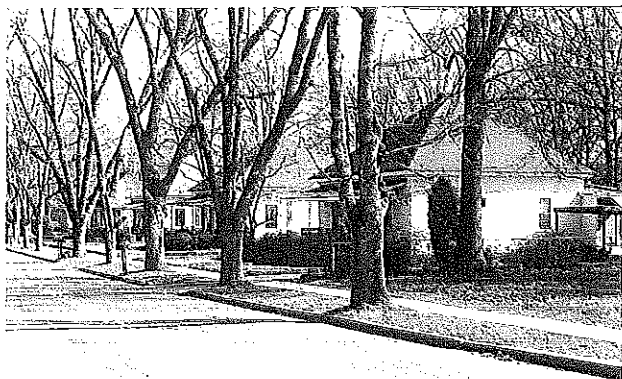
4.4.2 Landscape Characteristics

During the early years, most of the residential spaces in Hogansville were informal, "working yards" that accommodated a variety of essential activities ranging from the raising of crops and livestock to food preparation. These landscapes are no longer evident within the City of Hogansville proper, but they may still be seen in most rural areas of Troup County and throughout the State of Georgia. Relatively few houses in Hogansville were built prior to 1900, but most of these earliest homes probably exhibited this type of landscape treatment in the 19th century. Many of the older homes are sited on spacious yards featuring retaining walls and steps leading down to the street.



The Daniel-Stroud House, East Main Street.

Residential landscape design during the first decades of the 20th century was characterized by the informal placement of trees and shrubs. In general, landscaping of this period was more casual than the rather formal, almost manicured appearance of much contemporary landscaping. Because most of the historic residences in Hogansville date from the early 20th century, this type of informal landscape treatment is particularly appropriate today in the historic sections of the community. Hogansville's mill community features regular tree placements that serve to accentuate the regimental characteristics of the several predominant house types. These trees are an especially important asset and should be protected.

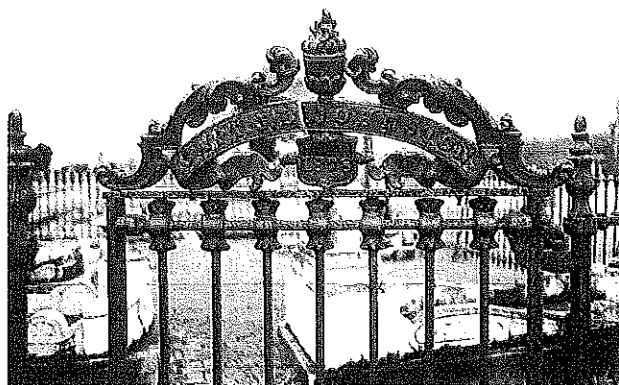


Houses and trees along Green Avenue.

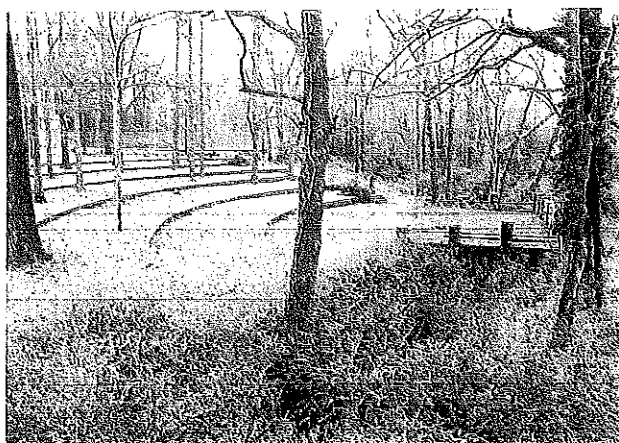
Fences, while not very common in Hogansville today, were popular during the late-19th and early-20th centuries in most Georgia communities, so it is likely that they were common here as well. The prominent material was cast-iron, but little of this material is to be found in Hogansville today, reflecting the decline of enclosures that occurred as the 20th century progressed. Present-day enclosures range from wood picket and chain-link fences to vegetative hedges, with the only iron fencing being in Myrtle Hill Cemetery. Relatively few of the existing enclosures are considered historically significant to the community because most date from the past 50 years, but some are certainly appropriate and add character to the town's residential areas.

4.4.3 Public Open Spaces

Hogansville contains several unique public open spaces. Myrtle Hill Cemetery, originally outside the city limits, is situated on land deeded by the Presbyterian Church to the City of Hogansville when the church moved from this site into town. It features some fine iron work and historic grave markers. The Hogan Family Cemetery is also a historically significant space located on East Main Street near downtown. Hipp Park, a triangular space at the edge of the commercial district, is an asset to the downtown area. Finally, Hogansville's Amphitheater is an especially fine landscape feature. Constructed during the period 1940-1942 through funding from the National Youth Administration, this is a truly unique historic resource and one worthy of restoration and active use by the community.



Iron fence, Myrtle Hill Cemetery.



The Amphitheater.

4.4.4 Vegetation

The vegetation in Hogansville is dominated by a several very prominent tree species. This is especially true in the mill community, where water oaks, pecans and deodar cedars are most prevalent. The following is a plant list reflecting traditional vegetation found throughout Hogansville. All of these plants would be appropriate for consideration by anyone making landscape improvements.

Trees - American Holly (*Ilex opaca*); Deodar Cedar (*Cedrus deodara*); Red Cedar (*Juniperus virginia*); Crape Myrtle (*Lagerstroemia indica*); Dogwood (*Cornus florida*); Southern Magnolia (*Magnolia grandiflora*); Red Maple (*Acer Rubrum*); Water Oak (*Quercus nigra*); Willow Oak (*Quercus palustris*); Pecan, Wisteria.

Shrubs - Camilla (*Camellia japonica*); Privet (*Ligustrum japonicum*); Yucca (*Yucca filamentosa*).

5.0 GENERAL PRESERVATION PRINCIPLES

When work involving historic buildings is being planned, several fundamental questions must be addressed. What is the purpose of the project? Is the property to be fully restored to its original appearance, or is the work simply routine maintenance? Is the property to be rehabilitated for a new use? What are the most important components and details of the building, and how should they be treated? What are the appropriate steps that need to be taken to ensure the work is done properly? Will the project require a Certificate of Appropriateness from the Historic Preservation Commission?

Presented in this section are some of the most widely accepted and essential principles of historic preservation. A review of this material will provide the prospective Certificate of Appropriateness applicant with a better understanding of the concerns of the Hogsansville Historic Preservation Commission and of why it is important to take a carefully thought-out approach to working with historic resources.

5.1 Preservation Definitions

The word "preservation" is a broadly-defined term encompassing many things, and there are several different types and levels of preservation activity that may be undertaken. Strictly speaking, however, preservation is defined as the taking of steps to retain a building, district, object or site as it exists *at the present time*. This often includes an initial stabilization effort to prevent further deterioration as well as more general maintenance work. But "preservation" has become the term most often used when referring to a wide range of conservation practices. The factors that usually dictate which of these methods will be employed include (1) the condition of the property, (2) the degree of authenticity desired (or *required*, if local design regulations are in place), and (3) the amount of funding available for the project. Although sometimes thought to mean essentially the same thing, words like "rehabilitation" and "restoration" are in fact defined quite differently; when planning a "preservation" project it is crucial that the appropriate method be selected. The following are the various preservation methods that can be followed.

Reconstruction means reproducing, by new construction, the exact form and detail of a building that no longer exists (or a missing component of an existing building). The building or component is created to

match its appearance at a particular point in time on its original site.

Rehabilitation means returning a building to a state of utility while also retaining those parts of the property that represent its historical, architectural and/or cultural significance. (This process is often termed "adaptive use" when the original function of the building is not retained.) Most of the preservation projects likely to be undertaken in Hogsansville will probably fall into this category.

Restoration means removing or replacing details or elements of a building to make it appear as it did originally or at a certain point in time. A successful restoration project requires thorough research and skilled craftsmanship.

Stabilization means maintaining a building as it exists today by making it weather-resistant and structurally safe. Stabilization work is often the first step in a preservation project.

5.2 Secretary of the Interior's Standards

The Standards for Historic Preservation Projects were initially developed for use by the Secretary of the Interior in evaluating the appropriateness of work proposed for properties listed on the National Register of Historic Places and receiving assistance from the Historic Preservation Fund. These Standards have also been used extensively by federal, state and local officials in the review of both federal and non-federal rehabilitation projects. The greatest use of the Standards, however, has come from projects potentially eligible for tax credits under the Preservation Tax Incentives program; in such cases the Standards are applied in determining whether proposed work qualifies as a "certified rehabilitation" and if so is eligible for the tax credits.

The most important section of the Standards for Historic Preservation Projects is known as the *Standards for Rehabilitation*, in which rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." These standards are considered the basis of sound preservation practices, and while not highly specific they can have meaningful application to virtually every type of

project involving historic resources. The ten *Standards for Rehabilitation*, which were revised in early 1990, are as follows.

- (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 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 archaeological 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 alterations, or related 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.

5.3 The Preservation Approach

The earlier discussion of Hogansville's design review process (Section 2.0) presented the steps necessary for acquisition of a Certificate of Appropriateness. The following is a general outline of an accepted approach to developing, implementing and completing preservation projects. While this approach is by no means the required sequence of steps, it is highly recommended that property owners review these points carefully and consider their importance. The first three steps should be taken prior to the submission of a Certificate of Appropriateness application.

- (1) Inspect the Property — It is essential that a thorough inspection of the structure or site be made, allowing for an understanding of specific problems that may exist as well as special conditions and features that need to be considered. It is particularly important to look for structural damage, masonry failure, signs of moisture penetration and insect infestation. All mechanical systems (air conditioning and heating, electrical system, plumbing) should also be examined. A professional inspector should be able to carry out this work for less than \$500.
- (2) Identify the Property's Characteristic Features — An understanding of the most significant features and details of a building is necessary if preservation or maintenance work is to be successful. Look first at the building's setting, its overall shape and prominent features, such as the roof form, porches and entrances. Also make a closer inspection of the building's detailing, such as stylistic ornamentation and different surface materials. Finally the interior of the building should be examined, with photographs taken in each room. Which aspects of the layout are most important? What are the shapes and details that distinguish each room? All of this information will be important in planning maintenance or preservation work.
- (3) Develop a Preliminary Concept — After the inspection has been carried out and the important visual features are understood, many important deci-

sions concerning the work may be made. If the project will be a major undertaking, it is recommended that the property owner consult with an architect, landscape architect, interior designer or historic preservation planner before going any further. Historic research will also need to be undertaken to ensure authenticity with a major project. After the basic project concept has been developed the property owner would be wise to discuss these preliminary plans with a member of the Hogansville Historic Preservation Commission. Other permitting requirements should be investigated at this time.

(4) Refine Preliminary Concept and Develop a Master Plan — This is a crucial point in the process and will greatly influence the ultimate success or failure of a project. The work to be carried out in steps 5 through 9 that follow should be included in the Master Plan, and all components of this plan must be included in the Certificate of Appropriateness Application. Once the Certificate of Appropriateness has been issued (if indeed one is necessary), and any other required permits have been secured, the project may begin.

(5) Stabilize the Building — Before any new design work is undertaken, the property must be in a stable condition with all deterioration halted. An example would be the repair of a leaking roof so that further moisture will not enter the structure after new work has been completed.

(6) Carry Out Structural Repairs — Once the building has been stabilized it is important that all necessary structural work be completed. This type of work is typically rather expensive and is difficult, if not impossible, to attend to when put off until after finishing work has been completed. It is generally best to complete all necessary structural work at one time, rather than to have it done in phases.

(7) Carry Out Infrastructure Repairs — Improvements and repairs to mechanical systems (i.e., cooling and heating systems, electrical systems and plumbing) are essential to achieving the highest degree of comfort and economy in any building. This type of work is often rather major and typically requires access to several points within walls, basements and sometimes attic spaces. It is therefore important to attend to this work fairly early in the overall project schedule rather than delaying or even neglecting to complete it. Infrastructure improvements can be costly, yet another reason for placing this work early in the project schedule.

(8) Carry Out Energy Conservation Improvements — Most steps to improve energy efficiency are generally quite straightforward and sometimes surprisingly inexpensive. This type of work can therefore usually be put off until more complicated and expensive tasks have been completed but needs to be complete before cosmetic work is begun.

(9) Complete Cosmetic Work — Finishing work, such as exterior painting, minor siding repairs and porch reconstruction, should be the final stage of a preservation or rehabilitation project. This is the work that will generally create the greatest visual impact, and it is essential that all preliminary work (stabilization, structural repairs and infrastructure improvements) be completed beforehand so that nothing will have to be done twice.

5.4 Design Concepts

Every building, whether historic or modern, is the product of design, a process that makes use of several basic *design concepts*. These concepts define the character of individual buildings and also form the basis for visual relationships among buildings, which in turn influence the ways in which buildings are perceived by the public.

When a new building is constructed in the vicinity of historic buildings, the ways in which it relates to existing buildings — and whether it contributes to or detracts from the area — will be determined by the ways in which its design recognizes and is a function of the design concepts expressed in the existing buildings. Historic buildings and districts can almost always accommodate some degree of change and new design without losing their historic character, and it is with an understanding of the following design concepts that additions and new construction can enhance — rather than detract from — Hogansville's historic areas.

5.4.1 Orientation — A building's orientation is determined by the relationship of its dominant lines (i.e., front-to-back or side-to-side) and its lot. For example, most houses with side-gable roofs will be oriented from side-to-side while those with front-gable roofs are generally oriented from front-to-back. Houses with cross-gable, multi-gable or pyramidal roofs may be oriented in either direction or have no dominant orientation. Many historic residential streets or even entire neighborhoods exhibit one prominent orientation; in Hogansville this is especially evident in the mill community.

5.4.2 Placement — Both a building's positioning on its site (i.e., its setback) and the positioning of individual elements on a building are examples of placement. A building is said to be symmetrical when its front facade is composed of two halves that are mirror images of each other. An asymmetrical building, on the other hand, exhibits an irregular front facade.

5.4.3 Directional Emphasis — Most buildings are either horizontal or vertical in their directional emphasis. This quality is determined by the size and placement of elements and openings on a building's front facade as well as by the building's overall shape. Directional emphasis may also be influenced by surface materials and architectural detailing.

5.4.4 Shape — The surfaces and edges of buildings, and of their individual elements, determine their shapes, which are important in expressing characteristics of architectural style. Even though there are dozens of architectural styles, there are only a few fundamental shapes that are utilized in their expressions.

5.4.5 Volume — The volume of a building or an individual element is determined by three dimensions — length, width and height. Volume is an important consideration both for additions and new construction, because when volumes of the main building core or individual elements differ significantly from those of nearby buildings the result will be visual incompatibility.

5.4.6 Massing — Massing has to do with the way in which a building's volumetric components (i.e., bays, overhangs, porches, etc.) are arranged and with the relationship between solid wall surfaces and openings. For example, large areas of blank wall and a horizontal directional emphasis tend to give a building a heavy or solid feel, while numerous windows and doors and a vertical directional emphasis will result in a lighter, less "massive" feel.

5.4.7 Proportion — The relationship of one dimension to another (i.e., height to width) is the definition of proportion. Visual order is achieved on a building when all of its elements are correctly proportional to one another.

5.4.8 Rhythm — Recurring patterns of lines, shapes, forms or colors create rhythm on a building. For example, the rhythm of openings on a house refers to the number and placement of windows and doors on its

front facade. Rhythm also occurs on the larger scale of streetscapes, with buildings themselves functioning as elements of rhythmic patterns.

5.4.9 Scale — The patterns, shapes and sizes of materials, components and openings all influence a building's scale. There are two important considerations here: the first is the way in which these elements relate to human size (or human scale); the second is whether there is consistency of scale among buildings within a particular area of influence.

5.4.10 Materials — The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationship among buildings. Sometimes only a few materials will be dominant in a neighborhood or commercial area, resulting in uniformity and continuity. It is also possible for considerable variety of surface materials and treatments to characterize an area, and yet even in such cases the addition of certain "foreign" materials would greatly disrupt the predominant visual textures.

6.0 HISTORIC BUILDING MAINTENANCE

All historic buildings need periodic attention if serious deterioration problems are to be avoided. The material presented in this section primarily covers approaches to routine maintenance work of the type that will generally not require a Certificate of Appropriateness issued by the Hogansville Historic Preservation Commission. Most of this is work intended to correct minor problems and should be thought of as on-going care that will help prevent the need for major work and structural repairs. Some of the most basic maintenance work is quite straightforward and can be carried out by the property owner at relatively little cost, but care needs to be taken so that the work is done correctly without damaging historic materials or compromising the historic integrity of the property. More complicated maintenance should be performed by a knowledgeable contractor.

The bibliography to this design guidelines manual provides numerous sources of further information regarding historic building maintenance. It is suggested that property owners refer to the appropriate materials and become as knowledgeable as possible before undertaking specific maintenance tasks.

6.1 Foundation Treatments

Most property owners will be well-advised to hire a professional contractor to carry out major foundation repairs, for a building's foundation is of critical importance to the overall soundness of the structure and when not properly treated can lead to dangerous consequences. Deterioration of foundation piers, for example, is very serious and must receive prompt attention once detected. In some cases the piers may not have been properly placed on concrete pads, and as a result are sinking into the soil and perhaps leaning to one side. This can lead to considerable structural damage as increasing strain is placed on various components of the building.

The open pier foundation is becoming something of a rarity in Georgia, particularly in the state's towns and cities, as property owners typically want to enclose these spaces. Concrete block infill is common but diminishes the original character of the freestanding piers and is not the recommended choice. A better solution is the application of a more temporary material such as wood lattice, slightly set back from the piers. This treatment serves the purpose of enclosing the foundation while also maintaining the prominence of the original piers. Also acceptable, though not as

appropriate, is brick infill with a lattice-type (i.e., not solid) pattern. Again, it is important that the infill material be slightly recessed to accentuate the piers. All foundations must have some means of ventilation so that moisture will not accumulate in these spaces and lead to deterioration.

6.2 Roofs and Roof Repairs

The condition of a building's roof is perhaps the single most important aspect of the property's overall maintenance, and roofs require frequent attention because they are constantly subjected to moisture, sun and wind. Furthermore, roof form and materials often play key roles in defining the architectural character of a building. And while some minor problems can be corrected by the property owner, it is usually best to contact a roofing contractor for all but the most basic work.

Although there are several varieties of historic roofing materials, most buildings in Hogansville feature either asphalt shingle or metal roofs (usually the V-crimp variety). Asphalt shingles have been common since the first decades of this century and are thus considered "historic," but this certainly does not mean that they are appropriate for all historic buildings. For example, a house originally featuring tile roofing should never receive a new asphalt shingle roof, as it would completely alter the building's appearance. Thus, whether making simple repairs or completely replacing the roof, it is suggested that materials virtually identical to the original be used.

Two features that are very important to roof maintenance are gutters and downspouts. When allowed to fill with debris, gutters and downspouts can become almost non-functional. This typically results in moisture damage to the roof as water backs up and enters the roof's support system. Thus, gutters and downspouts should be inspected regularly, something that can easily be done by the property owner.

6.3 Wood Siding and Trim

Exterior siding is highly important to the appearance — good or bad — of all buildings, but beyond aesthetics it also plays a major role in protecting structural elements and interior spaces. The majority of the historic residential buildings in Hogansville were originally sided with weatherboard, and the full historic integrity of these buildings depends on the maintenance of this original material. Particularly critical is the width of the

siding; replacing deteriorated weatherboard with wider boards or wider synthetic siding will greatly alter the mass and proportion of the building. Trimwork, such as corner boards, brackets and window surrounds, also contributes significantly to the overall appearance of a building and should be maintained. Some of these elements, such as cornerboards, also perform the important function of sealing the structure at areas where moisture penetration could otherwise be a problem. Moisture penetration accounts for most damage to wood siding, and the cause of this problem must be identified and corrected before siding repairs are made.

Minor repairs to small cracks in wood siding can be made easily through the use of plastic wood or putty. More substantial deterioration may require replacement of part or all of one or more boards. It is essential that the replacement material exactly match the original boards. It is also suggested that a wood preservative be applied before the new material is installed. Once in place, the new siding should be primed and then painted.

6.4 Artificial Siding

The application of aluminum and particularly vinyl siding has become increasingly popular over the past few decades, as property owners seek ways to avoid maintenance work. Concern about the need for frequent painting of wood siding is the primary reason for this development; artificial sidings come with the promise of long years of service without the need for painting, so it is understandable that these products have become popular throughout the United States.

In cases of severe clapboard deterioration artificial siding might seem to be an acceptable alternative to maintenance or replacement with new wood siding, but it is important to consider this option carefully. In the first place, concealing materials in need of repair is generally not a good idea. Sometimes a hidden source of water entry is the reason for deteriorating clapboards, and applying artificial siding over the damaged materials could eventually result in structural failure. Furthermore, moisture located beneath wall surfaces can greatly reduce the efficiency of wall insulation, and a thin layer of artificial siding will not counter this loss.

Thus, it is vital that all of the drawbacks of artificial siding be weighed against the costs involved with painting, repairing or replacing wood siding. In addition, there is the question of historic integrity. There is no doubt that applying artificial materials will have

some degree of negative impact on the historic character of a building and its historic surroundings, even if architectural detailing is retained and the new siding matches the dimensions of the original. Applying artificial siding to a historic building will require the approval of the Historic Preservation Commission.

6.5 Masonry Treatments

Deteriorated masonry is generally a sign that a more serious problem is present. Moisture is often the culprit, but movement of a building and even inappropriate mortar can also cause bricks to crack. In all cases, it will be necessary to determine and eliminate the cause of these problems before carrying out repair work. Furthermore, moisture and movement problems will usually require the services of a skilled contractor.

Repointing mortar joints, which is typically the final step in a major brick masonry repair job, is not especially difficult and is a task that many property owners can complete themselves. But, this work must be undertaken with considerable care so as not to damage the brick or alter the appearance of the building.

The primary purpose of mortar is to provide a seal against moisture. Mortar should be softer than the bricks so that it will be able to compress in hot weather as bricks expand and flex in cold weather as the bricks contract. In some cases cracked and deteriorated mortar will need to be replaced even if no other problems exist with the masonry. Removing old mortar is best accomplished through the use of a hand tool, such as a chisel; the use of power tools is likely to damage the bricks. All loose material should be removed and the joints will need to be cleared of existing mortar to a depth of 5/8 to 3/4 of an inch and flushed with water. New mortar must match the original material as closely as possible and Portland Cement should be avoided. This material is generally stronger than brick and may cause them to crack or become dislodged. The actual process of repointing should be undertaken with care, and it is best to practice on an area that is out of public view. Joints should be slightly recessed and should never extend outward beyond the bricks.

Stucco is a very durable exterior wall material. Small, hairline cracks often appear on stucco walls, but these are normal and do not require any attention. Larger cracks in stucco may indicate moisture damage and should be investigated. If water has penetrated these cracks and broken the bond between stucco and the underlying surface, it will be necessary to remove loose

material and patch the area with new stucco.

6.6 Porch Repairs

Porches are important features of many historic houses — the primary features of some — but unfortunately are very susceptible to deterioration due to being highly exposed to the elements and to movement. Being less structurally sound than the main building core, the porch is at greater risk of being damaged by a building's natural movement. It is advisable that the property owner make frequent examinations for signs of moisture damage and structural problems — when one structural element of a porch begins to fail it will not take long for the entire porch to deteriorate.

A solid porch foundation infill can contribute to moisture problems, causing condensation to build up if there is not adequate ventilation underneath the porch. In addition, these solid foundations are out of character with historic buildings. The use of wood lattice is the best infill solution; brick lattice is not nearly as appropriate but is a better choice than solid brick or concrete block.

Wooden porch steps and railings are also very susceptible to deterioration caused by moisture. The best preventative step is to be sure that adequate protective paint is applied to these elements. When repainting is necessary, as much of the old paint as possible should be removed and liberal amounts of wood preservative should be applied before any painting is begun. Seriously deteriorated porch materials should be replaced with materials identical to the original.

6.7 Door and Window Repairs

Doors and windows perform important functions (permitting entry of people, light and fresh air), while also contributing to the architectural character of most buildings. Deterioration of these elements is commonly the result of moisture penetration and simple frequency of use, but insect attack, lack of maintenance or vandalism may also be at fault. It is important that the cause of deterioration be determined so that it will not recur once repair work has been completed.

Aluminum and modern wood doors and windows are inappropriate as replacements for historic elements. Many modern screen doors also detract from historic dwellings. The best approach is to maintain original doors and windows if at all possible, and if not, to replace them with virtually identical elements. Screen

doors should be as simple as possible and should be made of wood. Door and window sills typically are subject to the most deterioration and often are the only elements that need to be replaced. New sills should be treated with a wood preservative before painting and installation.

6.8 Exterior Paint

The primary purpose of exterior paint is the protection of wood siding from moisture penetration which can cause deterioration of underlying structural members, although aesthetic considerations are obviously important as well. Due to constant exposure to the elements, exterior paint will eventually deteriorate and will require re-application every five to eight years.

It is essential that an inspection be carried out prior to painting to be sure that none of the wood surfaces have decayed; any areas of decay should be repaired or replaced before any painting is undertaken. The different paint conditions apparent on the building should also be identified during the inspection. Some paint may be in relatively good condition and in need of simple cleaning and a touch-up, while other areas may require complete removal and re-application.

The ideal approach to re-painting is to (1) clean all paint surfaces, (2) lightly scrape and hand sand these surfaces, and (3) apply a new finish coat. Such an approach can be undertaken at regular intervals by the property owner and should be considered routine maintenance. It is more likely, however, that painting will not be undertaken until the condition of the outer layer has become rather serious. In such a case it will be necessary to completely remove the outer paint layer, but it is not advisable to remove all subsequent layers — doing so usually requires the use of harsh methods that can permanently damage exterior surfaces. Deteriorating outer paint should instead be removed down to the next sound layer; which should then be cleaned and lightly sanded before the new paint is applied. There are many possible methods of paint removal, some of which hold the potential to severely damage exterior surfaces. Sand and water blasting are particularly dangerous and their use is discouraged. Certain thermal methods (heat plates and heat guns) are acceptable but should be used with great care to avoid scorching wood or causing fires. Even hand scraping can damage surface materials when done improperly.

Care also needs to be taken in selecting the new paint. Oil-based paint will adhere better than latex paint if the

under layers are also oil (which is likely with historic buildings), and oil paint is not as likely to shrink and pull the under layers loose. Latex paint can be used over old layers of oil-based paint, but only if an oil primer is applied first. If all layers of old paint have been removed either oil or latex paint can be used with success, but an oil primer should be applied in both cases.

6.9 Moisture Problems

Moisture is the source of numerous problems that plague historic buildings, many of which result from poor drainage as well as from high humidity levels within the buildings themselves. Maintaining gutters and downspouts is an important first step in avoiding moisture problems. If problems are severe, however, it may be necessary to take more substantial action, such as the installation of a perimeter drainage system. This typically consists of a series of pipes (usually plastic) that channel excess water away from the building foundation. Most work such as this that becomes necessary due to serious moisture problems is best carried out by a skilled contractor.

6.10 Energy Conservation

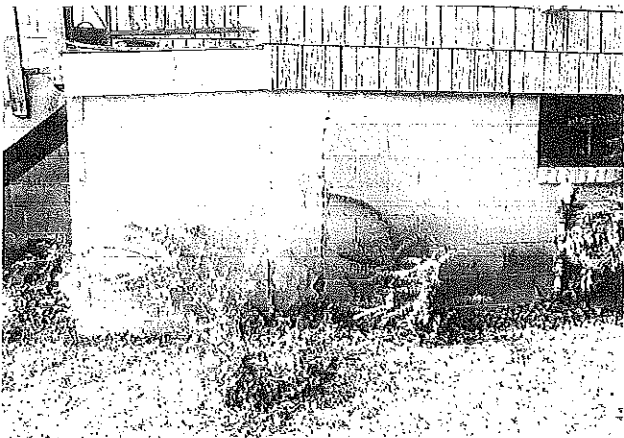
Interest in energy saving measures and weatherization improvements has tended to reflect the availability and costs of energy resources; when these resources are plentiful and relatively inexpensive, property owners tend to show less concern for energy conservation. In addition, some property owners just don't realize the potential for money savings held by some rather simple energy conservation procedures. Other more complicated conservation steps can result in even more significant savings.

Hogansville's winters are typically mild while summers are hot and humid, conditions which might seem to suggest that retaining cool air is the only important energy efficiency factor. Fortunately, the steps that can be taken to keep buildings cool during the summer months will also provide winter-time energy benefits. Insulation improvements can be made to four areas of a building — the roof, the walls, window and door openings and the basement. Of these four, wall insulation is the most difficult and expensive to install in historic buildings. Weatherstripping and caulking are easy and inexpensive steps, while adding insulation to attic spaces is also relatively easy and is definitely effective for holding in warm air in the winter and cool air in the summer.

7.0 RESIDENTIAL REHABILITATION GUIDELINES

7.1 Foundation Treatments

Work involving foundations must preserve as much original material as possible and should strive to maintain the original appearance of foundation elements. Repointing of foundation brickwork should utilize mortar of a very similar appearance and composition to the original. The infill of pier foundations should not obscure the original piers. A temporary material, such as a simple lattice, is the best and most historically authentic option. Permanent infill materials (lattice brick, solid brick, concrete block) will be approved provided that these materials are slightly recessed from the plane of the piers. In the case of a concrete block infill it is best if the infill is lightly stuccoed and painted to contrast with the brick piers.



The original brick pier foundation of this house has been infilled with concrete block and the piers have been faced with stucco. The result is that the appearance of the original open foundation has been completely lost.

7.2 Roofs

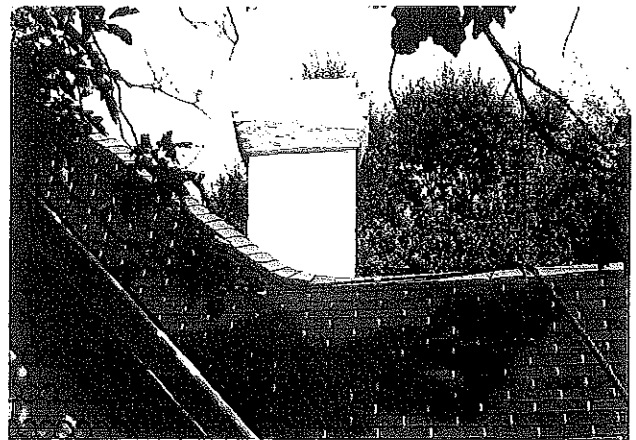
Original roof forms and materials are important character-defining features of many historic buildings. All work involving a roof and its covering materials should be accomplished without significantly altering the form, materials and overall appearance of the roof.



The gable-on-hip roof may be seen on several Granite Street houses in Hogansville. It is a very distinctive roof type and is an example of how important roof form can be in defining the character of a house.

7.3 Chimneys

Historic chimneys are often quite distinctive and should be properly maintained. Unelaborated and even non-functional chimneys also add to the overall composition of a house and should never be removed or faced with stucco.



This historic brick chimney has been improperly maintained, as the stucco facing greatly detracts from the historic integrity of both the chimney and the house.



This house exhibits four properly-maintained brick chimneys that contribute to the building's architectural character.

7.4 Gutters and Downspouts

Gutters and downspouts must be in good condition to prevent dangerous moisture problems. They should be examined periodically, repaired when deteriorated and replaced if necessary. Gutters and downspouts are often quite visible and should be properly positioned so as not to detract from the appearance of a house. Downspouts should be placed at corner locations whenever possible.



The gutters and downspouts on this house are barely noticeable; they are well-positioned and unobtrusive.

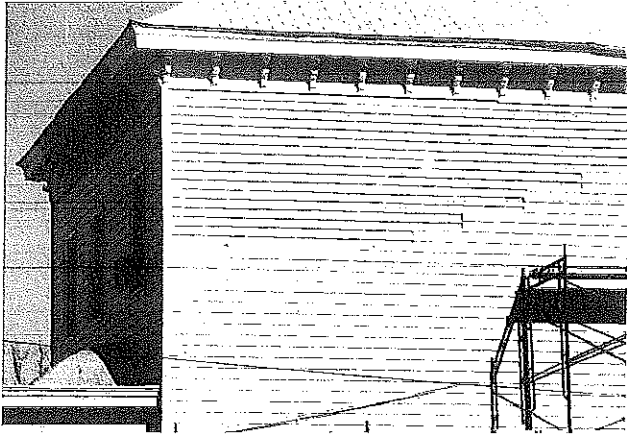
7.5 Exterior Materials

7.5.1 Wood Siding — All efforts should be made to repair rather than replace existing wood siding. If deterioration is severe and some replacement is necessary, it might be possible to move some of the best material to the front facade and apply new siding to other facades. New wood siding should be chosen to match the original in all respects.

7.5.2 Masonry — Original masonry should be retained to the greatest extent possible and the painting of masonry is highly discouraged. Repointing of mortar joints should only be undertaken when necessary and the replacement mortar should match the original material in composition, color, texture, method of application and joint profile. Electric saws and hammers should not be used to remove deteriorated mortar as they can seriously damage adjacent brick.

7.5.3 Stucco — Although rare in Hogsansville, stucco is a very distinctive material and should be retained if it is an original material. Stucco is fairly durable, but periodic examinations should be made to check on its condition. Hairline cracking of stucco is normal, but wide cracks could be evidence of moisture problems. Any repair work that is done should utilize a stucco mixture identical to the original to avoid the risk of separation.

7.5.4 Artificial Siding — The use of artificial siding, such as aluminum and vinyl, will generally be approved by the Historic Preservation Commission only if (a) the material chosen closely resembles the visual characteristics of the original siding, and (b) architectural detailing is not removed or obscured. Artificial siding should therefore match the dimensions of the original siding and maintain features such as corner boards, brackets and window trim. The use of artificial siding with imitation wood grain is discouraged, as it generally does not result in an accurate appearance.



This historic house is undergoing application of vinyl siding. Even when the new treatment is visually acceptable, the risks of damage resulting from trapped moisture remain significant.

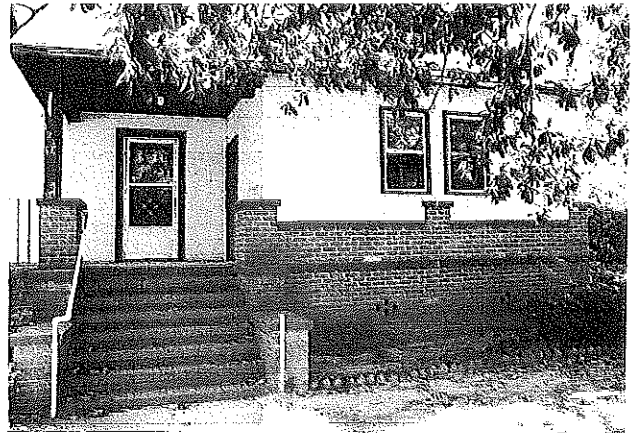


*The windows of this house reveal a poor job of applying vinyl siding. The window surrounds have been covered over, greatly altering the appearance of the house. The use of artificial sidings **must** be accomplished without the loss of architectural detailing.*

It should be noted that the National Park Service has determined artificial siding to be inappropriate for use on historic buildings. This decision was based on the fact that artificial siding has the potential to damage historic building materials and also conceals these original materials, thus compromising historic integrity and character. Owners of historic properties should therefore give considerable thought to these points before deciding to install artificial siding. Even though the utilization of these materials is permissible it is not recommended. (Please see Section 6.0 for additional information on artificial siding.)

7.6 Porches

Porches are often quite prominent on historic houses and help define historic character. Proper maintenance and the retention of original materials and proportions is vital if this character is to remain intact. The replacement of original wooden porch posts with welded steel posts is inappropriate; posts identical or very similar to the original posts should be used if repair is impossible. Historic porch balustrades are typically lower than those on more recent buildings, and replacing these low balusters with higher rails will completely alter the overall appearance of the porch.



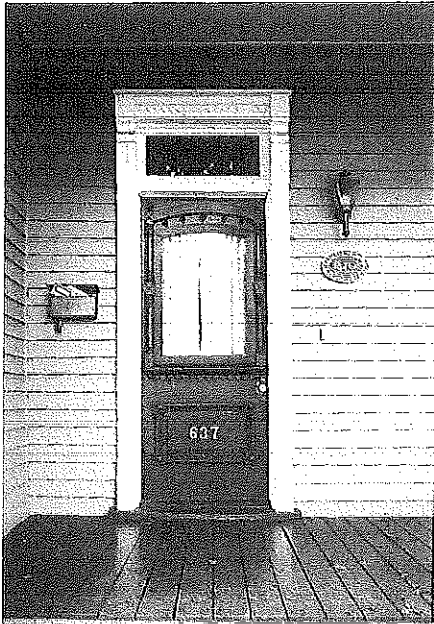
Two of this porch's three bays have been inappropriately infilled. The remaining brick piers indicate the former location of porch supports.



The integral or recessed porch is vital to the architectural integrity of the house type known as the Temple-front Cottage. The porch of this particular house has been well-maintained.

7.7 Doors

Original historic doors should be retained unless deteriorated beyond repair. Screen and storm doors may be applied but should not detract from the character of the property, and their design should be in keeping with that of the original doors. Replacement doors should also match the original in terms of design and materials.



A well-maintained entrance is obviously important to the overall integrity of a historic house.

7.8 Windows

Windows are important to the rhythm of a building's facades contribute to the scale and directional emphasis of a house. In addition, windows often function as decorative features. Existing window openings, including window sash, glass, lintels, sills, frames, molding, shutters and all hardware, should be retained to the greatest extent possible. If replacement materials must be used they should be compatible with original materials in all respects.

The addition of storm windows should be accomplished without having a negative impact on the appearance or condition of original windows. Storm windows should be removable at a later date.



These replacement metal windows are inappropriate. A two-over-two pattern with horizontal muntins is not historically authentic, and neither is the metal material.

7.9 Architectural Details

Original stylistic details should be retained and treated with sensitivity. Removal of these details and the application of details inappropriate to the period or style of a house shall not be permitted. Damaged materials should always be repaired rather than replaced. In the case of original details that were removed at an earlier date and lost, it is acceptable to replace these items with new materials provided that their earlier presence can be substantiated by historical documentation. Any replacement details should match the originals in composition, design, color and texture.



The transoms and sidelights of the Phillips-Smith House in Hogansville are important architectural details, helping to define the character of this particular house.

7.10 Mechanical Systems

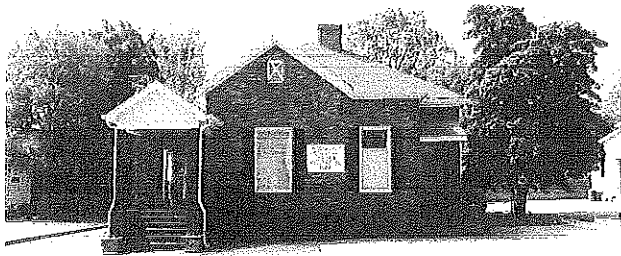
The placement of window air conditioners, centralized air conditioning units and satellite dishes must be accomplished without detracting from the historic integrity of a building and its site. Generally, this means positioning these items to the rear of a building or on a view-obstructed side. The use of vegetation to buffer mechanical systems is also encouraged.



Window air conditioning units should never be positioned on the front facade of a house, but rather to the rear or at a view-obstructed location.

7.11 Adaptive Use

While it may be most desirable for historic residential buildings to remain in residential use, the conversion of a building to non-residential use is certainly preferable to its demolition and the construction of a new building. Known as "adaptive use," the rehabilitation and conversion of a building for non-residential use must be accomplished without compromising the building's historic integrity. It is important that such a building retain its single-family residential character and all significant design qualities, including form and detailing.



The conversion of this house to commercial use has resulted in several inappropriate alterations. Original weatherboard siding has been replaced with brick, the entire front, side and rear yards have been paved for parking purposes, and a business sign has been placed directly on the building's front facade.

7.12 Demolition by Neglect

Demolition by neglect occurs when a building is left to deteriorate due to lack of maintenance and security. This can be a problem for commercial properties as well as residential dwellings. Efforts should be made to minimize the occurrence of demolition by neglect through educating property owners about methods of upkeep and preservation.



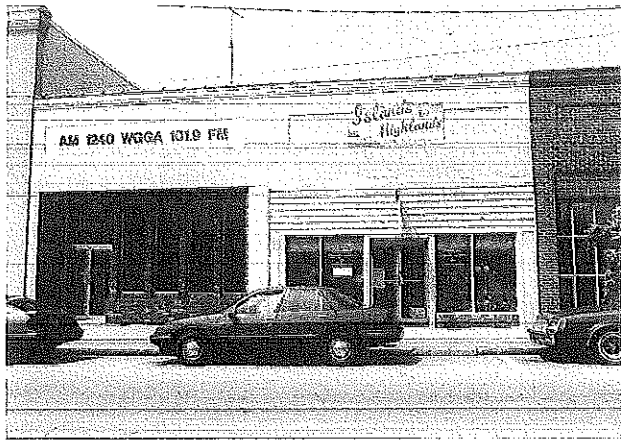
This porch balustrade is seriously deteriorating from lack of maintenance. Most of the damage appears to be moisture related. Some materials might be salvageable, but others may be beyond hope.

8.0 COMMERCIAL REHABILITATION GUIDELINES

The following guidelines for commercial properties build on the residential guidelines presented in the previous section, and many of the residential guidelines also apply to commercial buildings.

8.1 The Storefront

Storefront maintenance and rehabilitation work should strive to retain as much original material as possible. If a non-historic storefront "slipcover" is to be removed, the work should be done with great care to avoid damaging the original storefront underneath. In the case of a partially or completely removed storefront, reconstruction should be based on historical, pictorial or physical documentation rather than conjecture as to how the storefront originally appeared. If no documentation can be found, a new storefront should be compatible with the size, scale and materials of nearby storefronts on buildings of the same period. Historic transoms, which are often hidden behind nonhistoric materials, should be returned to their original appearance whenever possible. Commercial property owners are encouraged to remove all unsympathetic, nonhistoric additions and modifications and return historic storefronts to their original appearance.



The two storefronts of this building have been severely altered, so much so that it is impossible to determine how the original storefronts might have appeared.



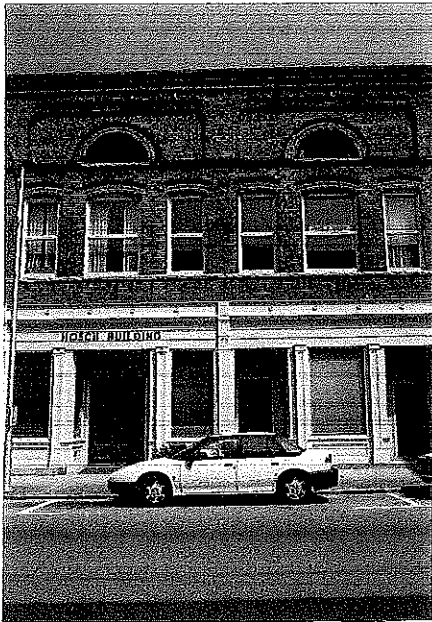
Looking much as it probably did originally, this storefront serves as an excellent example of sound commercial building preservation.

8.2 Second Floor Spaces

Historic commercial buildings were usually built to be as "transparent" as possible, with glass in doors, display windows, upper windows and transoms. The maintenance of upper-level windows and utilization of these spaces will add to the historic authenticity of commercial buildings. Upper floor openings should never be infilled with permanent materials. Closed openings should be re-opened, if possible, and maintained in a historically-correct fashion.



The second floor openings of this building have been inappropriately infilled with brick and an over-sized sign has been applied over this area. What was once a fine building with interesting brick detailing has suffered an almost complete loss of historic integrity.



The upper level of this well-preserved building is in use as office space.

8.3 Exterior Materials

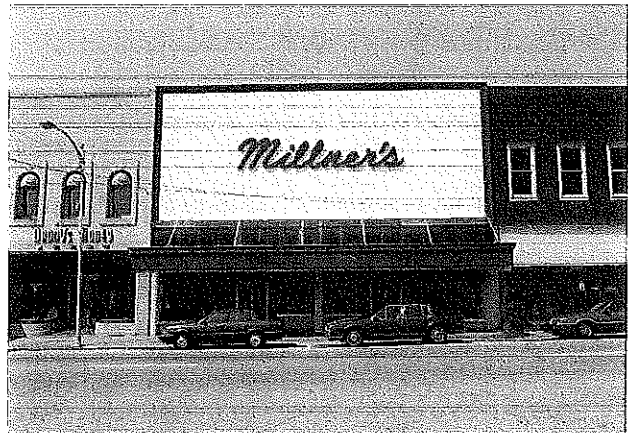
Original exterior materials should be retained to the greatest extent possible. Brick should be properly maintained and should never be painted unless this is the known historic treatment for a particular building.



This brick building has received a variety of insensitive treatments. The original brick has been stuccoed over, metal siding has been applied to the front facade and second level openings have been boarded up. Obviously, this building detracts from the historic structures nearby.

8.4 Stylistic Details

Original stylistic detailing on commercial buildings should be retained. Any rehabilitation work being undertaken must be carried out without damaging these features. If it is necessary to replace deteriorated elements, this should be done so that the replacement items match the original.



Whatever ornamentation this building once had has been completely obscured.

8.5 Signage

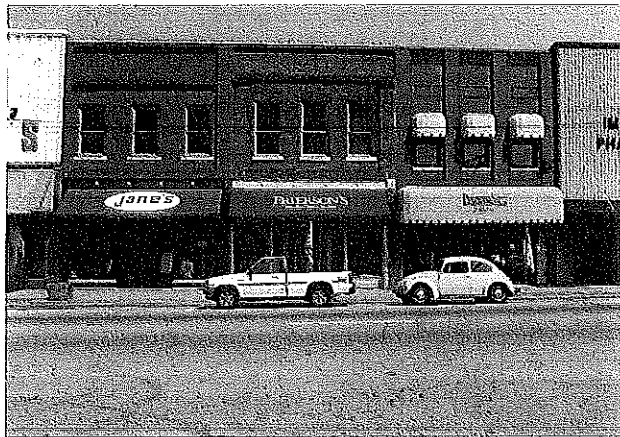
Commercial signs should be sized for legibility at a reasonable distance, meaning that they should be concise yet readable. Signs should never dominate or detract from the architecture of a building. Signs should never be placed over transom lights.



The signs on these buildings are completely inappropriate. Upper level window openings and detailing have been covered and the signs now totally dominate both buildings.

8.6 Awnings

Canvas awnings may be placed over display windows and often serve as good locations for signage. Metal, plastic and "bubble" awnings are discouraged as they are generally inappropriate for historic buildings. Awnings should be operable so that they can be retracted to allow sunlight to enter the building and lowered to keep out the mid-day heat during summer months.



The canvas awnings at the center and left in this photograph are appropriate, while the awning on the building to the right is not historically accurate.

8.7 Interior Features

Historic commercial buildings often originally exhibited character-defining features on the interior as well as the exterior. Pressed metal ceilings, for example, are fairly common with early-20th century commercial buildings, but these historic ceilings have been obscured in many buildings due to the installation of nonhistoric lowered ceilings. Historic plaster work and wainscoting can also be important to the character of a commercial building. All attempts should be made to retain historic interior features and to rehabilitate interiors that have been insensitively altered.

9.0 LANDSCAPE GUIDELINES

Historic landscapes provide the appropriate setting for a historic community and its buildings. Most work involving landscapes will not be reviewed by the Hogansville Historic Preservation Commission; thus, a Certificate of Appropriateness will not be necessary unless the project is truly a major undertaking. The following are some general landscape guidelines that apply to the entire community.

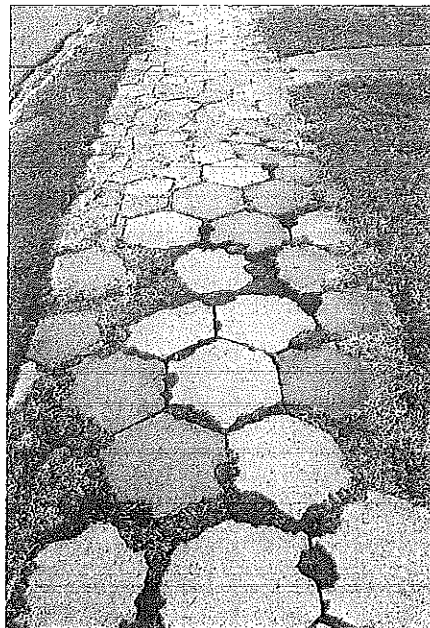
9.1 Town Form

Hogansville's town form is the underlying framework upon which all of the community's historic architectural and landscape resources have been established. The maintenance of this town form in an intact state is essential to the overall historic integrity of Hogansville. Any proposed changes to the basic town form (closing streets, widening existing streets, adding new roads) should be carefully scrutinized.

9.2 Streetscape Treatments

Public right-of-way spaces should be treated appropriately given their locations within the community. This means that right-of-ways in commercial and residential areas should receive distinct rather than similar treatments. Public spaces in residential areas are typically rather informal while commercial districts present a uniform treatment.

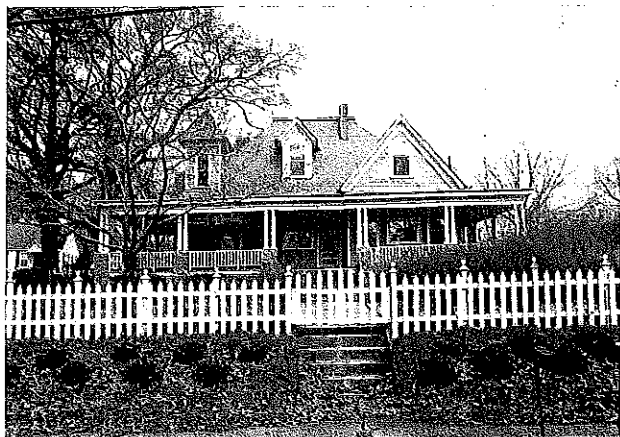
Historic details within public right-of-way spaces should be maintained.



These hexagonal pavers are an example of historic public right-of-way elements that should be preserved. It may be necessary to repair this sidewalk by removing the pavers, leveling the ground and then simply reapplying the pavers.

9.3 Enclosures

While few historic enclosures remain in Hogansville, those that do should be preserved and protected. New walls and fences should complement nearby historic structures through compatible design. Most historic enclosures were of a transparent character, so new designs should exhibit this quality rather than being solid and heavy. (See, for example, the 19th century photography of the William Hogan House in Section 3.0.) Brick walls and continuous or solid wooden fences are therefore not appropriate. Although it is transparent, chain-link fencing is not recommended and is usually considerably higher than historic enclosures. When not visible from a public right-of-way, chain-link fencing and solid enclosures may be appropriate.



While not historic, this picket fence is appropriate for a Victorian-era house.

9.4 Vegetation

Historic trees and plantings should receive proper care so that they can be retained. Any new plantings should ideally be historic varieties, but new species may be appropriate if they are compatible with the character of other vegetation in the immediate area. Vegetation throughout Hogansville tends to be traditional species placed in informal arrangements. This pattern should be retained.



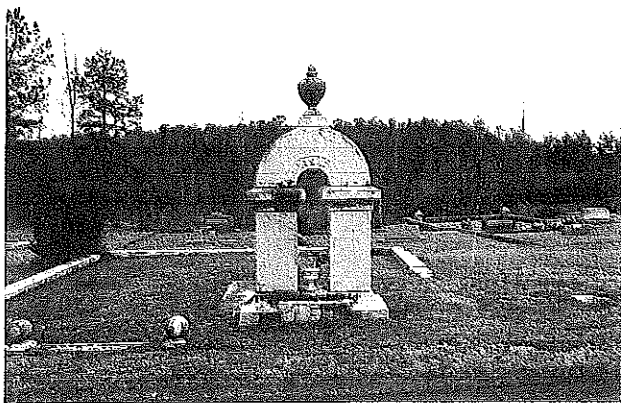
This view along Frederick Street shows the importance of mature street trees in defining the character of an area.



The loss of street trees is readily apparent in this view along Askew Street.

9.5 Public Open Spaces

Spaces such as Myrtle Hill Cemetery, Hipp Park and the Amphitheater should be considered as public open spaces. Their maintenance is important to the appearance of the entire community. The Amphitheater is an excellent candidate for restoration and use as a place of public assembly. Monuments and iron work at the cemetery should receive careful treatment such as sensitive cleaning.



Historic cemetery monuments such as this example should only be cleaned using sensitive methods.

9.6 Landscape and Garden Restoration Procedures

When undertaking a landscape or garden restoration project, it is important to follow a few key steps to ensure that the final results will be satisfactory and in keeping with the historic character of the property and its surroundings. The following are recommended steps in the development of a landscaping plan.

- (1) Examine and record the existing conditions — Important elements such as expanses of lawn, major vegetation, walkways, enclosures and outbuildings should be noted.
- (2) Conduct historical research — Historic photographs are excellent sources of historic landscape documentation. Even if nothing is available for the particular property in question, it may still be beneficial to examine photographs of nearby or similar properties and even of properties in surrounding communities. Photographs often yield information concerning vegetation types and locations, garden treatments and

types of enclosures. Sanborn Fire Insurance Maps typically indicate the locations of kitchens, carriage houses, sheds and outbuildings.

- (3) Prepare the proposal or plan — A concept plan for the property may be prepared once all character-defining elements have been identified and the historic background of the property has been pieced together (if possible). The desired uses for the site should be determined and all new improvements planned. It is recommended that the most significant site features be retained, including historic plant materials, fencing and walkways. Improvements such as parking lots and new mechanical systems should be situated away from public view, if possible, and buffered by fences or plantings.

- (4) Determine needed plant materials — Every effort should be made to retain historic plant materials, though in some cases it may be appropriate to remove non-historic plantings.

- (5) Implement the Plan

- (6) Carry out routine maintenance — The need for regular maintenance is every bit as critical for historic garden spaces as it is for historic buildings, as these spaces are constantly changing and evolving. It is also important to maintain other site features such as enclosures. Wooden fences, for example, are likely to rot if not given periodic attention to prevent moisture penetration.

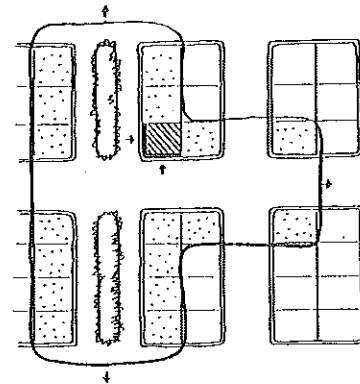
10.0 ADDITIONS AND NEW CONSTRUCTION

It is unreasonable to think that change will not occur in Hogansville's historic district, and in fact a certain amount of new building activity is desirable and a sign of prosperity. Additions to historic buildings, and new construction throughout the community, can be accomplished without compromising historic integrity, but only if undertaken with great care and forethought. The key is to ensure that the changes taking place are compatible with the historic qualities of each particular area. This does **not** mean that additions and new construction should imitate existing buildings and elements; new design should only utilize certain characteristics and materials of historic properties and integrate them into modern expressions.

The design concepts presented in Section 5.0 of this manual should be considered when a new building or major addition is being planned. Following are some guidelines for additions and new construction that build on these basic concepts of design. These guidelines can help property owners understand the most important issues related to compatibility between historic properties and new design.

10.1 Area of Influence

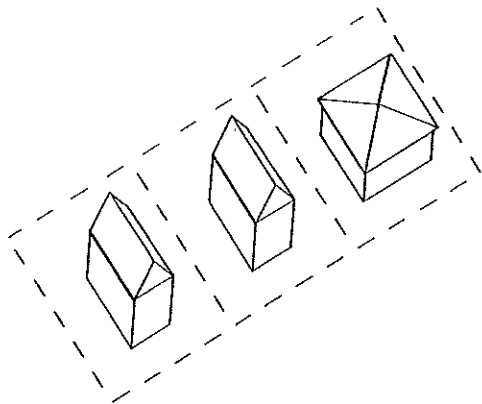
Whenever an addition or new construction is being considered, an *area of influence* should be established for the subject property. Included in the area of influence will be those nearby properties likely to be affected by the project. Each site in Hogansville will have its own unique area of influence. New construction should not have a negative impact on other properties within the area of influence in any of the design areas that follow.



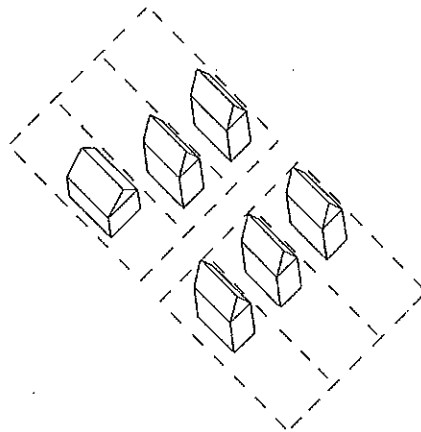
Shown here is a hypothetical area of influence for the highlighted corner site. A site in the middle of the block would probably require a somewhat smaller area of influence. This is because in such a location only the front facade of the subject building would influence buildings other than those to either side. Two facades are especially important to corner sites since these sites relate to two streets and will influence buildings in as many as four blocks.

10.2 Siting

The *orientation* of a new building should be consistent with that of other historic buildings in the area of influence. A new building's *placement* on its site should also be consistent with other historic buildings in the area of influence and should respect the setback pattern along the street.



This example shows two houses with front-to-back orientations and a neutrally oriented new building that is inconsistent with the established orientation pattern due to its square plan shape. In addition, this building is considerably wider than the other two.



This example shows a new building in violation of the established set-back pattern along this street. The new building is properly oriented front-to-back on its site, however.

10.3 Directional Emphasis

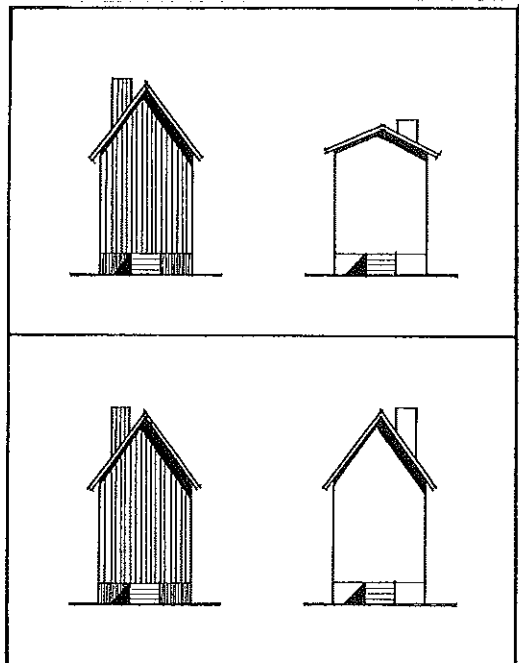
A new building's *directional emphasis* should be consistent with dominant patterns of directional emphasis within the area of influence. This means that the principal facade of a new building should be oriented in the same direction as other historic buildings along the street.



This example shows two historic houses with vertical directional emphasis next to a modern house that is obviously horizontal in emphasis.

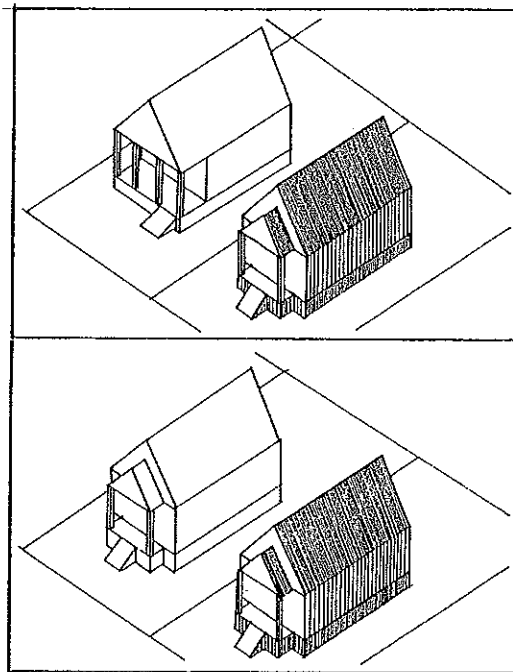
10.4 Shape

An addition or new construction project should respect the most prevalent shapes in the area of Influence. Roof and porch forms are particularly important as they contribute to the overall forms of buildings.



These two comparisons depict relationships between historic and new buildings in terms of roof pitch. The upper example is that of a historic house (shaded) with a steeply-pitched roof standing next to a new building with a shallow-pitched roof. The lower example shows a more compatible roof pitch on the new building.

Porch Form: The shape and size of a new porch should be consistent with porches on existing buildings within the area of Influence.



These two comparisons depict relationships between historic and new buildings in terms of porch form. The upper example is that of a historic house (shaded) with an extending front gable porch standing next to a new building with an integral porch. The lower example shows a more compatible porch form on the new building.

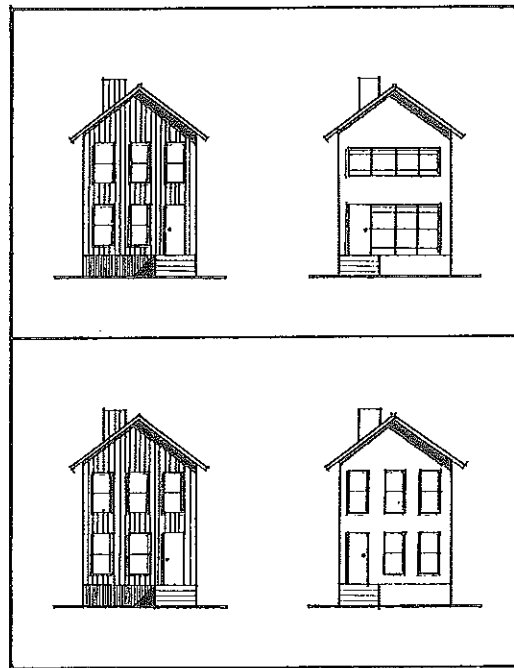
Building Elements: The principal elements and shapes on the front facade of a new building should be consistent with those of existing buildings in the area of influence.



These two comparisons depict relationships between historic and new buildings in terms of building elements. The upper example is that of a historic house (shaded) with flat-arched window and door openings next to a new building with round-arched openings. The lower example shows more compatible window and door openings on the new building.

10.5 Massing

The ratio of solid wall space to window and door openings on a new building should be consistent with those of existing buildings within the area of influence.



These two comparisons depict relationships between historic and new buildings in terms of the relationship of solids to voids. The upper example is that of a historic house (shaded) with evenly-spaced vertical sash windows standing next to a new building with large bands of glass resulting in a horizontal feeling even though the building itself is vertically oriented. The lower example shows a more compatible relationship of solid wall space to window and door openings on the new building.

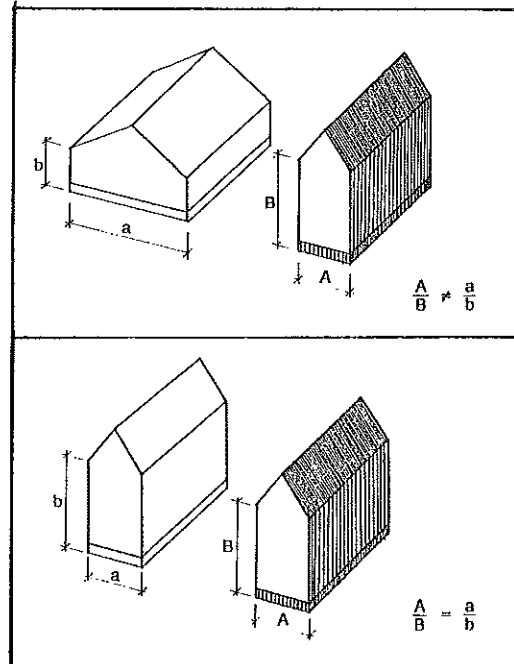
10.6 Proportions

Proportions of openings on a new building should be consistent with those of existing buildings within the area of influence.



These two comparisons depict relationships between historic and new buildings in terms of opening proportions. The upper example is that of a historic house (shaded) with ordinary, vertically-oriented sash windows and a door with a transom over it standing next to a new building with horizontally-oriented windows and sidelights flanking the door. The lower example shows more compatible opening proportions on the new building, with the height and width of these openings in keeping with those of the historic building.

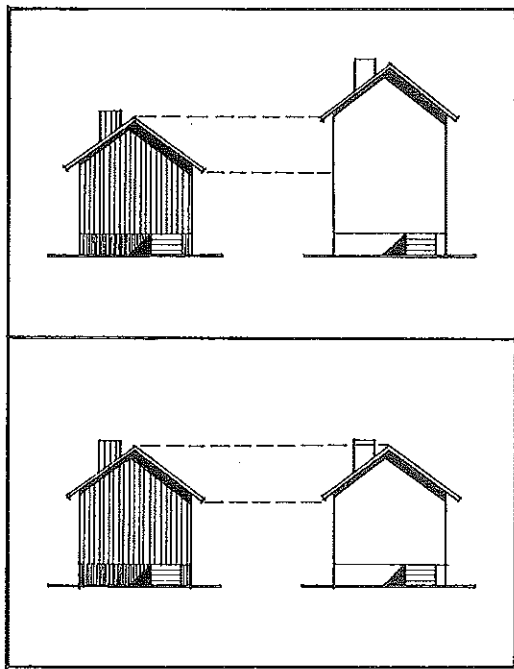
Front Facade: the height-to-width ratio of a new building's front facade should be consistent with the facade proportions of existing buildings within the area of influence.



These two comparisons depict relationships between historic and new buildings in terms of front facade height-to-width ratio. The upper example is that of a historic house (shaded) with a height-to-width ratio resulting in a very vertical expression standing next to a new building with a horizontal height-to-width ratio. The lower example shows a more compatible height-to-width ratio on the new building.

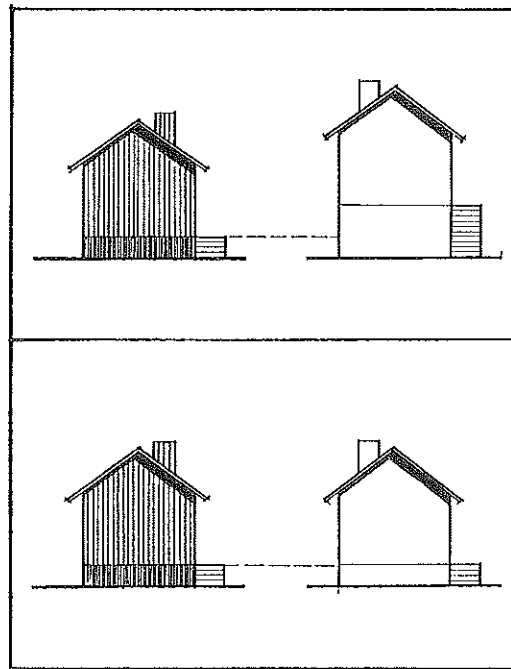
10.7 Scale/Height

The cornice or eave height of a new building should be consistent with cornice or eave heights of existing buildings within the area of influence.



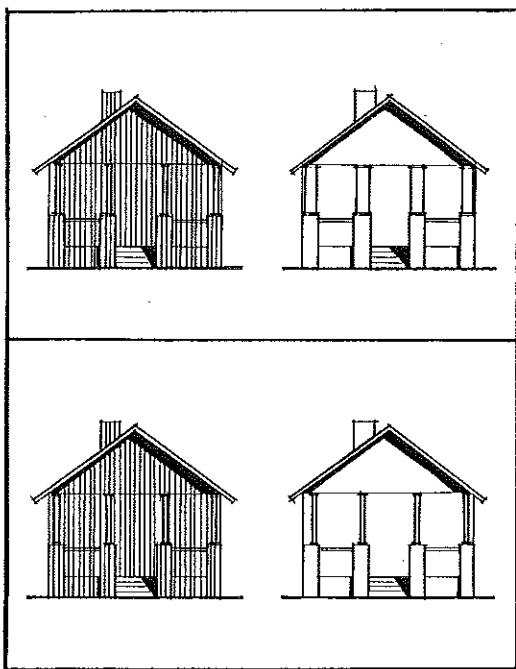
These two comparisons depict relationships between historic and new buildings in terms of cornice or eave height. The upper example is that of a historic house (shaded) exhibiting a much lower eave height than that of the new building. The lower example shows a more compatible eave height on the new building.

First Floor Height: the first floor height of a new building should be consistent with the first floor heights of existing buildings within the area of influence.



These two comparisons depict relationships between historic and new buildings in terms of first floor height. The upper example is that of a historic house (shaded) with a slightly raised first floor level standing next to a new building with a much higher first floor level. The lower example shows a more compatible first floor height on the new building.

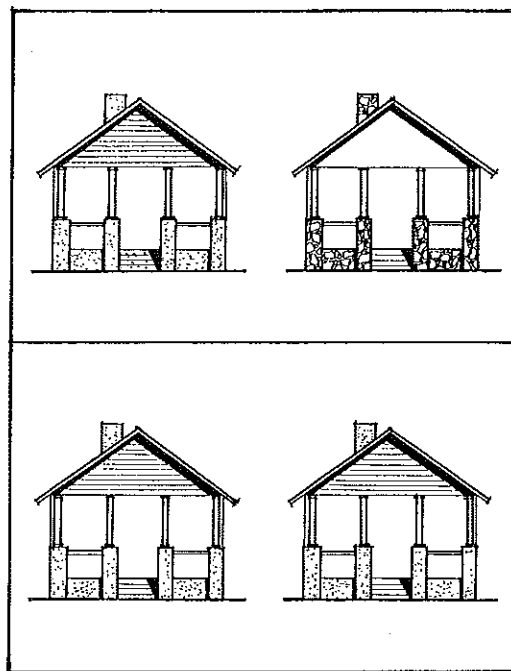
Element Size: the size of individual elements of a new building should be consistent with those of existing buildings within the area of influence.



These two comparisons depict relationships between historic and new buildings in terms of element size. The upper example is that of a historic house (shaded) with slender porch supports standing next to a new building with fat, heavy porch supports. The lower example shows more compatible porch supports on the new building.

10.8 Materials

The exterior materials of a new building should be consistent with those of historic buildings in the area of influence.



These two comparisons depict relationships between historic and new buildings in terms of exterior materials. The upper example is that of a historic house (on the left) exhibiting weatherboard in the gable end and brick porch piers standing next to a new building with a smooth material in the gable end and stone porch piers. The lower example shows more compatibility between the two buildings.

11.0 GLOSSARY

Addition — A non-original element placed onto an existing building, site or structure.

Alteration — Any act or process which changes the exterior architectural appearance of a building.

Appropriate — Suitable to or compatible with what exist. Proposed work on historic properties is evaluated for its "appropriateness" during the design review process.

Certificate of Appropriateness — A document giving approval to work proposed by the owner of a property located within a locally-designated historic district or designated as a local landmark. Specific conditions, set forth by the Hogansville Historic Preservation Commission and to be followed during the project, may be specified in the document. Possession of a Certificate of Appropriateness does not remove any responsibility on the part of the property owner to acquire a building permit prior to beginning the project.

Character — Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.

Compatible — Not detracting from surrounding elements, buildings, sites or structures; appropriate given what already exists.

Component — An individual part of a building, site or district.

Contemporary — A product of the current period; modern.

Contributing — Essential to the full significance of a historic district. (A "contributing building" in a historic district may be of either outstanding or limited significance, yet in each case its status as being "contributing" indicates that it functions as an important component of the district.)

Context — The setting in which a historic element or building exists.

Demolition — Any act or process that destroys a structure in part or in whole.

Element — An individual defining feature of a building, structure, site or district.

High Style — A completely authentic or academically correct interpretation of an architectural style; a "textbook" example of one particular style and not a composition of several different styles.

Historic District — A geographically definable area designated as possessing a concentration, linkage, or continuity of sites, buildings, structures or objects of historic, archaeological, architectural and/or aesthetic value.

Historic Site — A site worthy of protection or preservation, designated as historic because of its historic, archaeological, architectural and/or aesthetic value.

Historic Structure — A structure worthy of protection or preservation, designated as historic because of its historic, archaeological, architectural and/or aesthetic value.

House Type — A definition based on floor plan, height and sometimes roof shape, having nothing to do with architectural style. Buildings falling into one of the many house types are primarily significant for their forms and spatial organizations.

Infill — New construction within a historic district, generally situated on the site of a demolished structure but possibly on a site never previously developed.

Landmark — A building, structure, object or site worthy of preservation, designated as historic because of its historic, archaeological, architectural and/or aesthetic value.

Maintenance — Routine care for a building, structure or site that does not involve design alterations.

Neglect — The failure to care for a property in such a manner as to prevent its deterioration. Neglect is often not intentional, but may lead to very serious damage to materials and even to structural systems.

New Construction — The construction of a new element, building, structure or landscape component; new construction involves the introduction of designs not original to the building, structure or site.

Preservation — The taking of steps to sustain the form, details and integrity of a property essentially as it presently exists. Preservation may involve the elimination of deterioration and structural damage, but does not involve reconstruction to any significant degree.

Reconstruction — The process of reproducing the exact form of a component, building, structure or site that existed at some time in the past.

Rehabilitation — The process of returning a building to a state of utility while retaining those elements essential to its architectural, historical and/or aesthetic significance.

Repair — Any minor work on a property that is not considered construction, removal, demolition or alteration and that does not change exterior architectural appearance.

Restoration — The process of returning a building to its appearance at an earlier time (though not necessarily to its original appearance). Restoration typically involves the removal of later additions and the replacement of missing components and details.

Setting — The immediate physical environment of a building, structure, site or district.

Significant — Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

Site — A place or plot of land where an event occurred or where some object was or is located.

Stabilization — Maintaining a building as it exists today by making it weather-resistant and structurally safe.

Streetscape — All physical elements that may be viewed along a street.

Style — Showing the influence of shapes, materials, detailing or other features associated with a particular architectural style.

Vernacular — Based on tradition and passed from generation to generation maintaining continuity of form.

12.0 BIBLIOGRAPHY

The following books and articles represent a sampling of the available information concerning historic preservation, building maintenance and architectural history. Additional information concerning historic buildings and preservation is available from The Chattahoochee-Flint Regional Development Center in Franklin and at the Office of Historic Preservation, Georgia Department of Natural Resources in Atlanta.

Architectural History/Identification Guides

Blumenson, John J. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. Nashville, Tennessee: American Association for State and Local History, second edition, 1983.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington, D.C.: The Preservation Press, 1987.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred Knopf, 1985.

Nelson, Lee H. *Preservation Briefs 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. Washington, D.C.: Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1982.

Phillips, Steven J. *Old House Dictionary: An Illustrated Guide to American Domestic Architecture, 1600-1940*. Lakewood, Colorado: American Source Books, 1989.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge, Massachusetts: MIT Press, 1981.

General Preservation/Rehabilitation

Georgia Office of Historic Preservation. *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Technical material produced as part of the *Georgia's Living Places* project, undertaken 1989-1990.

Howe, Barbara J., Dolores A. Flemming, Emery L. Kemp and Ruth Ann Overbeck. "Houses and Homes: Exploring Their History," in Volume II of *The Nearby History Series*. Nashville, Tennessee: American Association for State and Local History, 1987.

Jandl, H. Ward. *Preservation Briefs 11: Rehabilitating Historic Storefronts*. Washington, D.C.: Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1982.

_____. *Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings*. Washington, D.C.: Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1988.

MacDonald, Marylee. *Preservation Briefs 21: Repairing Historic Flat Plaster - Walls and Ceilings*. Washington, D.C.: Technical Preservation Services Branch, Preservation Services Division, National Park Service, U.S. Department of the Interior, 1989.

Morton, W. Brown, III, Gary L. Hume, and Kay D. Weeks. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Washington, D.C.: National Park Service, U.S. Department of the Interior, revised edition, 1990.

Myers, John H., revised by Gary L. Hume. *Preservation Briefs 8: Aluminum and Vinyl Siding on Historic Buildings*. Washington, D.C.: Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, n.d.

National Trust for Historic Preservation. *Old and New Architecture: Design Relationship*. Washington, D.C.: The Preservation Press, 1980.

Park, Sharon C. *Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors*. Washington, D.C.: Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, n.d.

Smith, Baird M. *Preservation Briefs 3: Conserving Energy in Historic Buildings*. Washington, D.C.: Technical Preservation Services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, 1978.

_____. *Respectful Rehabilitation: Answers to Your Questions About Old Buildings*. Washington, D.C.: The Preservation Press, 1982.

Stephen, George. *New Life for Old Houses*. Washington, D.C.: The Preservation Press, 1989.

Stipe, Robert E. and Antoinette J. Lee, eds. *The American Mosaic: Preserving a Nation's Heritage*. Washington, D.C.: U.S./ICOMOS, 1987.

Waters, John C. *Maintaining a Sense of Place: A Citizen's Guide to Community Preservation*. Athens, Georgia: Institute of Community and Area Development, 1983.

Weeks, Kay D. *Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns*. Washington, D.C.: Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1986.

Masonry

Blades, Keith, Gail Sussman and Martin Weaver, eds. *Masonry Conservation and Cleaning Handbook*. Ottawa, Canada: Association for Preservation Technology, 1984.

Coney, William B. *Preservation Briefs 15: Preservation of Historic Concrete: Problems and General Approaches*. Denver, Colorado: Division of Cultural Resources, Rocky Mountain Regional Office, National Park Service, U.S. Department of the Interior, n.d.

Grimmer, Anne E. *Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings*. Washington, D.C.: Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1979.

Mack, Robert C. *Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings*. Washington, D.C.: Technical Preservation Services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, 1975.

Mack, Robert C., de Teel Patterson Tiller and James S. Askins. *Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings*. Washington, D.C.: Technical Preservation Services Branch, Preservation Services Division, National Park Service, U.S. Department of the Interior, 1980.

Poore, Patricia. "Stripping Exterior Masonry," in *Old-House Journal*, January/February 1985, pp.1, 26-28.

Smith, Baird M. *Moisture Problems in Historic Masonry Walls: Diagnosis and Treatment*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1986.

Paints and Paint Colors

Freeman, John Crosby. "Anything Goes: An Approach to Exterior Paint Color for Early 20th Century Houses," in *Old-House Journal*, May/June 1991, pp. 37-40.

Gozdan, Walt. "Latex Paint: Understanding the Advantages," in *Old-House Journal*, May/June 1991, pp. 30-31.

Labine, Clem. "Selecting the Best Exterior Paint," in *Old-House Journal*, July 1976, pp. 1, 10-11

Moss, Roger A. *Century of Color: Exterior Decoration for American Buildings, 1820-1920*. Watkins Glen, New York: American Life Foundation, 1981.

"Special Issue: Exterior Painting," in *Old-House Journal*, April 1981, pp. 71-94.

Weeks, Kay D. and David W. Look. *Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork*. Washington, D.C.: Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1982.

Porches

Bock, Gordon. "Reviving Railings," in *Old-House Journal*, July/August 1990, pp. 45-46.

Jowers, Walter. "Rescuing a Porch Roof," in *Old-House Journal*, January/February 1984, pp. 1, 22-26.

Trescott, Jerry. "Restoring a Period Porch," in *Old-House Journal*, July/August 1990, pp. 41-44.

Wilkinson, Jeff. "The Story of Porches: An American Tradition." *Old-House Journal*, July/August 1990, pp. 30-40.

Roofs and Roofing

Bock, Gordon. "Gutter Talk," in *Old-House Journal*, May/June 1990, pp. 32-33.

Sweetser, Sarah M. *Preservation Briefs 4: Roofing for Historic Buildings*. Washington, D.C.: Technical Preservation Services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, 1978.

Windows and Doors

Bock, Gordon. "The Sash Window Balancing Act: Sash Weight and Tape-Balance Systems," in *Old-House Journal*, September/October 1989, pp. 31-34.

Myers, John H. *Preservation Briefs 9: The Repair of Historic Wooden Windows*. Washington, D.C.: Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1982.

Poore, Jonathon. "How to Fix Old Doors," in *Old-House Journal*, June 1986, pp. 222-227.

United States Department of the Interior, National Park Service, Technical Preservation Services. *Preservation Briefs 13: The Repair and Therman Upgrading of Historic Steel Windows*. Washington, D.C.: Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, U.S. Department of the Interior.

Wood Siding and Trim

Curtis, John Obed. "Salvage of Original Clapboards," in *Old-House Journal*, August/September 1985, pp. 135, 156-158.

Jones, Larry. "Wood Cornice Restoration and Repair," in *Old-House Journal*, August/September 1985, pp. 141-147.

Landscaping and Site Improvements

Favretti, Rudy J. and Joy Putnam. *For Every House a Garden*. Chester, Connecticut: The Pequot Press, 1977.

_____. *Landscapes and Gardens for Historic Buildings*. Nashville, Tennessee: American Association for State and Local History, 1978.

Freeman, John Crosby. "Post Victorian Houses: Fences and Gates," in *Old-House Journal*, March 1986, pp. 78-81.