

## section *six*

# Residential Design Guidelines

Following are residential design guidelines tailored specifically to residential properties in the Milledgeville Local Historic District. These guidelines will help property owners make the best decisions when it comes to planning repair and rehabilitation projects that require a Certificate of Appropriateness (COA) from the Historic Preservation Commission.

Any property owner or occupant wishing to make an exterior alteration to any building, structure, or site within the Milledgeville Local Historic District must make an application to the Commission for a Certificate of Appropriateness. Demolition, relocation, or new construction in the district also requires a COA. The Commission reviews each property as a unique case and bases their decision on the design guidelines and the circumstances surrounding the property such as its condition, age, and significance. Properties that do not currently meet the design guidelines will be required to conform to the guidelines when changes, replacements, repairs, or new construction occurs.

The first part of this section lists the guidelines in numerical order for quick review. The second part of the section provides additional information and photos for interpreting the guidelines.

# Residential Design Guidelines in Numerical Order

## 6.1 Exterior Materials

- 6.1.1 Retain original exterior materials and repair rather than replace damaged materials whenever possible.
- 6.1.2 When replacement is necessary, replace only deteriorated materials and match the original material in size, shape, profile, texture, and type.
- 6.1.3 The application of non-historic exterior siding such as brick veneers, asphalt shingle siding, exterior insulating finishing systems (stucco), and cementitious, aluminum, or vinyl siding over historic materials is strongly discouraged.
- 6.1.4 The use of substitute materials to replace deteriorated historic material on a building must meet one of the following circumstances: a) the unavailability of historic materials; b) the unavailability of skilled craftsmen; c) inherent flaws in the original materials; d) code-required changes.
- 6.1.5 If the use of substitute materials is warranted (see 6.1.4), the new material must be a) compatible with the original historic material in appearance; b) its physical properties must be similar to those of the historic material; or be installed in a manner that tolerates differences; and c) it must meet certain similar performance expectations as those of the original historic material.
- 6.1.6 Paint removal and repainting should be done using appropriate techniques that do not damage the historic material.
- 6.1.7 Exterior materials that have never been painted should remain unpainted.
- 6.1.8 Avoid cleaning methods that damage original materials, such as sandblasting or harsh chemical treatments. Pressure washing with water should not exceed 1000 psi. Tests should be conducted before using any cleaning methods on historic materials.
- 6.1.9 When repair or replacement of new mortar is needed, the new mortar should duplicate the old in strength, composition, color, texture, and mortar joint width. A high content of Portland cement should not be used in repointing historic masonry joints.
- 6.1.10 Stucco facing should be repaired with a stucco mixture that comes very close to duplicating the original material in both appearance and texture.

## 6.2 Architectural Details

- 6.2.1 Architectural details are essential to a building's style and should be retained.

- 6.2.2 The application of details that are inappropriate to the period or style of a house is strongly discouraged.
  - 6.2.3 Repair rather than replace damaged architectural elements when possible.
  - 6.2.4 Historic details that have been lost or are beyond repair may be replaced, provided that the replacement details are of compatible design in scale, size, and material and documented by historical evidence.
  - 6.2.5 Balconies should not be added to the front facade of a building unless there is documentation of a historic balcony. The new balcony should replicate the historic balcony in design. In cases where the historic balcony design is unknown, the new balcony should be compatible with the style and period of the building.
  - 6.2.6 The addition of decks and balconies on the rear and unobtrusive side facades is permitted and must comply with other local ordinances and codes. They should be compatible with the building's size, scale, materials, and design. They should be installed in such a manner that they can be removed without harming the original historic materials. They should not have a roof or side wall. The historic features of the building should remain visible.
  - 6.2.7 The use of unpainted pressure treated lumber or composite materials for decks and balconies is not appropriate for the character of the historic district.
- 6.3 Entrances and Porches**
- 6.3.1 Retain original porches and steps. Repair of porches should not result in the removal of original materials (such as balusters, columns, railings, brackets, and roof detailing) unless seriously deteriorated.
  - 6.3.2 If replacement materials must be introduced on porches, the new should match the old in design, color, texture, and where possible, types. Replacement of missing features should be substantiated by documentary evidence.
  - 6.3.3 The enclosure of front porches, side porches, and porte cocheres visible from a right-of-way is strongly discouraged.
  - 6.3.4 Rear and side porches not visible from the right-of-way may be enclosed with transparent materials that maintain the original open character of the design.
  - 6.3.5 The addition of materials, architectural details, and light fixtures not appropriate to the period or style of the house is strongly discouraged.
  - 6.3.6 The addition of screen and storm doors should not detract from the character of the house and should be compatible with the original door.
  - 6.3.7 Retain original doors and their decorative surrounds. If a deteriorated door must be replaced, the new door and

- surround should be similar to the original in design and material.
- 6.3.8 Original door openings on the front facade should not be filled-in.
- 6.3.9 New door openings on the front facade should be avoided.
- 6.3.10 New entrances on rear and side facades should be compatible with the building's architectural style, details, and materials.

## **6.4 Windows**

- 6.4.1 Existing windows, including window sash, glass, lintels, sills, frames, moldings, shutters, and all hardware, should be retained and repaired through routine maintenance whenever possible.
- 6.4.2 When deteriorated elements must be replaced, new materials should be compatible with original materials in terms of material, design, and hardware.
- 6.4.3 A replacement window should be sized to the original opening and should duplicate all proportions and pane configurations of the original window. The use of vinyl or aluminum windows with snap-in grid systems is strongly discouraged.
- 6.4.4 The addition of caulk and interior storm windows that do not detract from or damage the historic window is encouraged.
- 6.4.5 The addition of exterior storm windows that obscure the features of a window is strongly discouraged.
- 6.4.6 Original window openings should not be filled-in.
- 6.4.7 The addition of new windows on the front facade or visible side facades should be avoided.
- 6.4.8 The addition of windows on the rear facade or side facades not visible from the right-of-way should match the original windows in size, material, and pane configuration. The use of windows with snap-in grid systems is strongly discouraged. Vinyl-clad and aluminum-clad windows will be reviewed on a case-by-case basis.
- 6.4.9 When adding or replacing windows on the rear or side facades, a single pane double hung window is acceptable over a window with true muntins and mullions.
- 6.4.10 Shutters should not be added to buildings that never had them.
- 6.4.11 When historical documentation exists, new shutters should be appropriate to the style and period of the building in terms of material and design.

## **6.5 Roofs, Chimneys, and Dormers**

- 6.5.1 Retain the original shape and pitch of the roof with original features and original materials when possible.
- 6.5.2 Historic roofing materials, such as clay and pressed metal, should be repaired rather than replaced. If replacement is necessary, new materials should match as closely as possible the texture, color, design, and composition of the historic roofing material.

- 6.5.3 No addition to a house should greatly alter the original form of the roof or render that form unrecognizable.
  - 6.5.4 Historic roof dormers should be retained with their original windows.
  - 6.5.5 The addition of new dormers, roof decks, balconies, or other additions are strongly discouraged on the front facade.
  - 6.5.6 New dormers, roof decks and balconies may be permitted on the rear facade or side facades not visible from the right-of-way if they are compatible with the period, style and details of the building. They should be attached in such a way that if removed they will not damage the original material.
  - 6.5.7 Skylights should be installed in unobtrusive locations, preferably at rear rooflines or behind dormers. Convex or bubble designs are strongly discouraged.
  - 6.5.8 Original chimneys and their arrangement are essential to house type identification and should be retained.
  - 6.5.9 A prominent chimney that is no longer in use should not be covered, removed, or replaced.
  - 6.5.10 The historic material of a chimney should not be covered with a new material such as stucco or siding materials.
  - 6.5.11 Historic gutters and downspouts should be retained.
  - 6.5.12 The addition of gutters on buildings that never had them should be added in such a manner as to be unobtrusive.
  - 6.5.13 Historic gutters that are deteriorated and need to be replaced should be similar to the original in appearance.
- 6.6 Foundations**
- 6.6.1 Original foundation material should not be covered with stucco or other such materials.
  - 6.6.2 The infill of pier foundations should be done in a way that maintains the appearance of foundation piers by setting the new material 2-3 inches behind the front edge of the piers.
  - 6.6.3 The use of wood lattice or a brick lattice design is more desirable over solid materials for foundation infill.
- 6.7 Mechanical Systems**
- 6.7.1 Air conditioners and similar mechanical equipment should be placed so as not to detract from the historical integrity of a building.
  - 6.7.2 Air conditioner units should be placed at the rear or side facades of a building and landscaped to shield them from being visible from public right-of-way.
  - 6.7.3 The front facade of a building should not be disrupted by the addition of mechanical systems.
  - 6.7.4 Room air conditioners may be placed in windows on side and rear facades. They should be installed in such a manner as to avoid damage to historic material.
  - 6.7.5 Satellite dishes and other antennae should be located unobtrusively to the side or rear of the primary building.
  - 6.7.6 Satellite dishes and other antennae located on the property, but not on a building, should be sited unobtrusively to the side or rear of the property.

## **6.8 Accessory Buildings**

- 6.8.1 Garages, sheds, and other accessory buildings that are original to the property should be preserved as significant site elements.
- 6.8.2 Rehabilitation treatments to accessory buildings should follow the residential design guidelines provided in this section.
- 6.8.3 The construction of new accessory buildings should be placed at the rear of the property and should be compatible with the historic building.
- 6.8.4 Historic accessory buildings should not be used as new additions to other buildings.

## **6.9 Additions**

- 6.9.1 Historic additions and alterations that have acquired significance in their own right should be preserved.
- 6.9.2 New additions should be placed away from the front facade of the primary building, ideally in the rear or to the side, and should be compatible with the material, design, and scale of the historic building.
- 6.9.3 Side additions that are flush with the front facade of the building are strongly discouraged.
- 6.9.4 The design of a new addition should be clearly differentiated so that the addition is not mistaken for part of the original building.
- 6.9.5 The new addition should be designed so that a minimum of historic material and character-defining elements are obscured, damaged, or destroyed.

## **6.10 Adaptive Reuse**

- 6.10.1 Residential buildings in the residential district being reused for commercial purposes should follow the residential design guidelines.
- 6.10.2 Proposed new uses for residential buildings should be compatible with the historic property so that minimal changes are necessary. The property should still be recognized as a residential property.
- 6.10.3 The arrangement and symmetry of the front facade should be preserved.
- 6.10.4 Signage for businesses located in historic residential buildings should respect the size, scale, and design of the historic building as well as the surrounding residential neighborhood.
- 6.10.5 Sign materials of both the sign board and the sign posts should be compatible with the character of both the historic building and the surrounding neighborhood.

## **6.11 Handicap Accessibility Issues**

- 6.11.1 Ramps/lifts should meet the standards of the *Americans with Disabilities Act Standards for Accessible Design*. In addition, they should be built of new materials that are compatible with the historic material of the building.
- 6.11.2 Ramps/lifts on the front facade of the building should be compatible with the symmetry, scale, and architectural style of the building. Every effort should be made to avoid the removal of historic material and/or significant character-defining features.

- 6.11.3 Ramps/lifts on the rear and side facades of the building may be less compatible with the architectural style, symmetry, and scale of the building, but should avoid blocking existing windows and doors.
  - 6.11.4 Ramps can be faced with a variety of materials including wood, brick, and stone. Unpainted pressure-treated wood or composite materials should not be used to construct ramps because they are not visually compatible with most historic properties.
  - 6.11.5 The enlargement of door openings on the front facade is discouraged.
  - 6.11.6 The use of appropriate door hardware, such as lever handles, is encouraged. Historic hardware should be preserved in storage.
  - 6.11.7 The installation of handicapped access facilities should be done in a manner that, when removed, will not damage or destroy historic fabric.
- 6.12 Fire Code Issues**
- 6.12.1 All rehabilitation work should meet current local/state fire codes.
  - 6.12.2 Where possible, locate fire exits, stairs, landings, and decks on the rear or side facades.
  - 6.12.3 Fire escapes that are necessary on the front facade of a building should make every effort to use low visibility escapes designed for historic buildings or portable escapes.
  - 6.12.4 New fire doors should be as similar as possible with existing doors in proportion, location, size, and detail.
  - 6.12.5 Necessary additional fire exits should be placed on the rear or side facades of the building and match historic doors in scale and detail.
- 6.13 New Residential Construction**
- 6.13.1 New buildings should match the scale, directional emphasis, setback, and height of historic buildings in their area of influence.
  - 6.13.2 New buildings may be constructed of new materials that are compatible with surrounding historic buildings in the residential district. Stucco, brick, wood siding, and vinyl siding are examples of appropriate new materials.
  - 6.13.3 Metal-sided buildings are not appropriate for the historic district.
  - 6.13.4 The shape and pitch of a roof on a new building should be consistent with those buildings in their area of influence.
  - 6.13.5 New buildings should be a product of their time and not attempt to be a reproduction of historic architectural styles or details.
  - 6.13.6 New buildings should echo the dominant rhythms and patterns in their neighborhood. The arrangement of windows and entrances, materials, and other orientation to the street are some of the features which should be replicated.
  - 6.13.7 Windows with snap-in grid systems are not appropriate in the historic district. Single pane double hung windows are encouraged.

# Interpreting the Residential Design Guidelines

## 6.1 Exterior Materials

The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationship among buildings. In Milledgeville, wood is the predominant exterior material on residential buildings, although brick and stone masonry buildings are scattered throughout the district. The introduction of certain inappropriate materials can greatly disrupt the predominant visual textures in the district.

6.1.1 Retain original exterior materials and repair rather than replace damaged materials whenever possible.

6.1.2 When replacement is necessary, replace only deteriorated materials and match original material in size, shape, profile, texture, and type.

*Wood can last indefinitely with periodic repair and repainting as long as it is kept free from moisture. When wood elements have deteriorated, first assess the degree of damage and then determine whether replacement is necessary*

6.1.3 The application of non-historic exterior siding such as brick veneers, asphalt shingle siding, exterior insulating finishing systems (stucco) and cementitious, aluminum, or vinyl siding over historic materials is strongly discouraged.

6.1.4 The use of substitute materials to replace deteriorated historic material on a building must meet one of the following circumstances: a) the unavailability of historic materials; b) the unavailability of skilled craftsmen; c) inherent flaws in the original materials; or d) code-required changes.

6.1.5 If the use of substitute materials are warranted (see 6.1.4), the new material must be a) compatible with the original historic material in appearance; b) its physical properties must be similar to those of the historic material, or be installed in a manner that tolerates differences; and c) it must meet certain similar performance expectations as those of the original historic material.

*The use of nonhistoric siding materials is discouraged within the local district. When placed directly over historic wood siding, moisture retention or insect infestation may be hidden. Replacement siding can alter and obscure original architectural details. Aluminum and vinyl siding are not permanent replacement materials, and require yearly maintenance. Aluminum siding can corrode or dent, and vinyl can melt, crack, and distort as it contracts and expands with changes in temperature. If replacement siding is deemed necessary, existing trim details (cornerboards, baseboards, fascia, etc.) should be present after the replacement siding is installed. In Addition, see Appendix "Evaluation Guidelines For Review Of Applications For Use Of Synthetic Vinyl/Aluminum Siding On Existing Structures In The Historic District."*



This asbestos siding is damaged and should be repaired or removed to uncover the historic wood siding.



The use of vinyl siding on this house has resulted in a loss of significant architectural details. In addition, the mold growing on the siding is indicative of a lingering maintenance issue.

6.1.6 Paint removal and repainting should be done using appropriate techniques that do not damage the historic material.

6.1.7 Exterior materials that have never been painted should remain unpainted.

6.1.8 Avoid cleaning methods that damage original materials, such as sandblasting or harsh chemical treatments. Pressure washing with water should not exceed 1000 psi. Tests should be conducted before using any cleaning methods on historic materials.

6.1.9 When repair or replacement of new mortar is needed, the new mortar should duplicate the old in strength, composition, color, texture, and mortar joint width. A high content of Portland cement should not be used in repointing historic masonry joints.

6.1.10 Stucco facing should be repaired with a stucco mixture that comes very close to duplicating the original material in both appearance and texture.

*Unpainted masonry, including foundation piers, should remain unpainted. When prepping any exterior surface, abrasive methods such as sandblasting and harsh chemical cleaners are not recommended as they can detrimentally alter the original material's protective surface. Harsh cleaning methods can deteriorate the protective exterior surface of brick exposing the softer inner brick to the weather and can lift new wood grains on wood siding. Repointing mortar joints should only be undertaken when necessary and appropriate techniques, tools, and materials should be used to avoid damage to the historic masonry and to match the existing visual character.*



This brick has not been properly maintained allowing the soft inner brick to be exposed and deteriorate.



Repointing with Portland cement at the base of this wall has extended beyond the original mortar joints. Covering over the top portion of the wall can trap moisture and cause further brick deterioration.

## 6.2 Architectural Details

6.2.1 Architectural details are essential to a building's style and should be retained.

6.2.2 The application of details that are inappropriate to the period or style of a house is strongly discouraged.



*Architectural details such as brackets, cornices, moldings, window and door surrounds, gable details, and columns and porch posts are essential to the historic character of individual buildings and to the district as a whole. Adding details such as scrollwork to a porch that never had it changes the history and character of a building.*

This porch scrollwork is an important architectural detail on this Victorian-era house.

6.2.3 Repair rather than replace damaged architectural elements when possible.

6.2.4 Historic details that have been lost or are beyond repair may be replaced, provided that the replacement details are of compatible design in scale, size, and material and documented by historical evidence.



Columns, such as these, are an important character defining feature of the residential district. Enough of this column capital remains so that it could be repaired rather than replaced.



This concrete column has deteriorated beyond repair. Existing columns should be used to replicate the missing architectural detail.

6.2.5 Balconies should not be added to the front facade of a building unless there is documentation of a historic balcony. The new balcony should replicated the historic balcony in design. In cases where the historic balcony design is unknown, the new balcony would be compatible with the style and period of the building.

6.2.6 The addition of decks and balconies on the rear and unobtrusive side facades is permitted and must comply with other local ordinances and codes. They should be compatible with the building's size, scale, materials, and design. They should be installed in such a manner that they can be removed without harming the original historic materials. They should not have a roof or side walls. The historic features of the building should remain visible.

6.2.7 The use of unpainted pressure treated lumber or composite materials for decks and balconies is not appropriate to the character of the historic district.

*The division of larger homes into multi-unit apartments is common in Milledgeville. However, the addition of balconies and decks to accommodate this adaptive use of larger homes is not permission to add balconies or decks to any facade of the building. Front facade balconies, unless documented, create a false sense of development, and therefore should be added only to facades that are not visible from the right-of-way. Decks should be added to rear facades where they are out of public view. The construction of a new deck should be performed in such a way that it does not require the removal or destruction of historic architectural details.*



This larger home was successfully divided into multi-unit apartments. Needed balconies were added to the rear of the resource so as not to create a false sense of development.

## 6.3 Entrances and Porches

6.3.1 Retain original porches and steps. Repair of porches should not result in the removal of original materials (such as balusters, columns, railings, brackets, and roof detailing) unless seriously deteriorated.

6.3.2 If replacement materials must be introduced on porches, the new should match the old in design, color, texture, and where possible, types. Replacement of missing features should be substantiated by documentary evidence.

*Entrances and porches are quite often the focus of historic residential buildings, particularly on the primary facades. Together with their functional and decorative features, entrances and porches can be extremely important in defining the overall architectural style and/or house type.*



The cottage on the left retains its simple scrollwork on the porch posts while the cottage on the right has lost all porch detailing with the addition of nonhistoric metal porch posts and balustrade.

6.3.3 The enclosure of front porches, side porches, and porte cocheres visible from a right-of-way is strongly discouraged.

6.3.4 Rear and side porches not visible from the right-of-way may be enclosed with transparent materials that maintain the original open character of the design.

*Enclosing porches is an historic practice. Generally, screening has been a traditional approach to porch enclosure and can be accomplished in a sympathetic manner that does not obscure historic architectural details. Ideally, existing details such as balustrades and porch posts should be incorporated into the new design. The full enclosure of porches for other uses is generally not approved as it greatly detracts from the historic character of the building and the district. If porch enclosure is a documented necessity, it should be accomplished in a way that can best preserve original materials and elements of the porch.*



This porch has been screened in a manner that retains the original porch posts.



This front porch has been completely enclosed and the result destroys the house's historic integrity.

6.3.5 The addition of materials, architectural details, and light fixtures not appropriate to the period or style of the house is strongly discouraged.

The wood screen doors shown here complement, rather than detract from, the historic character of the entrance.



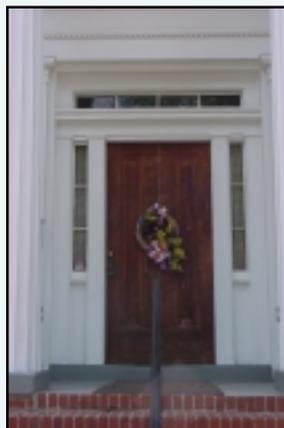
6.3.6 The addition of screen and storm doors should not detract from the character of the house and should be compatible with the original door.

6.3.7 Retain original doors and their decorative surrounds. If a deteriorated door must be replaced, the new door and surround should be similar to the original in design and material.

6.3.8 Original door openings on the front facade should not be filled-in.

6.3.9 New door openings on the front facade should be avoided.

6.3.10 New entrances on rear and side facades should be compatible with the building's architectural style, details, and materials.



*Like porches, the alteration of entrances, especially on the front facade, can alter the historic architectural style and/or house type. This creates a false sense of history.*

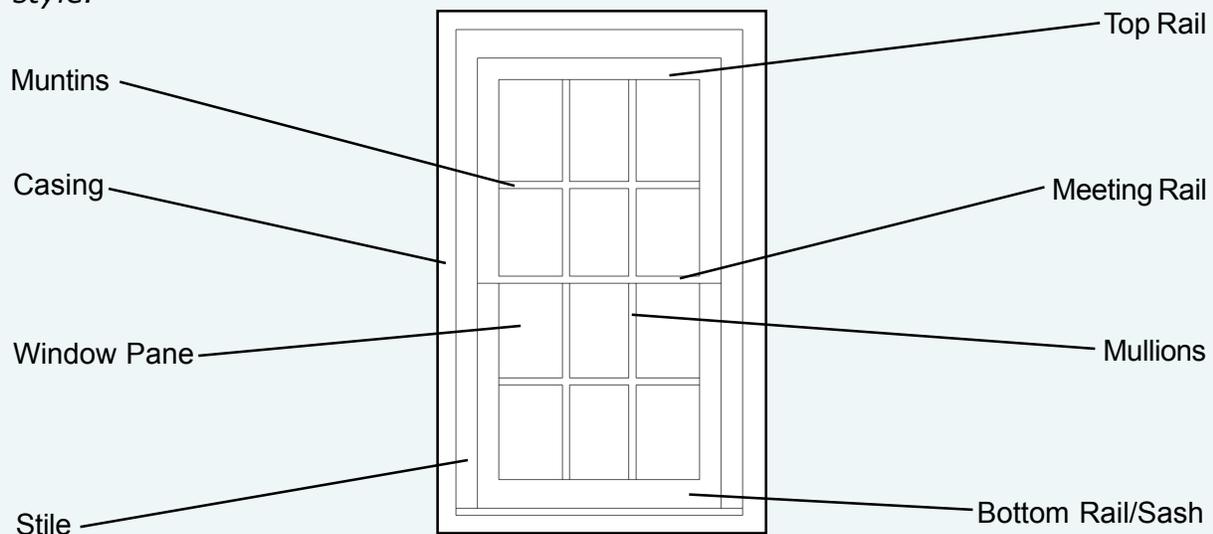
The historic details of this entrance, including sidelights, transom, and pilasters have been well maintained in keeping with the historic character of this resource.

## 6.4 Windows

6.4.1 Existing windows, including window sash, glass, lintels, sills, frames, moldings, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible.

6.4.2 When deteriorated elements must be replaced, new materials should be compatible with original materials in terms of material, design, and hardware.

*Original or historic windows are important character-defining features. They establish the overall rhythm on a house as well as help to define the directional emphasis and scale. Highly decorative windows with distinctive shapes or glazing patterns are significant character-defining features of a building's architectural style.*



6.4.3 A replacement window should be sized to the original opening and should duplicate all proportions and pane configurations of the original window. The use of vinyl or aluminum windows with snap-in grid systems is strongly discouraged.

*If new windows are necessary, they should not require major alteration to the original window opening. New windows should duplicate the historic window type whenever possible. On occasion, replacing the sash, rather than the entire window may be an appropriate rehabilitation solution. Snap-in grid systems are artificial looking and do not duplicate historic muntin and mullion divisions or profiles*



These new windows required alteration of the original openings and do not duplicate the historic windowpane configuration.

6.4.4 The addition of caulk and interior storm windows that do not detract from or damage the historic window is encouraged.

6.4.5 The addition of exterior storm windows that obscure the features of a window is strongly discouraged.

*There is often precedent for window screens and storm windows on historic homes. Additionally, these elements can help make a historic home more energy efficient. Ideally, these items should have minimal impact on the historic appearance of the building. If exterior storm windows are used, the color should match the existing sash color as closely as possible. Dividers for storm windows should always match the meeting rails of the window sash. Unpainted aluminum storm windows are strongly discouraged as they detract from the historic character of the district.*



This unpainted aluminum storm window detracts from the historic character of this resource.

6.4.6 Original window openings should not be filled-in.

6.4.7 The addition of new windows on the front facade or visible side facades should be avoided.

6.4.8 The addition of windows on the rear facade or side facades not visible from the right-of-way should match the original windows in size, material, and pane configuration. The use of windows with snap-in grid systems is strongly discouraged. Vinyl-clad and aluminum-clad windows will be reviewed on a case-by-case basis.

6.4.9 When adding or replacing windows on the rear or side facades, a single pane double hung window is acceptable over a window with true muntins and mullions.

*If additional windows are required, they should be located on a side not visible from the right-of-way. New openings should generally maintain the character of existing windows. The addition of bay windows and other large window openings is generally discouraged on the primary facade(s) of a building.*

6.4.10 Shutters should not be added to buildings that never had them.

6.4.11 When historical documentation exists, new shutters should be appropriate to the style and period of the building in terms of material and design.



*Historic shutters add to the integrity of the district just as nonhistoric applied and inoperable shutters detract from the district's integrity. If a building does have shutters, they should look operable and be of the correct style and proportion. Shutters that are not sized correctly are noticeably nonhistoric.*

These nonhistoric shutters are properly sized for the window openings.

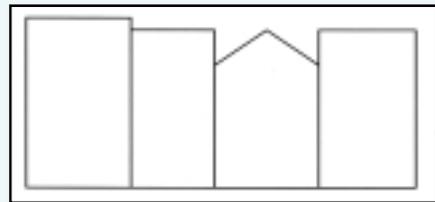
## 6.5 Roofs, Chimneys, and Dormers

6.5.1 Retain the original shape and pitch of the roof with original features and original materials when possible.

6.5.2 Historic roofing materials, such as clay and pressed metal, should be repaired rather than replaced. If replacement is necessary, new materials should match as closely as possible the texture, color, design, and composition of the historic roofing material.

6.5.3 No addition to a house should greatly alter the original form of the roof or render that form unrecognizable.

*The roof form is an essential character-defining feature of an historic building. Roof form includes shape, slope, material and color, patterning, and features such as dormers, cresting, and chimneys. Roofs contribute to patterns within the historic district created by their pitches, orientations, and shapes. New additions or new roofing material should never detract from the overall historic quality of the roof.*



This illustration depicts an inappropriate gable roof amongst historic flat roofed resources.

6.5.4 Historic roof dormers should be retained with their original windows.

6.5.5 The addition of new dormers, roof decks, balconies, or other additions are strongly discouraged on the front facade.

6.5.6 New dormers, roof decks and balconies may be permitted on the rear facade or side facades not visible from the right-of-way if they are compatible with the period, style and details of the building. They should be attached in such a way that if removed they will not damage the original material.

6.5.7 Skylights should be installed in unobtrusive locations, preferably at rear rooflines or behind dormers. Convex or bubble designs are strongly discouraged.

*If additional upper story space is required, dormers and skylights provide a viable light source. Ideally, existing dormers and gables should be utilized in an effort to preserve the existing character of the building. If dormers or skylights are added, they should be placed out of view of the public right-of-way when possible. Generally new dormers do not need to be overly stylistic. Skylights should not draw attention to or detract from historic roof features or interrupt major rooflines. They should lay flat and project minimally above the roofline. The location, number, and shape of skylights should be sensitive to the existing roof.*

6.5.8 Original chimneys and their arrangement are essential to house type identification and should be retained.

6.5.9 A prominent chimney that is no longer in use should not be covered, removed, or replaced.

6.5.10 The historic material of a chimney should not be covered with a new material such as stucco or siding materials.

*Chimneys are generally constructed of masonry and should be repaired and repointed using appropriate methods (see 6.1.7-6.1.9). A prominent chimney that is no longer in use still functions as an important architectural detail and should be retained as such.*



The chimney of this resource is a prominent feature and should be retained.

6.5.11 Historic gutters and downspouts should be retained.

6.5.12 The addition of gutters on buildings that never had them should be added in such a manner as to be unobtrusive.

6.5.13 Historic gutters that are deteriorated and need to be replaced should be similar to the original in appearance.

*Adequate roof drainage is necessary to ensure that roofing materials provide a weather-tight covering and prevent water from splashing against walls and foundations or draining towards buildings. Downspouts should be located along the edges and corners of buildings or along porch supports in order to limit visual disruption. Some buildings did not have gutters historically. Original or alternative methods of channeling water runoff should be considered on such buildings. Downspouts combined with the use of splash blocks and ground channels are most effective in directing water away from the foundation. Traditional half-round gutters are most often appropriate for historic buildings.*



This drainage system has been properly maintained and provides adequate drainage for the resource.

## 6.6 Foundations

6.6.1 Original foundation material should not be covered with stucco or other such materials.

6.6.2 The infill of pier foundations should be done in a way that maintains the appearance of foundation piers by setting the new material 2-3 inches behind the front edge of the piers.

6.6.3 The use of wood lattice or a brick lattice design is more desirable over solid materials for foundation infill.

*Foundations on historic buildings have often been altered in some way. Few older buildings retain their original open pier foundation system. There are no completely appropriate design solutions for pier foundations that have already been filled-in. Often the best solution is to paint the masonry infill and then obscure the foundation by appropriate landscaping.*



The brick infill between the piers of this foundation has been done in a lattice-like pattern which is somewhat in keeping with the historically open character of this foundation.

## 6.7 Mechanical Systems and Satellite Dishes

6.7.1 Air conditioners and similar mechanical equipment should be placed so as not to detract from the historical integrity of a building.

6.7.2 Air conditioner units should be placed at the rear or side facades of a building and landscaped to shield them from being visible from public right-of-way.

*Modern mechanical systems for heating, air conditioning, and other services are common components of residential buildings. Generally, compressor units should be placed in the side or rear yards of historic houses. Additionally, where units are highly visible, appropriate landscaping or fencing should be used to screen the mechanical systems from public view.*



6.7.3 The front facade of a building should not be disrupted by the addition of mechanical systems.

6.7.4 Room air conditioners may be placed in windows on side and rear facades. They should be installed in such a manner as to avoid damage to historic material.

*In instances where window air conditioning units are used, they should be placed in windows on less visible facades so as not to detract from the overall historic character of the neighborhood. Wall units designed to be mounted in holes cut into the side of the exterior wall are not considered appropriate as they are installed in a manner that destroys historic material.*

This mechanical system has been properly obscured with landscaping and latticework.



Window air conditioners should not be placed on the front facade of a historic house.

6.7.5 Satellite dishes and other antennae should be located unobtrusively to the side or rear of the primary building.

6.7.6 Satellite dishes and other antennae located on the property, but not on a building, should be sited unobtrusively to the side or rear of the property.

*It is recommended that satellite dishes be located in such a manner that they are not highly visible in the historic district. If attached to the residence, the dish or antennae should be located to the rear or side of the building, or attached on the side or rear slope of the roof where it is not visible from the street. If it is placed on the side of a building on a corner lot, or it is proven that the front yard is the only possible location, the dish must be screened with vegetation or other appropriate material so that it is not readily visible from the right-of-way.*



This satellite dish is inappropriately placed in front of this home.

## 6.8 Accessory Buildings

6.8.1 Garages, sheds, and other accessory buildings that are original to the property should be preserved as significant site elements.

6.8.2 Rehabilitation treatments to accessory buildings should follow the residential design guidelines provided in this section.

*A number of historic garages, storage buildings, and other accessory structures are located throughout Milledgeville's historic district. Generally located to the side or rear of the main house, such buildings are an important part of the developmental history of the area. Regular maintenance and upkeep should be performed on these buildings. Any rehabilitation treatments should be sensitive to the historic character of the district.*



This historic garage has been properly maintained.

6.8.3 The construction of new accessory buildings should be placed at the rear of the property and should be compatible with the historic building.

6.8.4 Historic accessory buildings should not be used as new additions to other buildings.

*New sheds, storage buildings, or garages should be placed inconspicuously on building lots and should complement, but not replicate, the historic character of the neighborhood. The use of metal or plywood prefabricated sheds is generally discouraged. See also New Construction Guidelines (6.13).*



This modern garage is in keeping with the style and scale of the main house.

## 6.9 Additions

6.9.1 Historic additions and alterations that have acquired significance in their own right should be preserved.



*Effort should be made to recognize and maintain additions and alterations that have been made to residential buildings over the years that are of quality workmanship and illustrate the evolution of residential design. Common additions and alterations include the addition of rear porches and rooms, modernization of front porches, and the replacement of windows.*

These battered porch supports are not in keeping with the original character of this resource, but have achieved historic significance in their own right.

6.9.2 New additions should be placed away from the front facade of the primary building, ideally in the rear or to the side, and should be compatible with the material, design, and scale of the historic building.

6.9.3 Side additions that are flush with the front facade of the building are strongly discouraged.

6.9.4 The design of a new addition should be clearly differentiated so that the addition is not mistaken for part of the original building.

6.9.5 The new addition should be designed so that a minimum of historic material and character-defining elements are obscured, damaged, or destroyed.

*Historic residential buildings often need to be expanded, but certain guidelines should be followed in order to respect the existing architectural integrity of both the individual building and the historic district as a whole. The overall scale of the addition should not overpower the existing building. The historic roof pitch should not be compromised by the new addition.*



*A new addition should not create a false sense of history, but should complement the historic building by using some existing design elements. The existing building should not merely be copied. Ideally, additions should be added in such a way that they could easily be removed in the future if so desired. For instance, the addition could be built over the existing exterior wall, preserving the exterior wall on the interior of the addition.*

This addition to this historic resource respects the scale of the resource and does not compromise the roof or original openings of the resource.

## 6.10 Adaptive Reuse

6.10.1 Residential buildings in the residential district being reused for commercial purposes should follow the residential design guidelines.

6.10.2 Proposed new uses for residential buildings should be compatible with the historic property so that minimal changes are necessary. The property should still be recognized as a residential property.

6.10.3 The arrangement and symmetry of the front facade should be preserved.

*Historic houses may successfully accommodate new uses such as commercial enterprises, private offices, or use by governmental or non-profit agencies. New uses should only be considered if the architectural integrity of the historic exterior features are respected by the adaptation. New uses that require major facade changes such as the installation of plate glass windows would not be considered appropriate.*



This historic house has been appropriately rehabilitated into an apartment building.

6.10.4 Signage for businesses located in historic residential buildings should respect the size, scale, and design of the historic building as well as the surrounding residential neighborhood.

6.10.5 Sign materials of both the sign board and the sign posts should be compatible with the character of both the historic building and the surrounding neighborhood.

*Creativity in design is encouraged. The design should not be overly historic, as residential areas in Milledgeville have not been traditionally used for businesses. However, it is important that the residential character of the historic district be respected. Signs located in residential yards or on residential buildings should not be so large that they detract from the residential nature of the street. New sign material should remain as unobtrusive as possible and not have a massive, overwhelming appearance. Mass produced modern signs are not considered appropriate in historic residential areas.*



This attractive sign is appropriate in size and scale to this former residential resource.

## 6.11 Handicap Accessibility Issues

6.11.1 Ramps/lifts should meet the standards of the Americans with Disabilities Act *Standards for Accessible Design*. In addition, they should be built of new materials that are compatible with the historic material of the building.

6.11.2 Ramps/lifts on the front facade of the building should be compatible with the symmetry, scale, and architectural style of the building. Every effort should be made to avoid the removal of historic material and/or significant character-defining features.

6.11.3 Ramps/lifts on the rear and side facades of the building may be less compatible with the architectural style, symmetry, and scale of the building, but should avoid blocking existing windows and doors.

6.11.4 Ramps can be faced with a variety of materials including wood, brick, and stone. Unpainted pressure-treated wood or composite materials should not be used to construct ramps because they are not visually compatible with most historic properties.

*Portable ramps do not meet the accessibility requirements of the ADA but may be used as a temporary measure until a better solution is found. Lifts should be located under cover to protect the user and the mechanism. Avoid ramp switchbacks that destroy the symmetry of the front facade.*

6.11.5 The enlargement of door openings on the front facade is discouraged.

6.11.6 The use of appropriate door hardware, such as lever handles, is encouraged. Historic hardware should be preserved in storage.

*Historic doors should generally not be replaced or widened. It is better to retain the historic door and install an automatic door opener when possible.*

6.11.7 The installation of handicapped access facilities should be done in a manner that, when removed, will not damage or destroy historic fabric.

## 6.12 Fire Code Issues

6.12.1 All rehabilitation work should meet current local/state fire codes.

6.12.2 Where possible, locate fire exits, stairs, landings, and decks on the rear or side facades of a building.

6.12.3 Fire escapes that are necessary on the front facade of a building should make every effort to use low visibility escapes designed for historic buildings or portable escapes.

6.12.4 New fire doors should be as similar as possible with existing doors in proportion, location, size, and detail.

6.12.5 Necessary additional fire exits should be placed on the rear or side facades of the building and match historic doors in scale and detail

## 6.13 New Residential Construction

6.13.1 New buildings should match the scale, directional emphasis, setback, and height of historic buildings in their area of influence.



*New buildings should have the same setback as other houses on the street. The height of new residential buildings should be no lower, nor any higher than the lowest and highest building in the area of influence.*

The yellow house on this street is modern construction that maintains the established setback of this neighborhood.

6.13.2 New buildings may be constructed of new materials that are compatible with surrounding historic buildings in the residential district. Stucco, brick, wood siding, and vinyl siding are examples of appropriate new materials.

6.13.3 Metal-sided buildings are not appropriate for the historic district.

6.13.4 The shape and pitch of a roof on a new building should be consistent with those buildings in their area of influence.



This modern home was designed to be compatible with the surrounding historic resources by borrowing such Craftsman elements as battered porch supports and widowpane configuration.



This depiction shows a newly constructed (right) home that utilizes the same roof pitch as its historic neighbor.

6.13.5 New buildings should be a product of their time and not attempt to be a reproduction of historic architectural styles or details.

6.13.6 New buildings should echo the dominant rhythms and patterns in their neighborhood. The arrangement of windows and entrances, materials, and orientation to the street are some of the features that should be replicated.



*The historic district should not be frozen in time. New construction should represent the period in which it is built. The design of a new building should be compatible with the historic buildings in terms of size, scale, materials, roof pitch, and proportion.*

The newly constructed home (unshaded) has the appropriate size, scale, materials, roof pitch and proportion as the surrounding neighborhood.

6.13.7 Windows with snap-in grid systems are not appropriate in the historic district. Single pane double hung windows are encouraged.



This is an example of a snap-in grid system for modern windows that is not appropriate.

