

# SECTION C

## RESTORATION, MAINTENANCE & NEW RESIDENTIAL CONSTRUCTION STANDARDS

Chapter 5:  
Restoration and Maintenance  
Standards

Chapter 6:  
New Residential Infill &  
Construction Standards

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## Public Support for Good Preservation

In 2011 multiple public meetings were held with Church Cherokee area home and property owners, HPC staff, and City officials to explore the physical, financial and social benefits of this residential handbook. Public knowledge was gauged on “why” good preservation efforts and care for home materials are key to the historic environment and individual properties retaining value. Marietta citizens had a keen awareness of retaining history.

### Answers from public input of Marietta homeowners below:

#### List benefits you see coming from having a Homeowners’ Handbook:

- *“Having accurate info on benefits of preservation knowledge of what can work effectively.”*
- *“Uniformity.”*
- *“Consistency.”*
- *“Quality.”*
- *“To be a Resource....”*
- *“Helpful.”*
- *“Helpful to homeowners to help decisions when considering repair, remodeling, etc.”*
- *“A Reference Book for homeowners - for additions or renovations - suggestions to assist.”*

#### What do you want to see PRESERVED in the neighborhood environment?:

- *“Historic feel of the neighborhood,” “Character,” “Charm.”*
- *“Sidewalks & Setbacks.”*
- *“Homes, Landscapes, Community Centers.”*
- *“Property Rights.”*
- *“Variety of Styles.”*
- *“Size of homes - No more encroachments.”*
- *“I fear having tear-downs that replace single family dwellings with town houses, cluster homes, condos, etc.”*

The Church Cherokee area community was very clear that, given a proper tool such as this Handbook and the support of the HPC as a credible, local resource, voluntary compliance to maintenance issues and aesthetic respect is feasible. There is a strong understanding of the stewardship of owning property listed in the National Register of Historic Places and acknowledgement of suggested consistency with the federal *Secretary of the Interior’s Guidelines for Rehabilitation* (pg. A.13).

#### What type of development do you see coming into the corridors of Marietta How do you see the district in 20 years? Good? Bad?:

- *“Tear downs of ranch houses.”*
- *“Concern over rebuilds.”*
- *(Inappropriate) “Additions to smaller houses.”*
- *“Keep residential zoning. Consider the neighborhood impact of commercial property and traffic patterns.”*
- *“Ivy Grove being re-developed inappropriately.”*
- *“Community garden sites needed.”*

#### What is SPECIAL about the Marietta (Church-Cherokee) District to you?:

- *“It is a Gateway to Downtown Marietta.”*
- *“Trees.”*
- *“Diverse Architecture.”*
- *“Most of the historical integrity has been saved - but now can be improved upon....with better street lighting?”*
- *“The ‘look’.”*
- *“The independence of owners to improve their property.”*

# C WORKING WITH HISTORIC RESIDENTIAL CONSTRUCTION

## Chapter 5 RESTORATION & MAINTENANCE STANDARDS

### 5.1. Residential Openings and Amenities

#### Entrances

Entry configurations have as much to do with exterior architectural style and form as with the interior layout.

- 5.1.1 Preserve (retain and restore rather than replace) any original entry elements: door configuration, depth, recessed, flush, or other.
- 5.1.2 Retain or replicate, if necessary, the original entry ceiling height, door transoms, materials or placement of doors (right, left or center facing, single, double, etc.) original to the dwelling, and/or those changes to entrances that have gained historic significance over time.
- 5.1.3 Retain or replicate, if necessary, the original entry exterior floor (original hex tile, wood, cast iron sill plate, etc.) original to the home, and/or those changes to entry floors (terrazzo, artistic tile, mosaic, etc.) that have gained historic significance over time.

#### Doors

##### Consistent with Standards

- 5.1.4 Preserve (retain, restore and maintain) any original entry doors.
- 5.1.5 Retain and repair rather than replace deteriorated door parts. If the replacement of parts is necessary due to severe deterioration, replace with features that match in design and materials.
- 5.1.6 If there is no photographic or physical evidence of original doors, then provide custom replacements that are compatible with the architecture of the building. Research the door style that best fits the home or the neighborhood. If replacement doors have glazing, ensure it is proportionate to window glass. Wood is preferred; however, there are good sources for metal doors with factory colors or wood grain finish, and more reveal of trim, panels, rails, and stiles.
- 5.1.7 Door hardware should be of the same architectural form and style of the home.



Both images, Marietta, 2010

20th-century home entries demonstrate a lot about the technology (interior electricity) from the period they were built. A front central entrance (above) with sidelights is typical for a 20th-century Georgian Revival residence. A custom set, segmental arch door is fit into a French Revival Home (upper right). While (right) the combination of transoms, wide sidelights, and side hall windows were on homes prior to the 1910s.

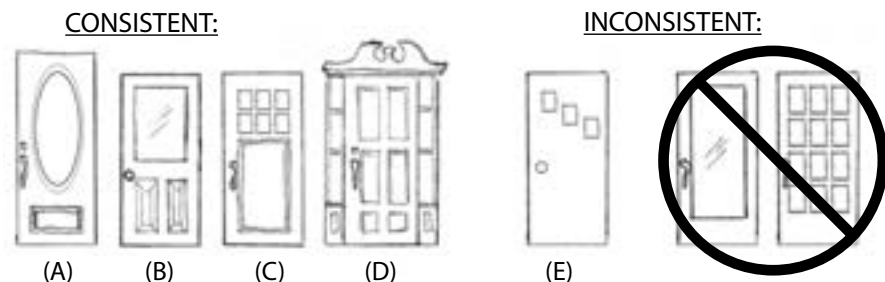


Marietta, 2011

##### Inconsistent with Standards

- 5.1.8 Do not use French doors or full glass sliding doors for a front entry door. They are appropriate for use on a side porch or patio. (See Figure 3.1)
- 5.1.9 Solid wood doors with geometric or small glass insets may only be appropriate on mid-20th century ranch or contemporary forms. (see Figure 3.1 (E))
- 5.1.10 For multi-family structures, apartments or residential conversions/additions, do not immediately remove original historic doors. Check with local code official for saving historic material and building egress compliance.

Fig. 3.1: Illustrated Examples of Traditional Residential FRONT Entry Doors



Typical residential door examples for: (A) high-style Victorian, (B) folk Victorian, cottage, mill house, or late-19th century vernacular, (C) Craftsman-style, (D) Neo-Classical or classical revival with side lights (sometimes transom or period-trim, and (E) mid-20th century ONLY appropriate if evidence of similar door styles are in the neighborhood.

## Windows &amp; Fenestration

**Consistent with Standards**

- 5.1.11 Any original window material should be preserved. Specifically address integrity of window putty, profiled muntins, or wood stops that secure the lights, as these items are intended for periodic maintenance (see lower part Fig. 3.2).
- 5.1.12 Deteriorated window parts should be repaired rather than replaced.
- 5.1.13 If the replacement of single units is necessary due to severe deterioration, move original windows from rear to street-facing openings if possible or replace with custom sashes matching in design and materials. Wood is preferred.
- 5.1.14 If sash weights and weight pockets still exist, these historic features should be retained, rebalanced, or repaired. If these pockets are no longer used, insulate with reversible fiberglass batting - do not fill with expanding foam. Some historic windows have been retrofitted with aluminum compression channels rather than sash weights; assess their integrity to potentially restore the weights. Use chain, wire, or natural rope that will not degrade in UV light to replace cords.
- 5.1.15 If there is no photographic or physical evidence of the original windows, parts, or hardware, then custom replacements should be compatible with the architecture of the home. Replacement windows should have glazing proportionate to the opening with mullions (generally deeper profiles) that are true-divided panes per sash. All surfaces should be paintable.
- 5.1.16 Use exterior storm windows as intended or new interior magnetic snap-in units/screens.
- 5.1.17 Retain metal windows if they are original. There are certain styles of homes in the Art Deco, Art Moderne, or Contemporary periods (1920s, 30s, 50s, respectively) that used metal casement or jalousie windows with painted steel or anodized finishes. These have thin muntins with sleek profiles or double-hung sashes with horizontal muntins.
- 5.1.18 Shutters should be operable and sized so, if closed, they will appropriately cover the window opening and meet in the middle. Some mid-20th-Century Minimal Traditional styles have only decorative shutters.

See Also Fig. 3.2 & 3.3 next page.



Windows are significant character defining features to the form, style and technology of a historic home. **(A)** Windows of all shapes, sash styles and sizes are eclectic and custom fit (some with transoms) to the Queen Anne Victorian or Folk-Victorian styles. Mullion profiles of true-divided lights and reveal are scaled to openings. **(B)** Amount and size of windows took in a great deal of natural light in pre- and early-electricity (up to 7 feet tall on Victorian homes and "Cottage Windows" (early "picture windows" of the early 1900s up to 6 feet wide). **(C)** Simple fenestration (paired windows set to the corners) and double-hung sashes are equally as important to save on post-WWII 1940s homes.

**Inconsistent with Standards**

- 5.1.19 Do not remove, replace, reduce, cover, or alter original windows.
- 5.1.20 Do not sandblast or use any abrasive method to clean or strip, including high-pressure water. Use only gentle, restoration-sensitive chemical cleaners and strippers with natural bristle brushes.
- 5.1.21 Do not install smoked, mirrored, or tinted window glass as this is highly out of character for a traditional residential environment. Tree canopy, interior blinds, and decorative awnings are some alternatives for sun protection.
- 5.1.22 Do not install thick insulated glass in original frames, as it is incompatible with most original trim work configurations. Glass can be ordered and set back into traditional wood framing if the field of glass needs replacement. Generally, insulated glass will do no more good than interior sun-screening devices, and gas filled, double-insulated glass is prone to leaking.
- 5.1.23 Avoid replacing historic windows with off-the-shelf replacements or new windows. Moisture and condensation are normal to a degree on single-pane glass, and the source of moisture could be from an over-humidified or over-insulated interior atmosphere.
- 5.1.24 Avoid vinyl, plastic, or fiberglass parts as these are not of a historic nature and can degrade quickly in UV light.
- 5.1.25 Grid-between-glass or "snap-in" flat, vinyl mullions are not consistent.
- 5.1.26 Do not use new glass if it requires new frames that cannot match the old in placement, width, or profile (thickness for shadow lines).

Fig. 3.2: Parts of Traditional Windows, Openings & Framing

(All Illustrations this Page): "Well Preserved: Ontario Heritage Foundation's Manual of Principle & Practice," Mark Fram (1992)

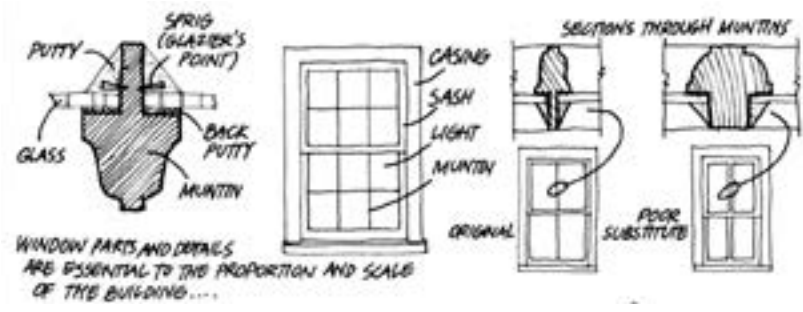
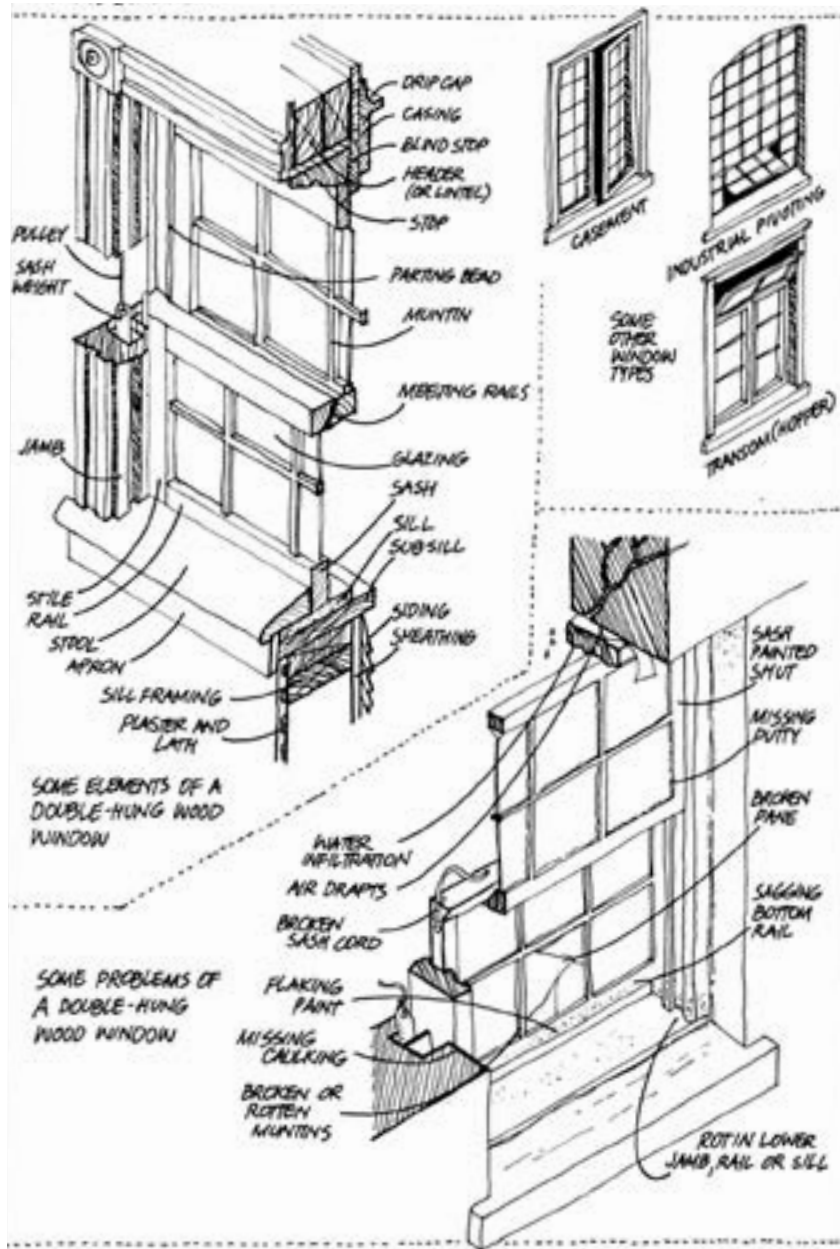
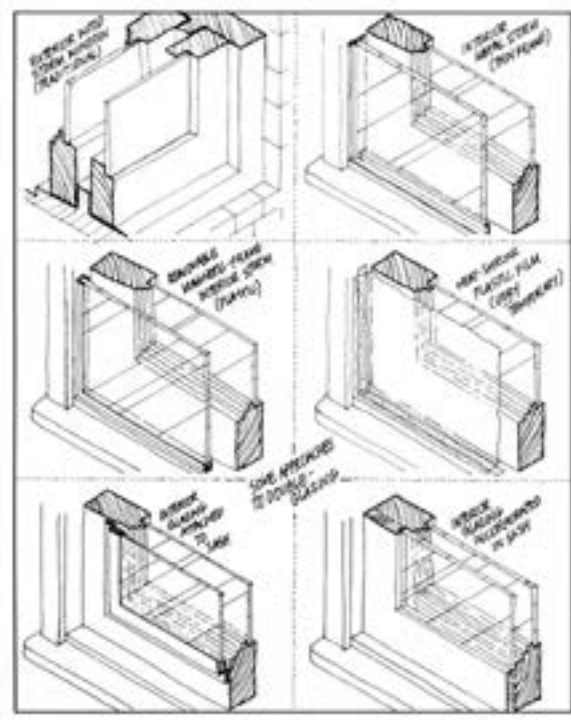


Fig. 3.3: Examples of Appropriate Storms & Double Glazing Installation



Lighting

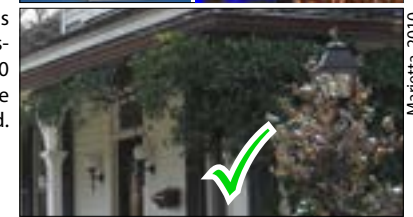
- 5.1.27 Preserve original light fixtures where they exist.
- 5.1.28 If replacement is necessary, use fixtures appropriate to the period of the residence.
- 5.1.29 Conceal or recess contemporary wall or ceiling-mounted fixtures such as ceiling fans, yard lights, or motion sensors, or color coordinate these fixtures to blend into the home.
- 5.1.30 Do not automatically choose “Williamsburg” or Colonial-type fixtures on a home which would not have used this style. Choose fixtures in context of the period and intended styling of the home.
- 5.1.31 Use security lights or architectural lighting “washes” where desired; however, aim toward the structure or toward the rear of the house and keep these lights on dimmers or timers.

Research original lighting or choose reproduction lighting to complement the architectural style of your home. Shown here is a Craftsman-styled hanging porch light (upper left) and a reproduction Colonial-revival gas lamp (upper right) for example only.



Rejuvenation “Craftsman” repro pendant (left) and Charleston Lighting real gas lamp fixture (right)

This Church-Cherokee home (ca. 1900) has a pair of pendant-and-globe inspired custom porch lights (contextual with early 1900 lighting) and also has a lantern-style pole mount carriage light in yard.



Marietta, 2010

5.2. Foundation Standards

Foundation, Pier & Crawlspace Materials

Most Church-Cherokee area homes have solid brick foundations or have added 20th-century brick porches with poured steps.

- 5.2.1 Preserve (maintain or restore, not enclose or alter) original porch and house foundation design and materials, whether they are solid or pier, brick or stone, etc.
- 5.2.2 Lattice-laid-brick, lattice wood panels (preferably 45 or 90 degree angles with min. 1/2-inch-thick wood strips and square openings no more than 2 inches), or vertical wood slats can be installed between or across foundation piers for raised, open wood porches.
- 5.2.3 Ensure grading and landscaping direct water away from the foundation. If water is running from gutters toward the home, install a French drain system along the foundation and carry water away from the home and out into the property.

(Also see Section C, Chapter 5.3 (next page) on “Porches.” See also Section C, Chapter 5.4 “Masonry Walls” for more on actual material treatment and maintenance.)

Foundations of exposed material visually and physically raise the home on its setting. Generally they consist of a masonry material or a frame home set on brick piers.

(Right) Solid brick foundation has landscaping appropriately trimmed back and graded.

(Below) Decorative brick or wood lattice will vent porch/crawlspace and can keep animals from crawling underneath porch.



Marietta, 2010



jB+a Photo Archives



jB+a Photo Archives

## C WORKING WITH HISTORIC RESIDENTIAL CONSTRUCTION

### Chapter 5 RESTORATION & MAINTENANCE STANDARDS

#### 5.3. Porch Standards

Deep porches extend living space outdoors, encourage social interaction, and protect the home from harsh weathering. In a historic neighborhood the porch is one of the most dominant features, comprising 60% to 90% of the facade.

- 5.3.1 Preserve original porches and features, including location, outline, height, framing and detailing.
- 5.3.2 Do not enclose historic front porches with permanent walls.
- 5.3.3 Only enclose rear or side porches with removable, temporary panels and maintain the open feel and features of porch framing in front (Fig 3.4).
- 5.3.4 Do not redesign or re-locate porch steps other than in original position.
- 5.3.5 Use decorative awnings (fabric) and/or canopies to enhance shade during the day if compatible with porch and architecture.

(Use all of Chapter 6.2 for suggestions in adding/rebuilding porches.)

#### Construction, Enclosures & Connection

##### Consistent with Standards

- 5.3.6 Preserve any original porch enclosures. Periodically inspect and maintain window glazing and screen doors exposed to weather and wear.
- 5.3.7 Preserve railing construction. Only add balustrades using material and design compatible with the house.
- 5.3.8 If the replacement of parts is necessary due to severe deterioration, replace with features to match (accurately duplicate profiles, massing, scale) in design and materials.
- 5.3.9 If there is no photographic or physical evidence of original porches, then provide a design that is compatible with the architecture of the building. Replacement trims, decking, and railings should be proportionate to the original home. Wood framing is preferred for most residences unless the original porch was brick or stone. Mid-20th Century style porches originally used concrete, terrazzo, or metal railings.
- 5.3.10 Retain later-period porches that match modern changes, additions, or upgrades with significant architectural history.
- 5.3.11 Screen walls are permitted as long as installed to the inner plane of the architectural columns and behind balustrades to retain visible elements.

Fig. 3.4: Appropriate vs. Inappropriate Enclosed Porch Design

##### CONSISTENT:



Marietta, GA, 2011

This side porch is appropriately enclosed with (tinted) glass and/or screens. The entire enclosure system is set behind the exterior architectural columns, balustrade and posts as to not alter intended look of home.

##### INCONSISTENT:



Atlanta, GA; JB-ra Photo Archives

This house (not in Marietta) has full front porch enclosed with permanent walls, inappropriate windows and clapboard siding where open porch railings should be. This alters the form of the home dramatically.

##### Inconsistent with Standards

- 5.3.12 Do not remove, replace, reduce, cover, or alter original porch material.
- 5.3.13 Do not permanently enclose and create conditioned space of any architecturally significant porch unless it is reversible and still gives the appearance of the original, open porch. Use full sheets of glass for the opening size (Fig. 3.4).
- 5.3.14 Do not sandblast or use any abrasive method to clean or strip, including high-pressure water. Use only gentle, restoration-sensitive chemical cleaners and strippers or mild detergents with natural bristle brushes on wood or brick.
- 5.3.15 Do not install permanent window glass in front of or encapsulate existing porch elements.
- 5.3.16 Original, enclosed porches were often weatherized using storm windows and removable screen units. Do not install "stylized" residential windows where temporary panels were intended. Avoid divided light sashes or plastic (grid-between glass) window frames incompatible with the house style. Choose darker hue or paintable frames. Use interior magnetic snap-in storms with screens. Look for pintles and original hardware to attach units. Interior sun-screening devices are proven to be as effective as insulated glass.



Columns, Balustrades & Millwork

The style, and often social status, of a historic home was reflected in the type, amount, and craftsmanship of porch millwork details.

- 5.3.17 Do not remove, cover, or alter architectural decoration such as brackets, dentils, gingerbread, “fish-scale” shingles, window hoods, lintels, trim work, or molding.
- 5.3.18 Preserve significant upgrades or contextually-appropriate design changes.
- 5.3.19 If original columns do not exist, replacements can be ordered in contemporary materials such as fiberglass-reinforced-plastic (FRP). However, ensure that the finish is capable of accepting paint, the manufactured seams are not dominant, and the diameter or width is adequate for the porch and the scale of the home.
- 5.3.20 Replace missing columns, millwork, or insensitive materials such as wrought iron based on accurate duplication or close visual approximations of the original. Use historic photographs and neighboring properties.
- 5.3.21 Do not introduce or substitute columns of a different style to the building.

Coverings, Eaves & Porch Roofs

- 5.3.22 Preserve (maintain or restore, not alter) original porch roof shape and pitch, eaves, rafters, overhang, and connection onto the home.
- 5.3.23 Maintain original size and shape of dormers if present.
- 5.3.24 Do not add dormers where none existed originally or to portions of the roof that are visible from the public right-of-way.
- 5.3.25 Match porch roofing materials to that of the main roof system. Retain matching roof materials where possible.
- 5.3.26 Standing seam metal is appropriate on a few types of buildings, usually a vernacular farm-house, industrial shed, or 19th-century cottage.
- 5.3.27 If roof covering material is no longer available and replacement is necessary, substitute with a roofing material compatible with the age and style of the porch. “Built up” composite shingles can have a look and dimension of materials like slate or shake. Recycled rubber products formed into slate shapes and stamped metal tiles are options.
- 5.3.28 Preserve the underside materials of the porch ceiling.



Images A-E: Marietta, GA 2010-12, Image F: jB+a Archives

**Marietta’s in-town porches.** Columns and millwork specific to home styles:

**A)** Turned wood columns and pattern-stenciled brackets on the oldest porches in the Washington-Lawrence Neighborhood are common to Folk Victorian styled homes. There are dozens of “high-style” Victorian-era porches in Marietta’s neighborhoods. Most are done in the “Free Classical” Queen Anne and later Colonial Revival styles with classical columns, **B)** a Church-Cherokee home and **C)** an Atlanta-Frasier Neighborhood home. **D)** Neo-classical porches & side porches abound. **E)** Battered wood Craftsman-style columns on brick piers (or full brick porch) with squared, low balustrade. **F)** Appropriate handrail transition of two eras of modifications if needed. Porch upgrades (some full brick construction) and poured cement steps should be intentionally “contemporary” to original.

*Fig. 3.5: Appropriate vs. Inappropriate Porch Extension & Covering*

CONSISTENT:



jB+a Photo Archives

INCONSISTENT:



jB+a Photo Archives

This porch, with auto-porte-cochere over the driveway, was most likely added (with artistic wood sunscreens) at a later date. The open porch was saved, the porte-cochere stepped in where added, and wood materials were kept the same.

This bungalow (not in Marietta) has an almost identical full length front porch that was inappropriately enclosed with walls (not glass or screen). Aluminum awnings from a later time period with an aluminum car-port extension added to the side.

**5.4. Exterior Wall Standards**

- 5.4.1 Preserve (maintain or restore, not alter or remove) original siding material and features of the siding up into the gable ends.
- 5.4.2 Generally wood, brick, masonry or stone are considered the most appropriate materials on historic homes in the district. Modern manufactured products, when applied to historic framing and surfaces, may permanently off-balance the intended vapor transmission and moisture levels, and increase the deterioration rate of most historic natural materials. (See Items #5.4.7 & #5.4.8 below)
- 5.4.3 If the original or historically-intended siding material and pattern is repairable, then it is not recommended to remove, replace, reduce, cover, or alter the siding material on historic homes.

**Siding, Clapboard & Gables****Consistent with Standards**

- 5.4.6 Maintain painted wood material by cleaning with mild detergent, soft bristle brushes, and hose-pressure rinse. Regularly scrape, sand, prime, and paint small patches of flaking paint. Raw wood can be pre-treated with natural oils. See Appendix II.3, NPS Preservation Brief #1 for guidance.)
- 5.4.7 Repair and replace wood siding elements with matching wood to authentically maintain the historic visual character of the building. New wood should duplicate or be very similar to the size, shape, grain direction, and when possible, species of the existing. In cases where repairs/replacement is necessary on a public-facing façade and finding matching material is problematic, removing and reinstalling siding from a rear elevation should be considered. See Appendix II.3, NPS Preservation Brief #8 for guidance.
- 5.4.8 In limited situations, use of contemporary and/or synthetic siding materials with similar visual characteristics of the existing siding may be consistent to historic standards but should involve consultation with the HPC. Special situations may include severe deterioration, disaster events where all siding must be replaced, and for new construction. Contemporary and synthetic siding materials include fiber-cement siding, metal siding, and vinyl siding. See Appendix II.3, NPS Preservation Briefs #8, #14, and #16 for guidance.
- 5.4.9 Repair and replace historic decorative elements and ornamentation based on physical or photographic evidence. If no evidence is available, then replace based on comparable features of similar age and style homes in the immediate vicinity (see "New Construction" Chapter 6).
- 5.4.10 Ensure earth and foliage have minimal contact with wood siding and sills.

- 5.4.4 Ensure any changes to exterior walls are reversible to the historic surface.
- 5.4.5 Older walls **MUST** breathe. Insulation should not be at the expense of filling wall air space (that will trap moisture and can breed mold) or with irreversible adhesion (such as foams). Fiberglass batting below floors and above ceilings, rigid reflective foam panels the under roof, and storm windows will cut air infiltration through floors and walls. (See "Green Pgs." Sec. D)



Marietta, 2010



JB+ photo archives, 2007

Siding is generally the same type of material from bottom sill (at the top of the foundation) up into all gables. (Left) A modest Marietta Folk Victorian Gabled-El Winged Cottage with narrow wood clapboard reveals and a decorative front gable vent. (Right) Not in Marietta, a high-style Queen Anne Victorian, Queen Anne-House with siding pattern/material change at each level.

**Inconsistent with Standards**

- 5.4.11 Avoid installing synthetic siding products (vinyl, aluminum, Exterior Insulation Finishing Systems (EIFS), etc.) over historic wood siding, stucco, or brick. See Item #5.4.8 and Appendix II.3.
- 5.4.12 Do not sandblast or use any abrasive method to clean or strip, including high-pressure water, on any type of historic exterior surface. Use only gentle, restoration-sensitive chemical cleaners and strippers or mild detergents and natural bristle brushes. See pg. A.11 standard #7.
- 5.4.13 Do not use water sealants or penetrants on historic wood or brick. If material is damaged and requires sealant, only use those recommended for the treatment of older materials that come from a qualified restoration chemical distributor, on that area. Ensure moisture is not originating from rising damp in the foundation, mechanical problems, or roof leaks. See Appendix II.3, NPS Preservation Briefs #1 & #39 for guidance.
- 5.4.14 Chemical fixes are not recommended to repair or replace siding, treat walls or wall cavities of historic homes. (i.e. expandable foam, penetrants, "vinyl paint," or spray-on adhering insulation not in existence at time of original construction and not reversible to historic wall systems (See item #5.4.5).
- 5.4.15 Do not paint unpainted natural historic brick or stone.
- 5.4.16 Do not use mechanical fasteners such as nails or screws that will corrode or cause corrosive reaction when in contact with materials.

## Masonry Walls & Applied Coatings

Building walls are perhaps the most important mechanical system of a historic building. Built before air conditioning and to react to moisture or heat, air space within historic walls serves as insulation and “breathing” space for the building. Soft, historic materials are intentional and necessary for expansion and contraction and will be damaged quickly by moisture wicking upwards in the wall system. Known as “rising damp,” this phenomenon is worsened by later applications of exterior stucco, multiple coats of latex paint on exterior walls, and modern brick sealers on interior walls that have had their plaster inappropriately removed.

**NOTE:** If the interior plaster walls are showing weakening and paint damage, look for exterior causes first. Water infiltration in the form of “rising damp” from high water tables or dampness in the foundation may require French drains to divert water. Leaks in the roof or structural stress due to wall removal may go unnoticed for years. Problems in load-bearing masonry walls should be addressed first.

### Consistent with Standards

- 5.4.17 Ensure no water infiltrates the masonry walls and that ground water is diverted away from masonry foundation and piers.
- 5.4.18 If the exterior masonry or stucco is already painted and the paint layer on the substrate is stable, repainting the exterior is appropriate.
- 5.4.19 Remove paint when it can be accomplished without damaging the underlying masonry. The building may be returned to its original appearance when the removal of the paint corrects a problem attributable to its application. See Appendix II.3, NPS Preservation Brief #1.
- If replacing or repairing masonry, make sure that the characteristics of any new brick match that of the old (size, shape, porosity, surface finish). Older mortar MUST ONLY be repointed with “like” mortar to original. This is not only for the building style but also to work with the shrinking and swelling of the entire historic masonry system. See Appendix II.3, NPS Preservation Brief #2 for guidance.
- 5.4.20
- 5.4.21 Clean masonry ONLY if necessary. Treatment should be gentlest means possible and never damage masonry. Start with water only then mild detergent solution with gentle (non-wire) brush and garden hose-pressure rinse. Difficult cleaning situations will likely require specialized products specifically formulated for historic masonry. See Appendix II.3, NPS Preservation Brief #1 for info.

Historic brick is softer in nature due to the materials and firing technology of brick. Older brick expands and contracts greatly; therefore, the mortar MUST be soft. Portland cement mixes may cure quickly but they are much too rigid for the movement of the brick. This corner was pointed with hard mortar and will eventually fail.



Portland Cement-based stucco was a historic material applied to many wall surfaces in the early 20th-century in both original design and as a cover-up for failing masonry. It should be determined whether this material is an added layer or if it was original to the building style.



- 5.4.22 Respect certain styles of homes in the area such as Craftsman, “revivals,” Art Moderne, or contemporary periods that might use smooth stucco, engineered brick, and cast-in-place concrete for detailing.

### Inconsistent with Standards

- 5.4.23 Do not paint, add water sealers, or apply clear coating of any kind to unpainted masonry surfaces. These change the breathability of the wall system, perhaps permanently. Siloxane-based masonry sealants may be suggested that allow better vapor transmission, if absolutely needed. See Appendix II.3, NPS Preservation Brief #1 for guidance.
- 5.4.24 Do not sandblast or use any form of abrasive, highly detrimental cleaning method (including high-pressure water) on walls. Use chemical strippers and cleaners formulated for soft historic material that will not break the outer “crust” of old brick or the patina on stone.
- 5.4.25 Do not repair or re-point soft, historic masonry (as late as 1930s) with harder (Portland cement) mortar or contemporary engineered bricks. These materials are too rigid for the softer lime and sand-based composition of historic mortar and will cause permanent irreversible damage. See image above and Appendix II.3, NPS Preservation Brief #2 for guidance.
- 5.4.26 Do not uncover a past problem. Research the maintenance history of your home for reasons why covering, veneers, or stucco would have been necessary, such as a fire or natural disaster.

# C WORKING WITH HISTORIC RESIDENTIAL CONSTRUCTION

## Chapter 5 RESTORATION & MAINTENANCE STANDARDS

### 5.5. Roofs and Roof Lines

- 5.5.1 Roofing takes the most abuse from the elements. It is expected to be replaced, yet maintained. The more a roof costs is generally the longer it will last. Slate can last centuries; metal 80 to 100 years. The longevity of materials should match that of the historic home.
- 5.5.2 A general rule for roofs and roof lines is to assess what is seen from the public right of way and preserve the materials and basic form of the roof system (flat, pitched, gabled, arch, etc.).
- 5.5.3 Do not alter the original main roof shape, pitch, eaves, rafters, overhang, and connection onto the home.
- 5.5.4 Maintain the original size and shape of dormers, if present.
- 5.5.5 Do not add dormers on building fronts where none existed originally.

#### Shingles & Covering

##### Consistent with Standards

- 5.5.6 Maintain the longevity of the original material if it is of a quality such as slate or metal where individual sections can be repaired.
- 5.5.7 If replacement is necessary and the roof covering is no longer available, substitute roofing material based upon the age and style of the home. New, composite shingles are built-up to gain a look and dimension of materials like slate or shake and come in a wide variety of colors. Recycled rubber products that are formed into slate shapes and fiberglass replacement terra-cotta are options. Stamped metal is still available today.

##### Inconsistent with Standards

- 5.5.8 Do not use roofing material of a different color or composition than what would have been originally used.

#### Roof Pitch

- 5.5.9 Retain the intended roof pitch. This is important because it greatly identifies the intended style of the historic home. Older homes often depend on the high attic space for proper ventilation. In districts with a common builder or home style, changing the pitch on one home can visually affect the entire block.



(Above left) Most in-town Marietta homes were built to have asphalt, tabbed shingles. Dimensional roofing like “architectural” tabbed composite shingles are a good visual choice. (Above right) Bold color choice and shingle patterns are important with early-to-mid 20th-century “Revival” homes. Sears Roebuck homes and Craftsman styles used shingles as accent. (Right) This unique wood shake roof is on a Church-Cherokee home. New recycled rubber products may be appropriate substitutes with “like” appearance for dimensional roofing.

All 3 images, Marietta, Church-Cherokees, 2011



#### Shingles & Covering

##### Consistent with Standards

- 5.5.6 Maintain the longevity of the original material if it is of a quality such as slate or metal where individual sections can be repaired.
- 5.5.7 If replacement is necessary and the roof covering is no longer available, substitute roofing material based upon the age and style of the home. New, composite shingles are built-up to gain a look and dimension of materials like slate or shake and come in a wide variety of colors. Recycled rubber products that are formed into slate shapes and fiberglass replacement terra-cotta are options. Stamped metal is still available today.

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Marietta (Church-Cherokee), 2011

JB+a Photo Archives

Alternate, potentially original roofing materials. (Above left) Original scalloped “cottage” shingles (1880s-1910) were likely to be made of asphalt and provide yet another layer of pattern to a Victorian home or Queen-Anne cottage. This home still displays scalloped shingles which are available today, however expensive. (Above right) Stamped metal shingles are a very appropriate, long-lasting (100+ years) quality material for all late 19th and early 20th century houses (bungalows) and specifically Victorian-era (Folk Victorian) homes.



(Right) Generally avoid the use of standing seam metal. This was not commonly used as a residential roofing material, rather for barns, industrial and utilitarian purposes.

JB+a Photo Archives

## Chimneys

Chimneys are a common building element on historic and traditional homes. Their presence and form is often a stylistic extension of the home and always a functional key to how the home was originally intended to be heated or cooled. Contemporary HVAC systems have eliminated the functional need of older chimneys. However, the value of functioning fireplaces to historic homeowners is overwhelmingly worth the value of retaining good, operational chimneys. Original chimneys, even if not used to their historic degree, remain a very contextual and character-defining feature of every era of home.

Intricate chimney designs are found throughout Marietta's historic in-town neighborhoods, created with a higher degree of focus on craftsmanship and masonry than those found in suburban areas. The chimney was an expression to "cap" a fine home and would give an aesthetic and social value to the final home design.

### Consistent with Standards

- 5.5.10 Maintain or restore original chimneys in their intended design and materials as an important feature of any home. Follow masonry repointing and cleaning guidelines for repairs. See Chapter 5.4 and Appendix II.3 "NPS Preservation Briefs" 01, 02, 04, 17.
- 5.5.11 Have masonry chimneys checked for stability (potential re-pointing of mortar) more often than the masonry of the home (every 15 - 20 years). Chimneys stand taller than the roof and are one of the most weathered parts of a traditional home. A bit of lean may be normal due to historic masonry, sun (heating and drying) exposure, prevailing winds, and rain. However, monitor on a regular basis.
- 5.5.12 Appropriately placed bands or metal stabilizing braces set into the roof line may be appropriate to stabilize very tall chimneys.
- 5.5.13 Preserve the functionality or presence of used or unused chimneys by having a professional re-line the flue with a liner. This greatly eliminates the escape of heat through mortar cracks in the attic and walls and gives stability and upgraded air-tight quality down to the fireboxes. Ensure liners are heat rated for the intensity of use. Unused chimneys can be used as wiring chases.
- 5.5.14 Install new chimney caps to best control flues and drafts. Ensure they are not shiny metal and have a low profile if they stand off the top.

Left: Marietta, Church-Cherokee



- (Above left) Tall, Victorian-era (turn-of-20th-century) style chimneys often have corbeled details at the top, unique to each home.
- (Above middle) The modest chimney of an early 20th-century cottage has a flair & corbel but is much more refined.
- (Above right) Minimal styling of chimney on a Minimal Traditional Colonial Revival style cottage reflects the simplified style of the home.



(Two above) Style and craftsmanship of residential chimneys on mid-century vernacular cottages (English and/or Tudor Revival) built in thematic detail.

### Inconsistent with Standards

- 5.5.15 Never remove original chimneys from homes. Install new roofing around a chimney with the appropriate flashing.
- 5.5.16 Do not cut off or shorten chimneys from the originally intended design.
- 5.5.17 Do not construct clapboard sided or "hanging" exterior chimneys.
- 5.5.18 Do not paint, add water sealers, or apply clear coating of any kind to the unpainted surfaces of masonry chimneys. These may change the breathability of the material from the inside of the flue to the exterior or may peel with the extreme heating and cooling of the chimney.
- 5.5.19 Do not sandblast or use any form of abrasive, highly detrimental cleaning method (including high-pressure water) on chimneys.
- 5.5.20 Do not immediately remove chimneys from interiors. Many chimneys or masonry hearths were built to be load bearing and stabilizing to the home. This impacts the stability of retaining the chimney on the exterior above.
- 5.5.21 Do not repair or re-point masonry with harder (Portland cement) based mortar or contemporary engineered bricks, unless the home originally used this. See item #5.4.25.
- 5.5.22 Do not build dormers around or attached to chimneys if they are visible from the street. This changes the exterior appearance or style of the home.

Two right: jB-ra Photo Archives

Both: Marietta, 2011

**Eaves**

- 5.5.23 Preserve (maintain or restore, not remove, cover, or alter) the eaves and architectural decoration such as brackets, dentils, gingerbread, caps, flashing, and trim work found along the roof edge.
- 5.5.24 Replace missing eave trim and millwork based on accurate duplication or close visual approximations of the original. Historic photographs are a primary reference source. Match to the original material.
- 5.5.25 Some gutters can become an architectural feature. Repair or replace broken gutters in kind. Half round copper gutter was a common material prior to aluminum. Many wide-eaved roofs do not require gutters.

**Dormers**

- 5.5.26 Preserve (maintain or restore, not remove, cover, or alter) original dormers to the home.
- 5.5.27 Replace missing eave trim and millwork on dormer roof edges. Often these were changed early-on or removed during first-generation roof replacements. Historic photographs are a primary reference source. Match to the original material.
- 5.5.28 Avoid adding dormers that will change the intended style or form of the historic home (especially true for National Register of Historic Places property). Generally this pertains to adding dormers in roof planes that face a public street and define the form of a home.
- 5.5.29 Do not remove dormers even if unused into attic spaces. The architectural feature is often part of the style of the home and its function for venting an attic space may still be quite useful.
- 5.5.30 Treat dormer windows with the same care and restoration as the windows in the home. If windows are missing, research historic photographs or order custom windows to coordinate with sash style/construction of the original windows on the main body of home.

See also Section C, Chapter 6.1 "Residential Rooftop Additions" Pg. C.19, and Fig. 3.8.

**Roof Utilities**

- 5.5.31 Avoid installing satellite dishes, antennae, fans, vents, or other ancillary utilities on the sides of a roof that face a public street. Anything that may visually distract from the original, intended traditional form and appearance of the historic home (especially regarding "contributing" National Register of Historic Places properties) should be set to the rear or sides of the home so it is not visible from the public street.
- 5.5.32 Avoid mounting satellite dishes to eaves or roof valleys where they may catch or "dam" debris on roofs. Be aware of any roof/membrane punctures made by added utilities. Flash/seal penetrations properly.
- 5.5.33 Be aware of any weight, vibration, or noise added mechanical utilities may create.
- 5.5.34 Be aware of any fire hazards that added flues or vented, interior stove/range stacks create. Roof vents are usually best and many historic homes are wide-eaved, one-story where a side-wall vent may trap heat or cause a fire hazard under the eave.
- 5.5.35 Energy efficient roof utilities such as solar panel arrays are allowed as long as they are "reversible" back to the original roof (i.e. conform generally to the intended roof form and do not destroy original material) and their presence does not cast glare at other homes or traffic. Low mounted skylights (no "bubble" forms) are also allowable if not facing a public street. Do not mount wind turbines on homes.

5.6 Residential Yards, Walks & Drives

The residential yard is a place for the enjoyment and relaxation of the resident, as well as a character defining element for the neighborhood as a whole. Single family homes will generally have their own yards to the front, back, and side of the home up to the property line while duplexes or multi-family properties may have joined yards or segmented areas of the general property. Yards are also intended for the growth of trees to keep the residential property shaded and to contribute to the overall benefit of the neighborhood. The physical treatment of the yard is an intended product often contributing to the character of the neighborhood and should be considered an extension of the style of the home.



Most yards in Church-Cherokee and in-town Marietta have traditional, open landscaping (no fences) with fairly large, visually connected front and side yards separated with common driveways. There are strips of grass between the sidewalk and street to separate pedestrians and traffic.

Landscape Features & Lot Surfaces

- 5.6.1 Make landscape features, such as lights, sidewalks, and plantings, visually compatible with the building and neighborhood (i.e. engineered or natural composition).
- 5.6.2 Construct free-standing gazebos, pergolas, fountains or decks only in rear yards.
- 5.6.3 Avoid the use of ponds or pooled water features in front yards unless it is screened for safety and there is historic evidence of one previously existing. If water features are used in rear yards, ensure that they have a system of movement so water does not become stagnant.
- 5.6.4 Install shade and decorative trees as much as is possible for the yard - check with applicable city codes for species to use or avoid.
- 5.6.5 Use permeable surfaces such as grass and gravel as much as possible to help drainage and avoid unnecessary lot coverage with concrete. See Item #5.7.5 on avoiding loose surface material that may run-off or track into public rights-of-way.
- 5.6.6 Do not park vehicles or construct parking pads in front yards.



(A)



(B)



(C)



(D)



(E)

(Above) In-town traditional lot/landscape types: A) Homes close to center of Marietta are ornately landscaped lots with separations defined by hedge rows, lush foliage, or grade changes. B) Interior blocks without sidewalks and lawns use small gated yards and "cottage gardens." C & D) Early- to mid-20th Century "revival" style homes set on large lots have expansive lawns and controlled, formal front yards along Church and Cherokee streets, some with (E) large, wooded natural terrain rear/side yards.

All images left: Marietta, 2010-11

# C WORKING WITH HISTORIC RESIDENTIAL CONSTRUCTION

## Chapter 5 RESTORATION & MAINTENANCE STANDARDS

### Fences, Steps & Retaining Walls

- 5.6.7 Preserve original retaining walls and open yards where they exist.
- 5.6.8 Add iron and/or brick fences ONLY in yards where appropriate to home. Generally, do not use around most Church-Cherokee yards.
- 5.6.9 Wood picket fences (no PVC), can be added to small to mid-size front or side yards facing a public street of any period home. These may be stained or painted, no taller than 48 inches, and with pickets spaced between 4 to 6 inches apart.
- 5.6.10 Use flat, wood board privacy fences or hedge-rows ONLY around rear yards and no taller than 6 (six) feet tall. "Finished" fence sides must face out.
- 5.6.11 Do not use chain link fences unless the character of a mid-20th century neighborhood or home style allows, and ONLY in rear. Chain link should be dark green or black to blend with the landscape.
- 5.6.12 Take caution with freestanding or "dry laid" walls (for safety & stability).
- 5.6.13 Exterior steps or walks outside the home should be designed with engineered (concrete), traditional (brick, slate, hex, timber, or pavers), or rustic/natural (gravel, clay, or chip) materials as it would fit with style of the home and within the surrounding neighborhood.

### ADA Ramps

- 5.6.14 If a ramp must be constructed to access a home, do not remove or alter any historic built-in features of the home such as creating access through windows, enlarging openings, or cutting new openings that face the public street. Access should be from a side drive or walkway to a rear deck or entrance using as much freestanding structure as possible.
- 5.6.15 Construction and connection should be totally reversible to the original architecture of the home and identifiable as contemporary. Use wood or fiberglass lumber if semi-permanent or temporary ramps for short periods of time. A ramp should not appear to be part of the original construction (i.e. do not build in matching brick to the foundations).



Both left: Marietta, 2010

(Above left & right) Retaining walls of different masonry materials that correspond to the architecture of the homes (low and high) are found throughout the Church-Cherokee Neighborhood.

(Right) Raised lots with front walks and steps cut into landscaped and hardscaped berms.

(Below) A variety of wood and picket fences are found in the rear and side yards.



(Two Above) Decorative knee walls (non-retaining) give formal entry and psychological connection to the properties. Left: "Arts & Crafts" fieldstone wall to ca. 2010 new construction bungalow; Right: ca. 1900 marble Victorian wall with ivy.

(Right) An example of a large, historic Queen Anne House being used for public/business purposes with an ADA-access ramp along the side, accessing a small parking area for handicap patrons off alley/rear yard. Landscape hedges soften visual impact of the ramps. Visual character from front and side yard is preserved.



JB-a Photo Archives



5.7 20th-Century Auto Features

Driveways & Aprons

Curb cuts and driveway aprons have been installed on most homes throughout the Church Cherokee area. Many of the original streets used cut granite curb-stones; others used aggregate concrete curb-and-gutter or contemporary curbing. Homes in the Church Cherokee area have driveways constructed of varying materials, from dirt, brick, cobblestone, and concrete.

- 5.7.1 Maintain and repair existing driveways.
- 5.7.2 If replacement is necessary due to severe deterioration, replace with quality, long-lasting materials of a compatible color and texture.
- 5.7.3 If replacement is necessary, ensure the grade will allow for good drainage.

Auto Sheds & Residential Accessory Buildings

Accessory buildings such as garages, barns, sheds, carriage houses, and greenhouses are considered important elements of a historic residential district and should be afforded the same aesthetic care as homes when visible from the public right-of-way. It is important that accessory buildings retain their functional appearance and remain secondary in scale, yet visually complementary, to the historic home on the property. Accessory buildings are typically accessed by a narrow, linear driveway passing on either side of the house and, where present, through the porte-cochere.

Until the mid-20th century most families owned and maintained only one automobile. Garages remained quite small in stature with a single bay garage door and perhaps included limited space for storage. As secondary utilitarian structures, garages were generally constructed with simple, affordable materials: wood-frame with metal or wood siding or concrete masonry block construction.

The prosperity experienced after World War II influenced American life in many ways. Higher disposable incomes and two-income households resulted in the expansion of the American car-culture. Attached garages made their debut in the 1940s and gained popularity through the 1950s.

The porte-cochere is an architectural remnant from the days of horse drawn carriages and typically associated with high-style architecture and the homes of the wealthy. They became a common feature built onto middle-

Marietta, 2010



Driveway materials in the Church-Cherokee area that complement homes and avoid loose surface material that can run/roll off. Auto-accessory buildings are setback and do not dominate.

Marietta, 2011



- 5.7.4 Do not use gravel, rock, crush, slate, stone, or any loose material on drives near sidewalks, on inclines, aprons, or where material will end up in the street. This can injure bicyclists, pedestrians, or damage vehicles.

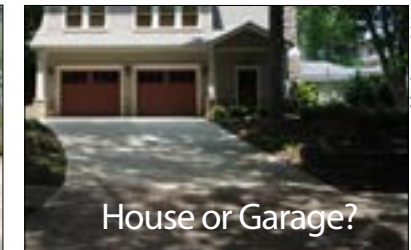
- 5.7.6 Retain and repair any significant original or historic accessory structures or auto-features such as tire-path driveways, drives, carriage houses and garages.

(Below Left) Even the most modest homes have driveway features leading along the side to the rear of property. (Below Right) New home construction should take care not to allow garage to dominate the facade, nor have auto garages with living quarters sited where they may be confused for homes.

Marietta, 2010



Marietta, 2011



## C WORKING WITH HISTORIC RESIDENTIAL CONSTRUCTION

### Chapter 6 NEW RESIDENTIAL INFILL & CONSTRUCTION STANDARDS

#### 6.1. New Residential Additions

When constructing an addition to a historic home, it is important to realize that many historic buildings may not be able to support additions. The major reconstruction of very significant features, materials, original construction, and craftsmanship is often required in order to get the desired addition of interior living space. Adding these major building features, much like the removal of small features, has the potential to degrade the historic residential environment. A building's structural integrity and the height, scale, and massing of surrounding buildings are paramount when determining whether a dwelling can support an addition.

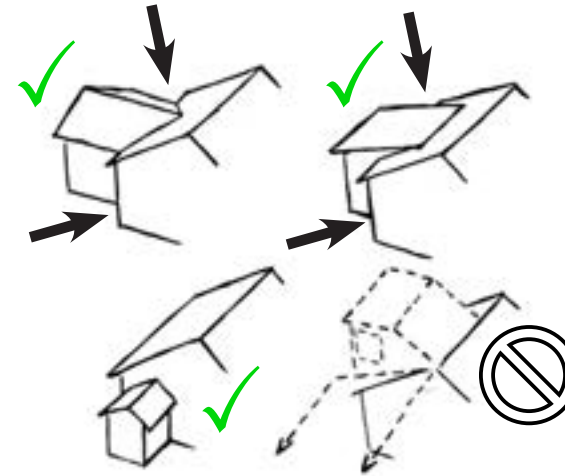
#### Views from the Public Right-of-Way

- 6.1.1 If small roof rooms, decks, cupolas, skylights, mechanical screening, or egress structures are added to residential structures, ensure they are not readily visible from public streets, prominent pedestrian viewpoints, or scenic vistas. Envision your home additions as they would be seen from other vantage points and, especially with additions to roofs, how they will be seen from (and into) neighboring homes.

#### Context Sensitive Home Additions

- 6.1.2 If additional square footage is necessary, it is preferable to design the new addition to the rear of the structure if space is available rather than adding another story. This will not interfere with the original form of the home as seen from the public right-of-way.
- 6.1.3 Inset new walls from the corner and lower roofs when framing additions from the sides of the home, allowing the original form (footprint) of the historic structure (corners/eaves) to be "read."
- 6.1.4 The use of new construction material on new sections is welcome. See item #6.2.5. Offset board or brick pattern slightly, allowing viewers and owners to differentiate the new from the old.
- 6.1.5 Ensure that the characteristics of additions continue those of the original architecture (massing, height, rhythm of openings, and general type of materials), with the goal of complementing the existing building style as well as the existing homes in the adjacent neighborhood area.

Fig. 3.6: Illustrated Example of Positioning Home Additions



The above illustrations show three appropriate additions connected to the original mass of the home. Arrows show new construction "stepped in" from the roof, corners, and original footprint of the home, and is consistent with standards. The last example (lower right) shows multiple additions that can alter and overwhelm the original form, and is not consistent with standards for new additions.

Fig. 3.7: Examples of Appropriate Addition Wing to Historic Home

This side addition to the historic gable-end has been done in a consistent manner to the form of this home in a National Register District. It uses a gable end, does not dominate the architecture, matches the foundation height with a slightly visible variation in height, and uses new windows with identical divisions (yet with no shutters).



(Right) Close-up of the same home (shown above) and the materials, differentiating new to old. The siding (new to the right) is separated by a vertical strip of trim and is contemporary cement-fiberboard compared to the original wood.



Residential Rooftop Additions

Adding to (preferably INTO) roof areas can be a functional way to increase living space in homes in established neighborhoods. Locate roof and height additions toward the rear.

**Consistent with Standards**

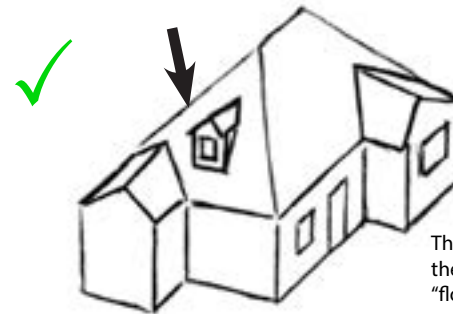
- 6.1.6 Ensure roof additions or connections into existing roofs do not adversely alter water run-off.
- 6.1.7 Use a similar form of roofing material.
- 6.1.8 Ensure loads are positioned over load-bearing interior support.
- 6.1.9 New dormers should “float” within the open area of the roof plane and should only be added to a side not facing the street.
- 6.1.10 Do not extend added dormers beyond the eaves, remove eave material, nor allow the connection to or construction of full bays or wings from dormers down the exterior wall areas.
- 6.1.11 If a new dormer is added to a roof, modify trim work to be contemporary and compatible to the trim of the home. Do not match historic trim exactly to avoid the dormer appearing original.
- 6.1.12 If an addition is carried off the rear of the home from a level that comes out of the roof mass, ensure that it does not overwhelm or rise higher than the original main roof.

**Inconsistent with Standards**

- 6.1.13 Avoid full floors as rooftop additions. This permanently alters the original building form.
- 6.1.14 Do not add through roofs just for expanding interior ceiling height.
- 6.1.15 Do not remove important structural members of the building to build in new roof access - choose an interior room to construct stairs.
- 6.1.16 Do not add dormers to roofs facing public streets where none originally existed.
- 6.1.17 Do not change roof planes into full second level balconies.
- 6.1.18 Do not connect new dormers to other rooftop dormers, wings, or features.
- 6.1.19 Do not extend dormers as far forward to vertically meet or “break” with the vertical plane of the primary exterior wall below. If dormers are added with gable/ridgeline, do not connect these to or extend higher than the original ridgeline of the main roof. (See Fig. 3.8)

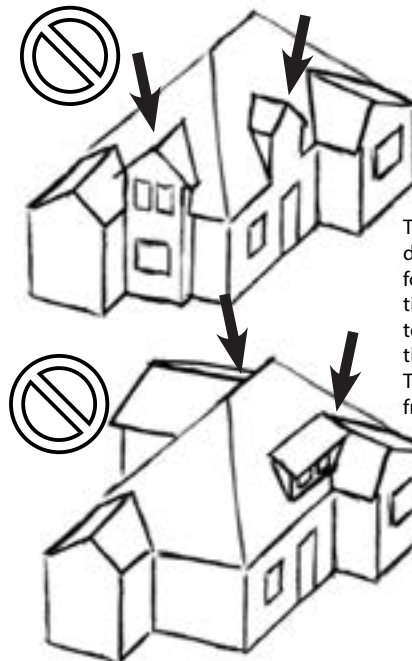
Fig. 3.8: Illustrated Examples of Suggested Appropriate Dormer Placement

CONSISTENT:



This dormer is added to the side of the home not facing the street and “floated” within the open plane of the roof, as to not alter the roof line or change the form of the original house.

INCONSISTENT:



These examples show multiple added dormers that ultimately change the form of the home due to their connection to existing features, connection to existing ridge lines, extensions over the eaves, and to the vertical walls. Two are located inconsistently on the front of the homes.

**6.2. New Residential Construction (Infill)**

Infill development, or new construction to replace a structure that has been lost, should continue the established pattern of the neighborhood environment and take into consideration the homes along the remainder of the block and across the street. See Section B, Chapter 4.2 “Common Residential Building Forms” for guidance on choosing the correct roof and building combination.

When looking at compatible construction, the proposed design should always take into consideration neighboring buildings to find consistent patterns of design and architectural elements (see Fig. 3.9 next page). The *Secretary of the Interior’s Standards for Rehabilitation and New Construction* (see Pg. A.13) should be applied to the overall composition of homes within a National Register Historic District. This would encourage contemporary construction that is compatible with the form of the surrounding structures.

(Note, 2008 traditional neighborhood development (TND) in a similar sized city. Roof lines and forms often coordinate residential block-faces or groups of homes built at the same time or by the same builder. Eaves, verge-boards, pitch, and overall height generally conform among neighboring homes. Front porches and yards greet the sidewalks.



**Contemporary Styles that “Blend”**

- 6.2.1 The characteristics and placement of exterior decoration on new construction should be designed to continue that of existing structures in the adjacent neighborhood, if there is an established style to the neighborhood.
- 6.2.2 Avoid the reproduction of styling which is too faux, such as using all old materials to build a new home and creating a false sense of history.
- 6.2.3 In a neighborhood of traditionally mixed styles of homes, after conforming to placement and scale, one may design in a contemporary style that is compatible with the surrounding area.

**Using Compatible New Materials**

- 6.2.4 Avoid the exact replication of previous house forms unless the reconstruction is based on documentation and plans of an original, highly significant landmark.
- 6.2.5 Materials used on new construction should be consistent with the appearance and application of materials on existing structures in the adjacent neighborhood (brick, wood, stone, etc.). For example, a material such as cement fiberboard siding is acceptable on new construction and additions (not as replacement) where wood is predominant, as long as there is a large enough reveal between boards and the thickness of the new material will not “read” as flat.

Visual Relationships of New Buildings

The character of every building is a product of design, and the design of buildings is determined by the way various basic elements are utilized. Key characteristics include building orientation and setback, directional emphasis, shape, massing, proportion, rhythm of openings, and scale/height. These form the basis for visual relationships among buildings, which in turn influences the way the buildings and environment are perceived by the public (see Fig. 3.9). When a new structure is built among historic buildings, the level of success with which it relates to the existing buildings and the area will be determined by the way its design recognizes the prevailing design expression in the surrounding architecture.

**NEIGHBORHOOD RULE OF THUMB TO SETBACK:**

Align new construction with the front and side yard setback of the existing structures in the neighborhood by either:

- A) Making the setback even with all other homes if there is a developed pattern to the neighborhood, or
- B) Taking the average setback of all original homes (excluding new additions) in that block face using a common line (street or walk) if the established pattern is a random setback.

- 6.2.6 Essentially, new construction should be in the same residential form and consistent with the established patterns of the neighborhood. There is flexibility to design in the most contemporary form if there is a traditional mix in the neighborhood.
- 6.2.7 Design the roof form to be consistent with adjacent structures.
- 6.2.8 Limit the number of stories of new construction to be equal to or compatible with homes on either side. Avoid creating an out of scale appearance with the building forms in the surrounding residential area.

- 6.2.9 Design the new construction to be of similar height, width, and proportions (“massing”) of existing structures in the adjacent neighborhood, taking in consideration:
  - A) Foundation height;
  - B) Floor to ceiling height;
  - C) Use of porches (in depth, height, massing, columns)
- 6.2.10 Design composition and arrangement of parts (shapes, sizes, placement of window and door openings) to be consistent with existing homes.

Fig. 3.9: Predominant Design Characteristics for New Residential Construction

Predominant Design Characteristics (New vs. Existing)							
	Building Orientation & Setback	Directional Emphasis	Roof Pitch	Massing & Building Elements	Proportion	Rhythm of Fenestration & Openings	Scale / Height
Consistent with Standards ✓		New (facing forward) 	New 	New 	New 	New 	New 
Inconsistent with Standards ⊘	New 	(turned 45°) 	New 	New 	New 	New No porch, minimal windows 	New 

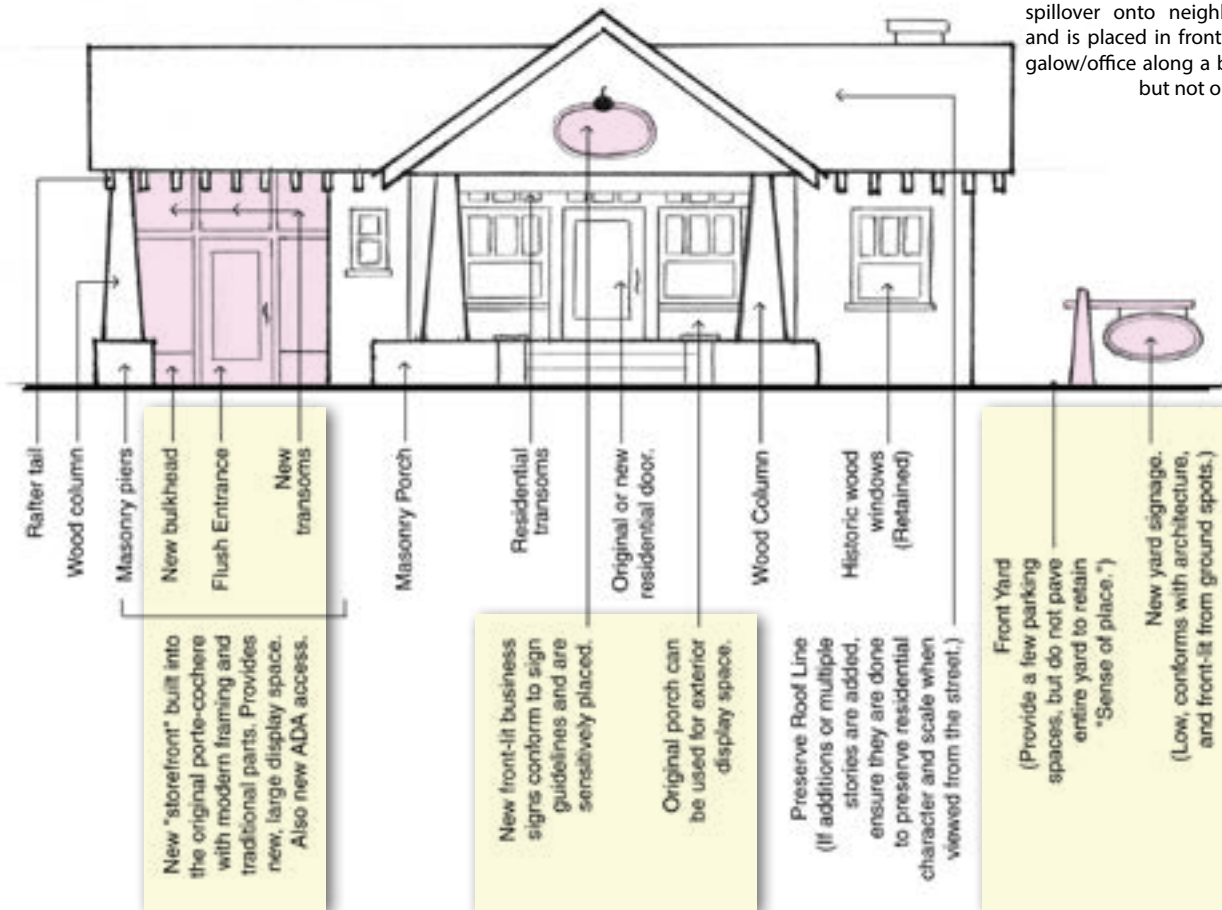
# C WORKING WITH HISTORIC RESIDENTIAL CONSTRUCTION

## Chapter 6 NEW RESIDENTIAL INFILL & CONSTRUCTION STANDARDS

### 6.3. Residential Adaptive-Use & Sign Placement

A few Church Cherokee area homes have been converted to business, professional, or office use. Many new factors, such as parking and signs, are introduced to the residential environment and aesthetic when this occurs. The illustration below gives suggestions for the conversion of a traditional house to commercial use. Neighborhood-scale commercial uses on the fringe of a district may also follow these suggestions.

Fig. 3.10: Properly Added Residential-to-Commercial Features:



(Two above) A coordinated and well-scaled set of home and yard signs.

(Right) Simple, contemporary, stenciled, back-lit yard sign avoids light spillover onto neighboring residences and is placed in front of a historic bungalow/office along a busy auto corridor, but not on an interior block.



(Top Below) A frame yard sign properly scaled and styled in front of a Queen Anne style Victorian House converted to commercial use. Note: basic asphalt drive installed for patrons to park and enter at the rear of the property. (Bottom Below) Construction and materials of sign match the Craftsman style of home and character of the environment. Small / home business may have different parameters - always check with Marietta City Planning.



NOTES:

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