

SECTION 3. APPENDIX

Chapter 15. Definitions

Addition – New construction added to an existing building or structure.

Alteration – Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.

Arch – A structure built to support the weight above an opening. A true arch is curved and consists of wedge-shaped stones or bricks called voussoirs that make a curved bridge to span the opening. The center voussoir is called a keystone.

Architrave – the upper portion of a classical cornice.

Ashlar – A dressed or squared stone and the masonry built of such hewn stone. It may be coursed, with continuous horizontal joints or random, with discontinuous joints.

Awning – Any structure made of cloth, metal or other material attached to a building to provide shade and protection from the elements.

Baluster – A turned or rectangular upright that supports a stair handrail or forming part of a balustrade.

Balustrade – An entire railing system including a top rail and its balusters, and often a bottom rail.

Bay – One unit of a building that consists of a series of similar units; commonly defined as the number of vertical divisions within a building's façade (eg., windows and door openings or the areas between columns or piers).

Beltcourse – A narrow horizontal band projecting from the exterior walls of a building, usually defining the location of interior floor levels.

Bond – The pattern in which bricks are laid for the sake of solidity as well as design. The four basic types used in Georgia (and most of the eastern U.S.) are English, Flemish, American, and Common.

Bracket – A projecting support used under cornices, eaves, balconies, or windows to provide structural or purely visual support.

Bulkhead – The structural panels just below display windows on a storefront. Bulkheads can be both supportive and decorative in design. 19th century bulkheads are often of wood construction with rectangular raised panels. 20th century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.

Canopy – A roof structure constructed of metal, wood or other materials placed so as to extend outward from a building providing a protective covering for doors, windows and other openings.

Capital – The uppermost part, or head, of a column or pilaster.

Casement – A hinged window frame that opens horizontally like a door.

Cast Iron – Iron, shaped in a mold, that is brittle, hard, and cannot be welded; in 19th century American commercial architecture, cast-iron units were used frequently to form entire facades.

Chevron – A V-shaped decoration generally used as a continuous frieze or molding; typical characteristic of the Art Deco style.

Chicago Window – An oblong window with a wide central light containing a fixed pane of plate glass flanked by narrower lights with sashes.

Clapboard – A long, narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame structures; also known as weatherboard.

Clerestory Windows – Windows located relatively high on a wall, often forming a continuous band.

Column – A vertical support of round section. In classical architecture the column consists of three parts: base (except in Doric), shaft, and capital.

Cornice – A molding at the edge of a roof; a molding that covers the angle formed by ceiling and wall; the uppermost section of entablature.

Course – A horizontal row of stones or bricks in a wall.

Cross-gable – A secondary gable roof which meets the primary roof at right angles.

Dentil – A small rectangular block used in a series below the cornice in the Ionic, Corinthian, and Composite orders, and sometimes the Doric.

Dormer Window – An upright window lighting the space in a roof. When it is in the same plane as the wall, it is called a wall dormer, when it rises from the slope of the roof, a roof dormer.

Double-Hunt Sash Window – A window with two sashes, one above the other, arranged to slide vertically past each other.

Eave – The edge of a roof that projects beyond the face of a wall.

Elevation – A head-on drawing, often depicted to scale, without any three-dimensional perspective.

Entablature – The horizontal part of an architectural order, supported on columns, composed of architrave, frieze, and cornice.

Façade – The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural and ornamental details.

Fascia – A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Flashing – Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Foundation – The lowest exposed portion of the building wall which supports the structure above. Granite foundations are common throughout Elberton.

Frieze – The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable – The vertical triangular shape at the end of a building formed by a double sloping roof.

Header – The end of a brick, sometimes glazed. Usually, bricks are laid end out in order to tie two or more adjacent widths of brick together; a bondstone; a bonder.

Indirect Lighting – Light from a concealed source which reflects on a building or object.

Infill Construction – New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.

Keystone – The central Voussoir of an arch shaped in a wedge form. Until the keystone is in place, no true arch action is incurred.

Kickplate – A decorative panel supporting the main display window on a storefront.

Knee Brace – A nonstructural diagonal member used as exterior ornamentation extending from the façade to the eave of a building. This element is characteristic of the Craftsman style of American architecture.

Lattice – An openwork grill of interlacing wood strips used as screening.

Lintel – A horizontal structure or ornamental member over an opening which generally carries the weight of the wall above it; often of wood or stone.

Masonry – Exterior wall construction of brick, stone, or adobe laid up in small units.

Massing – The three-dimensional form of a building.

Molding – A decorative band or strip of material used in cornices and as trim around window and door openings. It is also used to delineate floors in a building.

Mortar – A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Mullion – A vertical member separating (and often supporting) windows, doors, or panels set in a series.

Muntins – Thin construction that subdivide one large pane of glass into smaller panes often called glazing bars.

Oriel Window – A bay window, specially one projecting from an upperstory.

Panelled Door – A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet – A wall section rising above the roofline; a low wall sometimes battlemented, placed to protect any spot where there is a sudden drop for example, at the edge of a bridge or house-top.

Pediment – In classical architecture, the triangular gable end of the roof above the horizontal cornice, often filled with sculpture; in later work, a surface used ornamentally over doors or windows; usually rectangular but may be curved.

Pier – A vertical structural element, square or rectangular in cross-section.

Pilaster – A flat-faced representation of a column, projecting from a wall.

Pitch – The degree of slope of a roof.

Plan – A drawing representing the footprints of the building or the horizontal section through the building. It shows the arrangement of the rooms, walls, and partitions as well as the location of doors and windows. Vernacular buildings are usually classified by their type of floor plan.

Porch – A covered entrance to a building which may be open or partly enclosed.

Portico – A porch or covered walk consisting of a low-pitched roof supported on classical columns and finished in front with an entablature and pediment.

Preservation – The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.

Protection – Measures designed to defend or guard the physical condition of a property from deterioration; such steps are usually temporary and followed by preservation.

Reconstruction – The reproduction of a historic building by new construction imitating the exact form and detail of a vanished building as it appeared at a specific point in time.

Rehabilitation – The act of returning a building to usable condition through repair, alteration, and/or preservation of its features.

Renovation – Returning a property to a state of utility through repair or alteration while preserving portions of features which are significant to architectural, historic, and cultural value.

Restoration – To bring back to previous condition. Recreation of an earlier appearance both in form and detail. Exposing of original elements and replacement of missing elements, matching originals.

Sash – A window frame that opens by sliding up or down.

Side Lights – A vertical line of small glass panes flanking a doorway. Used throughout American architecture beginning with the Greek Revival.

Spindles – Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stabilization – Applying measures that re-establish an enclosure secure from the elements and re-establishment of structural stability, maintaining essential elements of form.

Storefront – The street level façade of a commercial building, usually with display windows.

Streetscape – The overall character of a street resulting from the architecture and landscaping of the area.

Stretcher – A brick laid with its long face to the weather.

Terra Cotta – A fine-grained, brown-red clay used for roof and floor tiles and decoration; literally, cooked earth. Terra cotta was used extensively in the late 19th and 20th centuries in the U. S. primarily for ornamentation.

Transom – A light or window over a door or entranceway.

Trim – The decorative framing of opening and other features on a façade.

Veranda – A covered porch or balcony on a building's exterior.

Vergeboard – A board, often ornately curved, attached to the projecting edges of a gabled roof; sometimes referred to as the bargeboard. This feature was used throughout the Middle Ages as well as the Gothic Revival, Queen Anne, and Folk Victorian styles of the 19th century.

Vernacular – A regional form or adaptation of an architectural style.

Voussoir – A wedge-shaped masonry unit in an arch or vault whose converging sides are cut as radii of one of the centers of the arch or vault.

Wall Dormer – Dormer created by the upward extension of a wall and a breaking of the roofline.

Chapter 16. Introduction

Purpose

These design guidelines are meant to provide the Elberton Historic Preservation Commission, Main Street Elberton, local businesses, property owners, and homeowners with an accepted standard for rehabilitation, restoration, and new construction within the city. If these guidelines are followed, economic benefits on the local, state, and Federal level are available to help minimize owner costs.

Design Principles and Concepts

Building proportion, rhythm, emphasis, scale, and orientation/placement are characteristics which are discussed in the design guidelines. These factors are extremely important since they create the overall design character of the city. Residential and commercial districts span a history of architectural styles yet remain compatible because a correlation in design principles exists. If new construction maintains similar building setback and massing with the older structures, it is possible to integrate modern and historic architecture successfully.

Community Profile

The City of Elberton is located in northeast Georgia. Incorporated in 1803, the City has a rich cultural and architectural history. As a result of the importance placed on the area's historic buildings and town character, design guidelines have been created to help businesses and homeowners preserve, restore, and rehabilitate significant structures within the town limits. Furthermore, these guidelines attempt to aid in the development of new construction throughout the community so that the overall design character is maintained.

The Main Street Elberton program has been instrumental in the preservation and economic development of the downtown area. Recognized as an important cultural and economic center, the downtown area is an integral component of the city's design character and financial future. In collaboration with the economic tax incentives available, the city's design guidelines are meant to serve as a stimulus for occupancy and rehabilitation of the community's commercial district and residential areas. The city has a large stock of historic resources, and the maintenance and preservation of these assets are integral to the community's design identity and fiscal growth.

Chapter 17. History and Design

The community of Elberton was formed in 1769 by William Woodley and several families who were traveling to Augusta. Attracted to the area's trees, natural watershed, and high elevation, the settlers decided to settle the area rather than continue their journey, and called their new home Old Town Springs.

Nearly 35 years later, Old Town Springs was incorporated as the City of Elberton in 1803. The county was named after Revolutionary war hero and former Georgia Governor Samuel Elbert, and Elberton was chosen to be Elbert County's seat of government because of its the central location and accessibility to the surrounding rural population. From all areas of the county, the city could be reached in a single day's travel.

Like many communities, Elberton's history has been shaped by its economy. The town's growth can be separated into four time periods based on changes in its economic development. These periods are:

1. Antebellum: 1770-1860
2. Postbellum: 1878-1900
3. Early 20th Century: 1900-1940
4. Mid to Late 20th Century: 1940-1994

In each era, Elberton's economic and cultural resources changed, and these fluctuations in prosperity and industry are reflected in the architecture of each period. The city's built environment serves as a guide to the social history of the community.

In the period prior to the Civil War, agriculture was the economic base of Elberton. Cotton became the area's main crop as the town steadily grew in size and community resources. By 1850, Elbert County reached an antebellum population peak of 12,959 people. Roads, churches, and a new courthouse were built to accommodate the expanding population as the city became the central meeting place and commercial area of the county's 13,000 residents.

The first half of the 19th century was a prosperous era in the town's history; however, most of the architecture from the antebellum period no longer remains. Only a few residential buildings constructed prior to the Civil War are left in the city, and no commercial structures from the era are still standing.

Elberton and Elbert County suffered greatly as a result of the Civil War. Between 1850 and 1870 the county's population decreased by 3,700 people, with more than 280 residents killed in the war. This was a bleak period in the area's history as the city and county struggled to rebuild their community.

The postbellum years reflect a surge in growth for the city after the debilitating years of the Civil War and Reconstruction. Much of this growth resulted from the development of two important industries in the city's history: the railroad and

granite. With connection to the railroad in 1878, many opportunities for trade and travel were created. Elberton was on the rail line connecting Richmond and Atlanta, and this advantageous position aided the development of the city's granite industry.

Commercial Granite Quarries, Elberton's first granite quarry, opened in 1889. Several smaller granite enterprises were begun shortly afterward, and all were strategically located near the railroad for convenient trade and shipment. The importance of the local granite industry was recognized in 1898 with the presentation of the local Confederate monument, known as "Dutchy", made entirely of Elberton granite; however, instead of becoming a local source of pride, the monument was criticized for its appearance and was pulled down and buried within two years of its initial showing. "Dutchy" remained buried for 82 years until 1982 when the monument was exhumed and put on display at the Elberton Granite Museum.

Between 1870 and 1900 Elberton's population had increased from 512 residents to more than 3,800 people. A new Courthouse and Jail were commissioned to meet the increasing population demands, and in 1893 Elbert County allotted \$45,000 for the construction of each. Nearly four years later, a new City Hall was built to handle the expanding City's municipal needs, and a public Library located on Church Street was built to serve the growing population.

In addition to the requirement for improved public buildings, the commercial downtown of the city needed to expand. Commercial buildings were constructed around Sutton Square strengthening the city and county's political and financial center. Today, many buildings from the postbellum era are still serving the community as usable commercial space.

During this period, a substantial amount of the historic residential structures within the city were built. Queen Anne, Folk Victorian, and early Colonial Revival styles are evident throughout the local residential historic district. These homes are indicative of the city's strong economy and the pride citizens took in their residences.

As the city moved into the early 20th century and remained economically strong, cultural and social concerns were addressed. A public school system, new post office, and several churches were established in the period between 1900-1920. Tourism also became a concern as more visitors entered the city each year. The Samuel Elbert Hotel and a train station were built to accommodate the increased number of tourists.

The economy remained strong, and commercial and residential architectural reflected this. Shingle, Tudor, Revival, Colonial Revival, Mission, Prairie, Art Deco, Art Moderne, and Craftsman styles can be found in several residential neighborhoods and the downtown commercial area.

By the mid to late 1920s, Elberton's economic boom ended with the arrival of the boll weevil and the Great Depression. The city and county were extremely hard hit; however, the granite industry continued to function throughout the period and saved many Elbertonians from unemployment and extreme poverty. The numerous Craftsman houses with granite foundations and piers evident throughout the city are testimony to the importance of the industry. Many of these buildings were constructed during the leanest economic times of the century.

In the period following the Depression and World War II, Elberton experienced another growth period which was spearheaded by the granite industry. Granite became a multi-million dollar business, and a building boom of residential housing and commercial structures occurred. Medical facilities were expanded, and the Savannah River Hydroelectric Project was developed.

By the 1960s modernization and urban renewal programs were begun. These projects permanently altered many areas of the city, especially Elbert Street. As a result of this planning strip development along Elbert Street north of downtown was created. In 1964 the city moved their municipal offices to the urban renewal area, and by the mid 1960s the entire section had taken a completely new design character. Although some of Elberton's historic architecture was lost in this period, several of the city's community landmarks were constructed in this time frame. The Granite Bowl and Granite Center were built during this era and serve as significant non-historic centers of local pride and culture.

Chapter 18. Economic Benefits of Historic Preservation

Design guidelines are intended to help maintain the visual character of a community and promote economic development. Through the explanation of how to preserve, restore, and rehabilitate historic structures, as well as create compatible new construction, the guidelines provide a framework for maintaining community character. Design guidelines also serve as a recognized standard for owners to follow if they wish to benefit from Federal, state, and local tax credit opportunities. These tax benefits make rehabilitation extremely worthwhile and advantageous; however, if design standards are not followed, the credits will not be awarded. Thus, design guidelines simultaneously encourage good design and economic benefits.

In addition to the economic advantages associated with tax credits, design guidelines help protect the financial investment of a property owner through the requirement of compatible materials and sensitive maintenance techniques used in repair. Proper maintenance will extend the life of a historic structure, and this in turn will augment the owner's investment.

There are several financial programs currently available to businesses and homeowners in Elberton to help offset the cost of rehabilitating historic structures. These programs may be used individually or combined for maximum benefit.

Façade Grant and Low Interest Loan Pool

Main Street Elberton has established a façade grant and low interest loan pool for the commercial properties within the geographic area bounded by Church Street, Thomas Street, Elbert Street, and the Granite Bowl. The intent of the program is to encourage economic revitalization of the downtown area, and stimulate restoration and adaptive reuse of historic structures in the district. Although financial aid is available for interior alterations, the primary focus of the program is on exterior façade rehabilitations and improvements.

MATCHING GRANT PROGRAM- Grant money is available for eligible expenses up to \$500 on a matching one-for-one basis. Grants will be awarded for exterior improvements only and must comply with the Secretary of the Interior's Standards for Rehabilitation. Prior design approval must be received from the Elberton Historic Preservation Commission and Main Street Elberton whose decisions will be based on the city's design guidelines.

The following list includes all eligible/ineligible actions with the matching grant/low interest loan pool program.

- Grant money may be used on exterior improvements only
- Loan pool funds may be used only for building rehabilitations, or structural improvements to buildings, if part of an overall project. Interior rehabilitation improvements will be eligible upon approval, not to exceed more than 60% of the total project.
- Eligible Actions:

- Painting, cleaning (only by approved methods as defined in the Elberton Design Guidelines), masonry repair, repair and/or replacement of windows and doors (including storefront display windows) on all exterior facades visible to the public from public areas or streets
- Restoration, repair, or removal of old signs; design, production and installation of new signs which meet the design criteria
- Purchases, installation or restoration of exterior lighting fixtures for design enhancement or security, and display window lighting fixtures
- Removal of old awnings or the purchase and installation of new awnings
- Improvements to existing parking lots to include the lighting, landscaping, resurfacing, striping, walkways, street furniture, etc., which are part of an overall improvement plan for the property
- In conjunction with façade improvements, the following are also eligible:
 - Any structural work specifically required to meet city building codes, including repair and replacement of plumbing, heating and cooling, and electrical systems
 - Repair or replacement of roof
 - Ineligible Actions
 - Demolition of historically or architecturally significant buildings or features
 - Sandblasting
 - Refinancing of existing debt
 - Property purchase
 - Non-fixed improvements
 - Inventory and equipment (e.g. sales fixtures, office furniture, etc.)
 - Sweat equity (business or property owner’s own labor)
 - Improvements made prior to loan or grand approval
 - General periodic maintenance
 - Payroll or other business expenses

For further information on this incentive program, please consult the Main Street Elberton office and “Financial Assistance Request and Design Review Procedures” form.

Georgia Property Tax Freeze

In 1989 the state of Georgia implemented a state property tax abatement program for qualified residential mixed use, and commercial rehabilitations. In order to qualify for the program, a property must be listed on the Georgia Register of Historic Places or be located in a Register district, meet a substantial rehabilitation requirement, and pass rehabilitation standards of the Department of Natural Resources (DNR).

It is extremely important that the State Historic Preservation Office is consulted before any building rehabilitation is begun if the owner wishes to receive the tax freeze. A consultant with the state office will have to take detailed photographs and document the original condition of the building to see if it qualifies for the Georgia Register, and also to guide the owner in rehabilitation plans. If work is begun prior to approval of the project from the state office, it is highly possible that the property will not be considered for the tax abatement program

In order to qualify for the “substantial rehabilitation” test, owners must meet certain requirements depending on the type of property under consideration. For a residential structure, the rehabilitation must increase the fair market value of the property by 10%; mixed-use properties must increase in value by 75%; and commercial buildings must raise in value by 100%. All work must meet DNR standards, and be completed within two years.

After the rehabilitation has been completed, the property taxes on the building and up to two surrounding acres of land are “frozen” at the pre-rehabilitation tax rate for an eight-year period. The tax abatement runs with the land and is transferable if the property is sold by the original owner before the tax abatement period ends. After the property taxes are frozen for eight years, 50% of the newly appraised property tax value will be assessed in the ninth year. By the tenth year, the owner must pay taxes on the full current value assigned by the tax assessor.

The Georgia Property Tax Freeze is an excellent opportunity for residential and commercial property owners to receive economic benefits for their investment in historic structures. The tax freeze allows investors a sufficient amount of time to prepare for the increased value of their buildings, and rewards them for their interest in saving significant architecture throughout the state. The program is especially attractive for commercial property owners since it can be used in conjunction with Federal investment tax credits and local façade improvement programs.

Federal Investment Tax Programs

The Federal government offers two tax credit programs for income-producing structures. The first program is a 20% tax credit for historic structures which meet a substantial rehabilitation test. The second program is a 10% tax credit for non-historic buildings. The requirements for this program are similar to the 20% program; however, the credits cannot be used for rental housing.

In order to receive the 20% tax credit, a property must be on the National Register of Historic Places, follow the Secretary of the Interior’s Standards for Rehabilitation, and be income producing for five years. A substantial rehabilitation test must be met, requiring the rehabilitation costs to match the adjusted basis of the property for \$5000, whichever is greater. Also, the rehabilitation work must pass review by the National Park Service. Like the state tax freeze program, it is

imperative that the State Historic Preservation Office is contacted prior to any rehabilitation work. There is a certain amount of paperwork and documentation which must be completed and sent to the National Park Service to determine whether the property will meet initial requirements. After the property receives preliminary approval, rehabilitation work may begin.

Assistance is available from several public sources in the rehabilitation process. The Northeast Georgia Regional Development Commission has a preservation planner on staff who can assist property owners with any questions concerning the project. Preservation consultants from the State Historic Preservation Office are also available to help answer any questions which may arise. These state employed professionals, as well as Main Street Elberton and the HPC, are valuable resources which should be utilized to insure that the rehabilitation project runs smoothly, produces a contributing structure to the community, and meets tax credit requirements.

Because listing on the National Register of Historic Places automatically gives a property listing on the Georgia register, it is possible to combine the 20% tax credit with the state tax abatement program. By using the two programs, along with local incentives, the economic benefits of rehabilitating an historic structure are excellent. The newly-rehabilitated building becomes a strong financial investment for the property owner, and benefits the community as a result of the structures architectural significance and contribution to the design character of the area.

Chapter 19. Architectural Styles and Visual Features

Elberton is fortunate to have examples of many significant architectural styles within its city limits. Structures dating from antebellum times through the present day combine to form the area's unique design character. In addition to the town's buildings, there are other noteworthy features which distinguish Elberton from its neighbors. The use of granite in the built environment is notable as well as the city's landscape elements. The city's streetscape, squares, and open spaces combine with the local architecture to create a cohesive aesthetic environment and character.

The following building styles may be found within the city. They represent the major design trends in America for the past two centuries.

1. Greek Revival	1820-1860
2. Gothic Revival	1840-1880
3. Richardsonian Romanesque	1870-1900
4. Queen Anne	1880-1910
5. Folk Victorian	1870-1910
6. Tudor Revival	1890-1940
7. Colonial Revival	1880-1955
8. Mission Style	1890-1920
9. Prairie Style	1900-1925
10. Spanish Style	1915-1940
11. Craftsman	1905-1930
12. Art Deco	1925-1940
13. Art Moderne	1930-1945
14. Minimal Traditional	1935-1950

In addition to these building styles, there are also several vernacular residential forms prevalent in the city that are known by their basic floor plan design. These house types are as follows:

1. Hall and Parlor
2. Double-Pen
3. Gable and Wing
4. Pyramidal
5. Massed Plan/Side Gable
6. Front Gable
7. Duplex and Six Unit Housing Block

Although examples of these architectural styles and building types exist throughout Elberton, many are not located in recognized historic districts; however, that does not diminish their value and importance to the overall design character of the community. The design guidelines in this book should be followed and used for reference as part of any alteration plan for a historic building in the city. They provide sound advice to assist property owners in making preservation and rehabilitation decisions.

As mentioned earlier, Elberton's granite features and landscape elements add to the visual character and integrity of the city. Granite is a significant building material throughout the community and is synonymous with the city's identity. Building foundations, curbstones, walkways, and retaining walls constructed with this material are important visual landmarks. Landscaping features such as the city's trees, public square, open spaces, and overall streetscape are extremely important in the maintenance of Elberton's design environment.