



Olde Town Conyers Design Guidelines

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Prepared for the Conyers Historic Preservation Commission
and the
City of Conyers

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Norcross, GA
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Introduction

The City of Conyers is a unique community, with an important and valuable history that should be retained as the City continues to evolve. The Olde Town Conyers Historic District recognizes the significance of the community by striving to maintain the built heritage within the City that connects the present to the past.

The establishment of a local historic district and a design review process ensures that the historic built environment and distinctive character of Conyers will continue to enrich the present and will survive for future generations. Through design review, the Olde Town Conyers Historic District can be preserved for the cultural and economic benefit of the entire community.

These Design Guidelines are intended to assist property owners within the Olde Town Conyers Historic District. These Design Guidelines provide property owners, as well as builders and architects, with the tools and information to smoothly navigate the Design Review process.



Conyers First United Methodist Church on N. Main Street.

The Olde Town Conyers Historic District

The City of Conyers first adopted a Historic Preservation Ordinance in 1990, and the Olde Town Conyers Historic District was created in 1990. Both the ordinance and historic district were revised and readopted in 2006. The Olde Town Conyers Historic District encompasses the historic downtown core of the City and its surrounding residential areas. The City of Conyers has recognized that this area is important to the character and heritage of the City by designating it as a local historic district. Although the City of Conyers has undergone dramatic growth, historic district status and design review will ensure that the City maintains its character, while moving towards the future.

Local Historic Districts and National Register Historic Districts

Two types of historic districts exist within the City of Conyers: the local historic district and the National Register Historic Districts (see Map I on page 3). The Olde Town Conyers Historic District is a local historic district, which means that it is subject to local regulations. The two National Register Districts are part of the Federal National Register program. The Conyers Olde Town Business District was listed on the National Register in 1988, and the Olde Town Residential District was listed in 1990. Properties within the National Register Districts are not subject to local design review regulations, unless they are also part of the local district.

The Olde Town Historic District and the Olde Town Overlay District

The City uses multiple tools to ensure that the architectural and historic environment of Conyers is preserved as the City continues to change and develop in the 21st century. In addition to the Olde Town Historic District, the City has also established an Olde Town Overlay District, which encompasses a wider area of the historic town and allows the City to encourage compatible development near the historic district and downtown core.

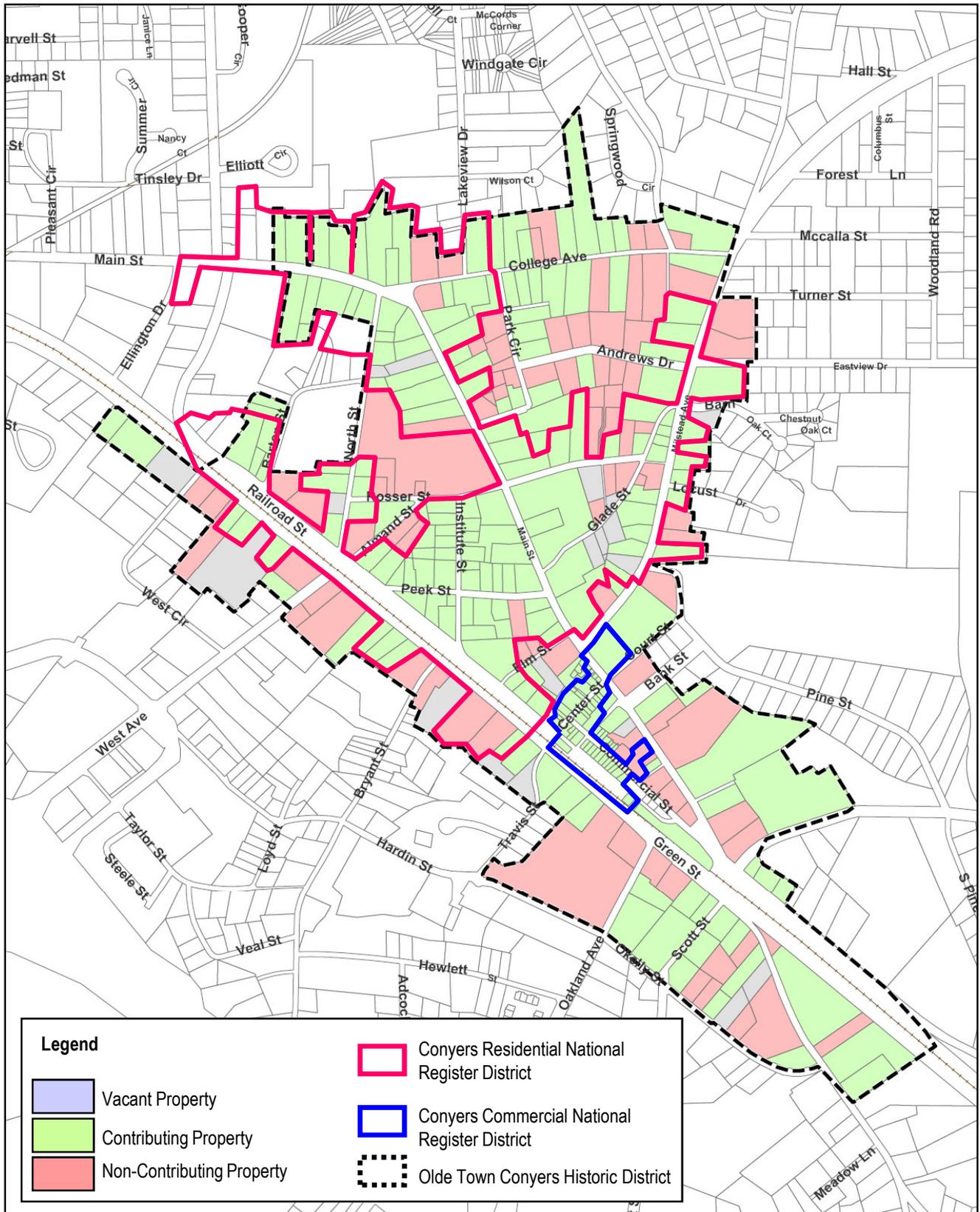
The Olde Town Conyers Historic District is located within the Olde Town Overlay District (see Map II on page 4), and the Olde Town Conyers Historic District is also guided by the rules for the Overlay District (Ordinance #744), although these Olde Town Conyers Design Guidelines and the Historic Preservation Commission have the primary authority within the Historic District. See Table I on page 6 and Figure I on page 7 for more information on the requirements for each area.

The Conyers Historic Preservation Commission

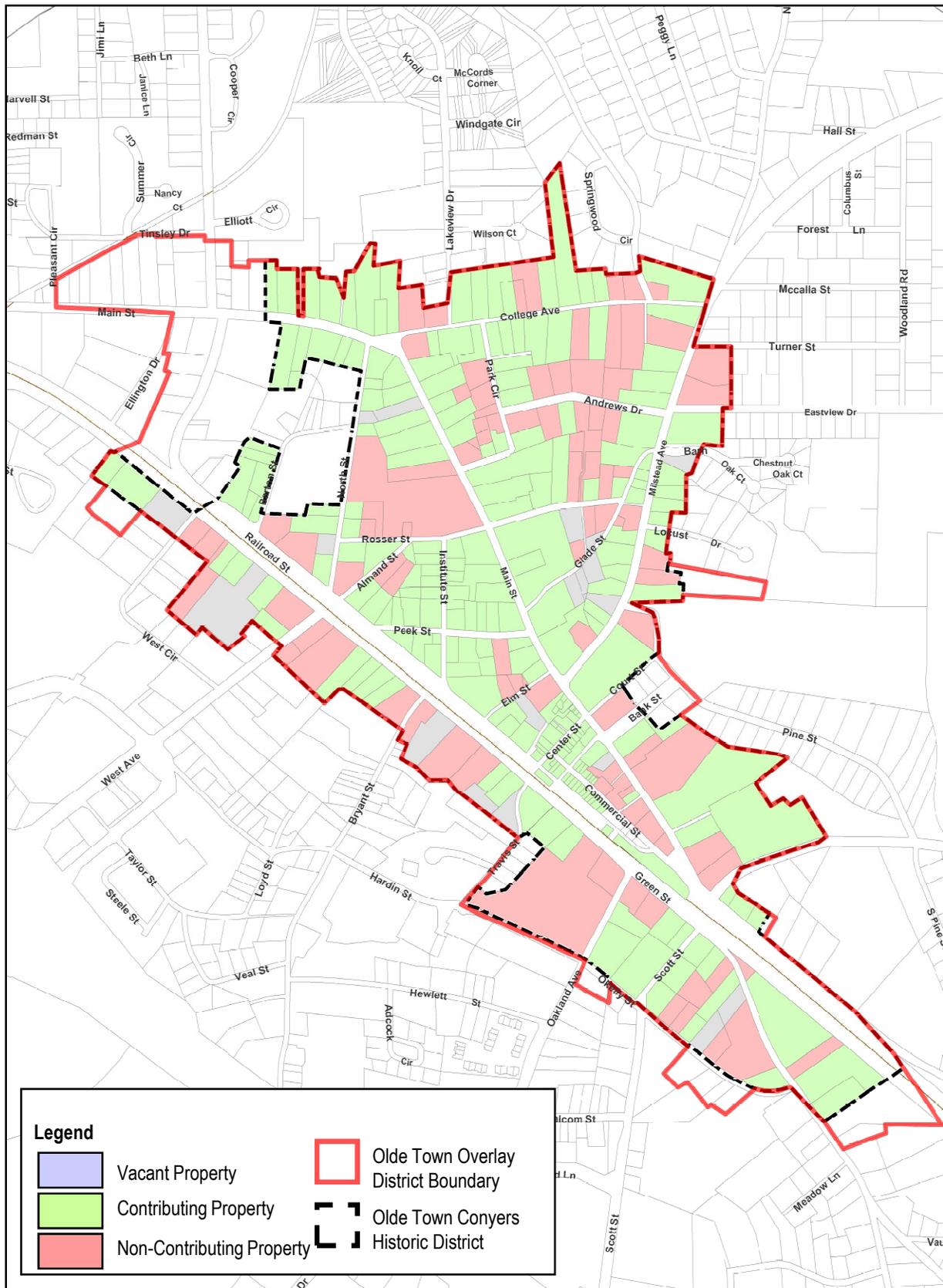
The Conyers Historic Preservation Commission (HPC) consists of five members appointed by the Mayor and Council, who have demonstrated special interest, experience, or education in history, architecture, or the preservation of historic resources. The members of the HPC serve for three years.

In addition to other duties, the HPC is responsible for performing design review and issuing Certificates of Appropriateness (COAs).

Map I: National Register Districts and the Olde Town Historic District



Map II: Olde Town Historic District and Olde Town Overlay District



The Design Review Process

Within the Olde Town Conyers Historic District, property owners are required to submit an application for a Certificate of Appropriateness (COA) to the Conyers HPC for any material change in the external appearance of a contributing property (see below) or for any new construction.

Other guidelines and requirements exist for non-contributing properties and for properties outside the Olde Town Conyers Historic District. See Table I on page 6 and Figure I on page 7 for more information on the requirements for these buildings.

After approval of the plans, the Conyers HPC will issue a COA to the property owner. An approved COA is required before a building permit will be issued within the Olde Town Conyers Historic District.

Certificates of Appropriateness

A Certificate of Appropriateness is issued by the Conyers HPC when the commission determines that the proposed change would not have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district. In order to make these determinations, the Conyers HPC uses several tools, including the Secretary of the Interior's Standards for Rehabilitation (see pages 9-10) and these Olde Town Conyers Design Guidelines.

Contributing and Non-contributing properties

The Olde Town Conyers Historic District contains two tiers of resources: Contributing and Non-contributing. See the Map I on page 3 for a graphic depiction of the Contributing and Non-contributing resources within the Olde Town Historic District.

•**Contributing Resources** are 50 years old or older and add to the historic character of the district. These buildings are intact, and few significant changes have been made to the visible exterior elevations. Contributing resources require a COA Application for any external material change.

•**Non-contributing Resources** are less than 50 years old or are historic buildings that have been so altered that they can no longer contribute to the historic character of the district. Non-contributing resources require an advisory public meeting with the Conyers HPC for large projects (see pages 6-7).

Non-contributing Properties and the Conyers HPC

In addition to reviewing COA Applications for changes to contributing buildings and new construction, the Conyers HPC is also mandated to review and comment on alterations to a non-contributing building within the Olde Town Historic District in certain situations:

- Demolition of a non-contributing building.
- An addition to a non-contributing building exceeding the lesser of 1,000 square feet or 60% of the existing building.
- Any alteration of a non-contributing building exceeding the lesser of 1,000 square feet or 60% of the existing building.

Table I: The Role of the Conyers HPC by Project Type

Type of Project	Type of Property	Role of Conyers HPC
Rehabilitation	Contributing Building	COA Approval
Addition	Contributing Building	COA Approval
Relocation	Contributing Building	COA Approval
Demolition	Contributing Building	COA Approval
New Construction	Vacant Lot	COA Approval
Any project involving less than 60% of the building or 1,000 square feet.	Non-contributing Building	None
Any project involving more than 60% of the building or more than 1,000 square feet.	Non-contributing Building	Review and Comment
Demolition	Non-contributing Building	Review and Comment

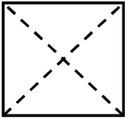
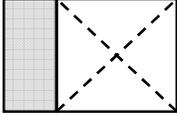
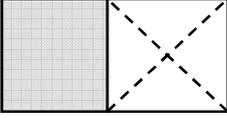
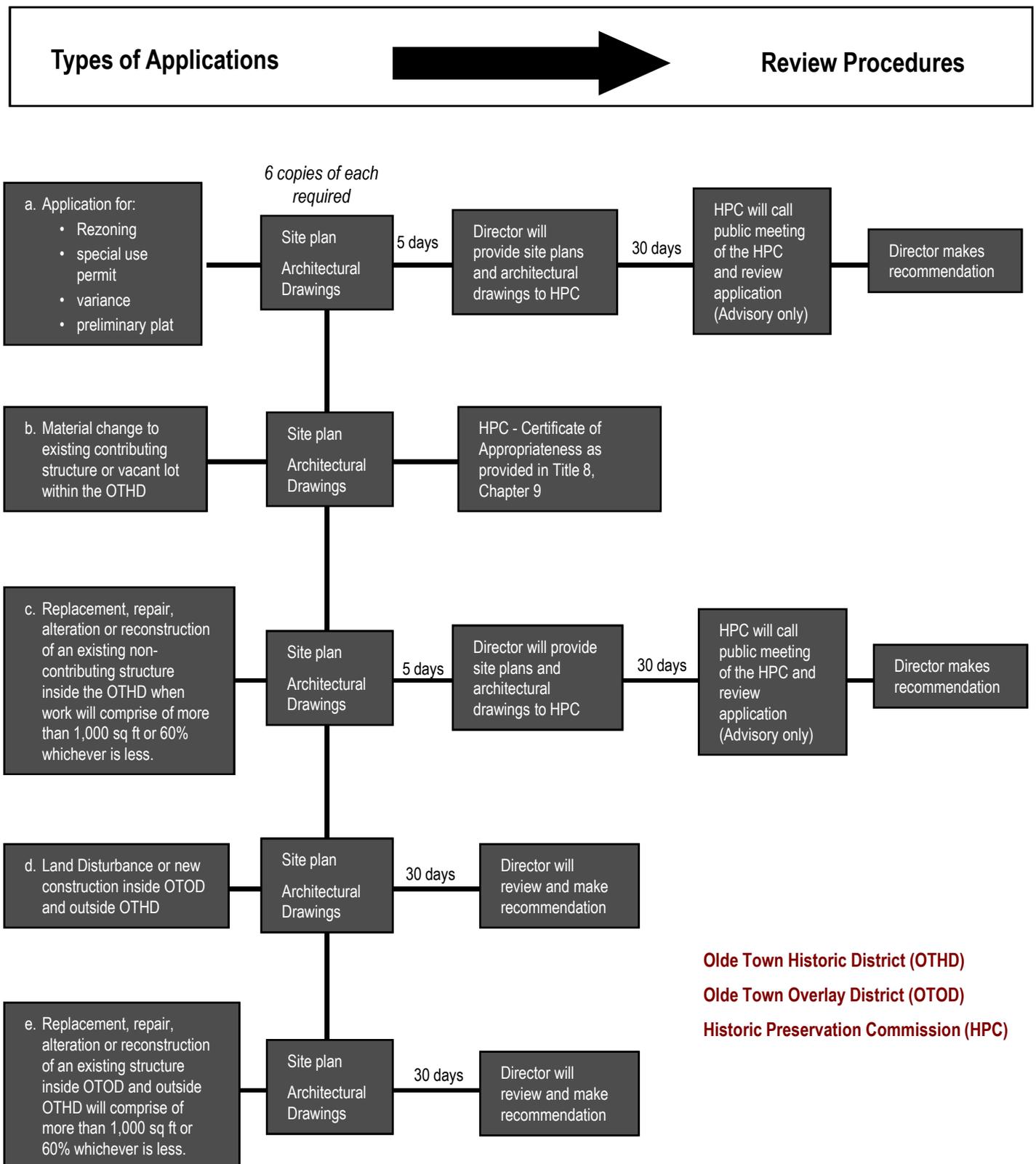
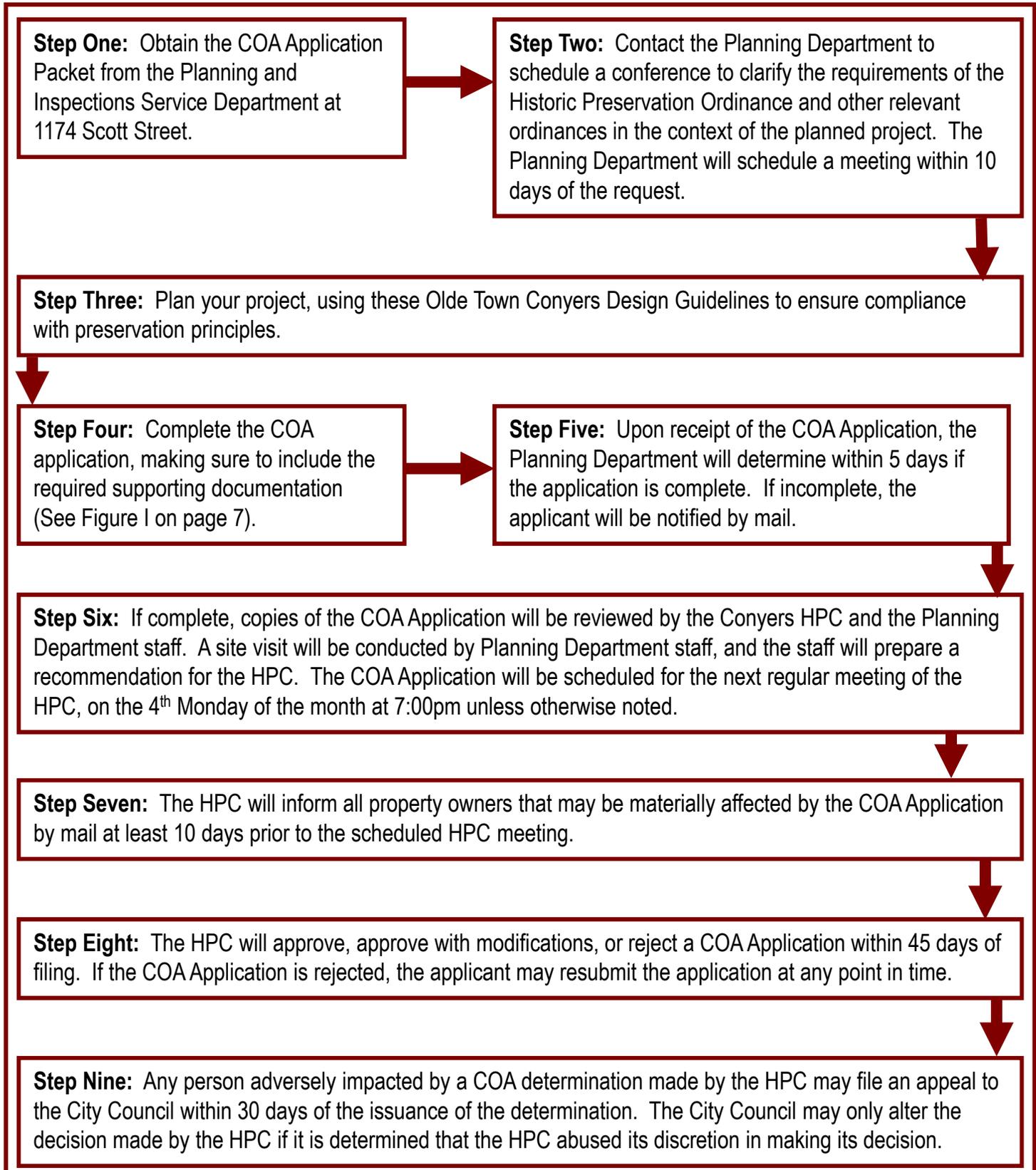
<p>Any project involving less than 60% or 1,000 square feet of a Non-contributing building does not require any action by the HPC.</p>	 <p>Non-contributing building.</p>	 <p>New addition less than 1,000 square feet and less than 60% of original buildings- no HPC action required.</p>	 <p>New addition more than 1,000 square feet or more than 60% of original buildings- HPC review and comment required.</p>
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Figure 1: Application Flow Chart



The Design Review Process



The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are guidelines established by the Federal government, outlining the best practices for rehabilitating historic buildings. These standards were first established to determine the eligibility of an historic building rehabilitation project for the tax credit program (see page 11), and the guidelines have become the basis for historic rehabilitation practices throughout the country.

These Olde Town Conyers Design Guidelines are based on the principles of the Secretary of the Interior's Standards and are intended to provide property owners with concrete and useful interpretations of those standards for use in the City of Conyers.

The Secretary of the Interior's Standards can provide invaluable guidance to any project involving a historic building. Additional standards exist for the preservation, restoration, and reconstruction of buildings. An expanded version of the Standards, with additional guidelines and illustrations, is available at:

<http://www.nps.gov/history/hps/tps/standards/index.htm>



House at 1010 North Street

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal changed to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and their visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Economic Incentives

Property owners undertaking the rehabilitation of a historic building in Conyers may be eligible for financial incentives to reduce the cost of the project. Buildings that are listed on the National Register, either individually or as part of a district, and buildings that are eligible for the National Register can qualify for the Federal or State incentive programs (see Map I on page 3). Each program has specific eligibility criteria and requirements.

When considering the rehabilitation or restoration of a building in Conyers, the property owner should consider the available economic incentives. Before planning a project using these incentives, first contact the Historic Preservation Division, Georgia Department of Natural Resources for more information.

See the following table for more information.

Table II: Economic Incentives:

Name of Program	Source	Benefits	Criteria for Eligibility	Contact
Federal Rehabilitation Investment Tax Credit Program (RITC)	Federal Government-National Park Service and Internal Revenue Service	Federal Income Tax credit equal to 20% of qualified rehabilitation expenses	Income-producing, Certified Historic structures either eligible for or listed on the National Register. Property and must be income-producing. "Substantial Rehabilitation" test. Rehabilitation must be certified by the National Park Service.	Georgia Department of Natural Resources, Historic Preservation Division
Federal Rehabilitation Investment Tax Credit Program (RITC)	Federal Government-National Park Service and Internal Revenue Service	Federal Income Tax credit equal to 10% of qualified rehabilitation expenses	Income-producing, Non-historic buildings built before 1936. Physical wall retention test. "Substantial Rehabilitation" test. Only for non-residential commercial buildings.	Georgia Department of Natural Resources, Historic Preservation Division
Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property	State of Georgia	8½ year property tax assessment freeze	Property must be eligible for or listed on the Georgia Register of Historic Places. Residential and commercial properties are eligible. Rehabilitation must be certified by HPD.	Georgia Department of Natural Resources, Historic Preservation Division
Georgia State Income Tax Credit Program for Rehabilitated Historic Property	State of Georgia	State Income Tax credit equal to 10%, 15%, or 20% of rehabilitation costs up to \$5000	Property must be eligible for or listed on the Georgia Register of Historic Places. Residential and commercial properties are eligible. Must meet the "Substantial Rehabilitation" test. Rehabilitation must be certified by HPD.	Georgia Department of Natural Resources, Historic Preservation Division

Olde Town Conyers Design Guidelines

Section II:

Residential Character, Rehabilitation, Site and Setting, Additions, and New Construction



Baggett House on Milstead Road, ca. 1900

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc077

Residential Character



Southeastern Stages bus in front of the Langford Home, 1953

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc079

Historic Context

Olde Town Conyers Residential District

Taken from the 1988 Conyers Commercial Historic District and 1990 Conyers Residential Historic District National Register of Historic Places Nomination Forms and from the City of Conyers history at www.conyersga.com

The residential district radiates primarily to the north and northwest of the central business district. The district reflects a wide variety of house types and styles, dating from the antebellum era through the mid-20th century. The architectural styles and types within the residential area vary according to the development of individual streets and small neighborhoods, as the residential area grew in tandem with the growing downtown core. The residential structures are primarily vernacular house types with some influences and characteristics of high style architecture present in their design and detailing. Vernacular Folk Victorian is the most predominant architectural style and features asymmetrical massing with porch spindlework, gable dormers, and one-story, wrap around porches.

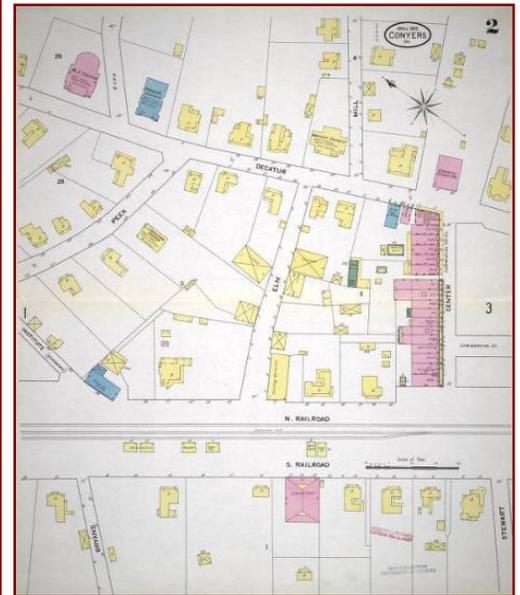
Main Street was at one time the major Atlanta to Augusta Highway and developed as a principal street leading into the city. The historic architecture dates mainly from 1880 to 1941. The majority of residences were built at the turn-of-the-century and include Queen Anne, Classical Revival, and Folk Victorian style architecture with later historic development in the Craftsman and English Vernacular Revival Styles. Many of Conyers' most affluent citizens resided along this street in the late 19th and early 20th century.

Milstead Avenue developed as a link between Conyers and the small community of Long Shoals (now Milstead). The road existed as early as the 1850s, but most of the remaining historic development dates from the 1900s-1940s with a few older structures. Development is modest along this street, with the older houses closer to downtown Conyers. The architecture types and styles represented are Greek Revival, Folk Victorian, and Bungalow.

The area surrounding Railroad Street developed directly parallel to the railroad lines and in relation to the activity at the depot. The existing structures reflect development in the area from the 1840s through the 1930s. These vernacular houses are some of the earliest in the district, which also includes historic commercial structures. Architectural types include Hall-Parlor, Gabled Ell, and Double-Pen cottages, and Plantation Plain houses, while the more elaborate buildings are constructed in styles, such as Queen Anne and Classical Revival. Several prominent architects worked within the district, including Neel Reid, who designed the 1913 Langford house at 900 Main Street, and Willis Denny, who design the red brick, late Gothic Revival style Methodist Church.

Lot sizes vary within the district. Throughout the Railroad Street area, lot sizes are approximately 75' x 120' feet and fairly uniform in size. Lots along Milstead Avenue are larger and more irregular, measuring about 125' x 150' feet in area, while those on Main Street are the least uniform and average about 100' x 300' feet. All houses in the district are situated fairly close to the street.

Landscape features include hexagonal pavers, shade trees, and informal shrubbery. Granite is used extensively throughout the district as a building material, including chimneys, retaining walls, foundations, curbing and porch piers.



1909 Sanborn Fire Insurance Map



942 N. Main Street.



981 Green Street.

Architectural Styles and Types

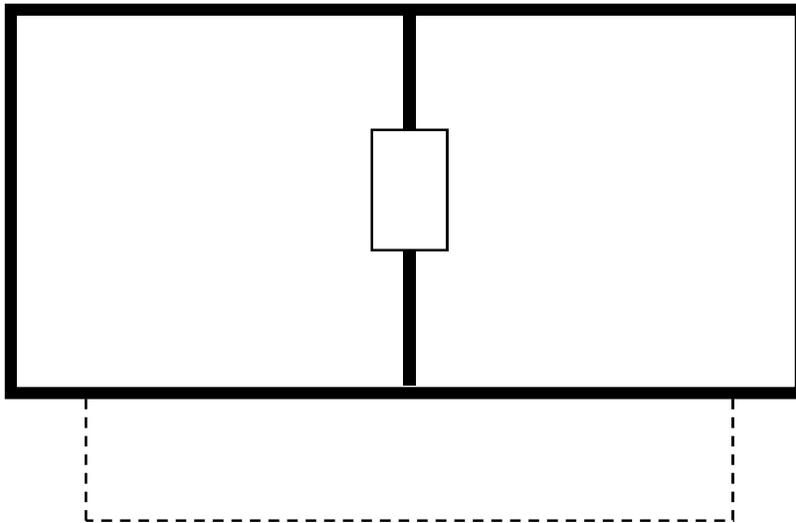
Architectural Style and Types are used to understand the characteristics of a building and to classify a building with others that are similar. Type and Style refer to the two primary characteristics of a building: its interior floorplan and its exterior ornamentation.

Architectural Type

Architectural Type refers to the interior floor plan of a building. The arrangement and number of rooms determines the type of a building. Cottage and house are the most common type classification: in most cases a one-story residential building is a cottage and a two-story residential building is a house. The “pile” of a building is also used to determine type: a building one room deep is “single pile” and a building two rooms deep is “double pile.”

Architectural Style

Architectural Style refers to the exterior ornamentation of a building. A “High Style” example will have the appropriate form and decoration of a style applied in a systematic pattern across the building. Other buildings can have elements of a style, meaning that some decorative details correlate to a specific style.



A Saddlebag Cottage is an example of a house type defined by its floor plan, consisting of two rooms arranged side-to-side with a central chimney.

Central Hallway Cottage

The Central Hallway Cottage is a common housing type in the Olde Town Conyers District. Central Hallway Cottages have a single entrance into a hallway that provides access to a room on either side. Central Hallway Cottages were a popular housing type throughout Georgia from the early 19th century through the early 20th century. Important characteristics of a Central Hallway Cottage include:

- Central Hallway flanked by a single room on either side.
- Central Entrance.
- Chimneys are most commonly located on one or both ends of the house.
- Shed or hipped roof, full-façade, front porch.
- Often decorated with elements of the Folk Victorian Style, such as ornamental brackets or spindlework on the front porch.



Central Hallway Cottage located at 938 Peek Street..

Saddlebag Cottage

The Saddlebag Cottage is an important historic housing type that can be found across Georgia in both rural and urban environments. A Saddlebag Cottage has two rooms, usually equally sized, with a central chimney. Most existing Saddlebag Cottages date from the mid-19th through the early 20th century. Important characteristics of a Saddlebag Cottage include:

- Two rooms, arranged side-to side.
- Central chimney.
- One or two front entrances.
- Side-gabled roof.
- Front porch, most often a shed-roofed full length porch.
- Can be decorated with elements of the Folk Victorian Style, such as ornamental brackets or spindlework on the front porch.



Saddlebag Cottage located on Institute Street.

Gabled Ell Cottage

The Gabled Ell Cottage is a T or L-shaped house that consists of two wings, attached at a right angle. Gabled Ell Cottages are also sometimes known as Gable Front-and-Wing Cottages. Common in both rural and urban environments, the Gabled Ell Cottage was common throughout the state from the late 19th century through the early 20th century. Important characteristics of a Gabled Ell cottage include:

- Two linear wings, attached at a right angle to form a T or L-shaped cottage.
- Gabled roofs are most common.
- Shed or hipped-roof front porch.
- Exterior and interior chimneys common.
- Often decorated with elements of the Folk Victorian Style, such as ornamental brackets or spindlework on the front porch.



Gabled Ell Cottage located at 1042 College Street.

Georgian Cottage

The Georgian Cottage is a double-pile cottage, consisting of a central hallway flanked by two rooms on either side. The building type was popular throughout the state from the 19th century through the early 20th century. Important characteristics of the Georgian Cottage include:

- Central hallway flanked by two rooms on either side.
- Hipped or pyramid-shaped roof is the most common form.
- Usually has two interior chimneys.
- Front porch or wraparound porch.
- Often decorated in the Greek Revival or Folk Victorian styles.



Georgian Cottage located at 1190 Milstead Avenue.

Queen Anne Cottage

The Queen Anne Cottage is a double-pile cottage with a central block with projecting gables and an irregular floor plan without a central hallway. The building type was popular in both urban and rural areas from the 1880s through the beginning of the 20th century. Important characteristics of the Queen Anne Cottage include:

- Square central mass with projecting gables on the front and side.
- Asymmetrically arranged interior floor plan with no central hallway.
- Asymmetrically placed front entrance.
- Hipped or pyramid-shaped roof.
- Interior chimneys are most common.
- Front porch or wraparound porch.
- Most often found in the Folk Victorian style.



Queen Anne Cottage located at 993 N. Main Street.

Pyramid Cottage

A Pyramid Cottage is similar to a Queen Anne cottage, except that it lacks projecting gables and always has a pyramid-shaped roof. Like the Queen Anne cottage, the Pyramid Cottage lacks hallways, and the floorplan generally consists of four interconnected rooms. The type was popular during the early 20th century in rural areas and near small towns, such as Conyers. Important characteristics of the Pyramid Cottage include:

- Square building with no projecting gables.
- Asymmetrically-placed entrance.
- Pyramid-shaped roof.
- Interior floor plan of four interconnected rooms with no hallway.
- Interior chimneys are most common.
- Front porch or wraparound porch.
- Most often found in the Folk Victorian style.



Pyramid Cottage located at 974 Milstead Avenue.

New South Cottage

Similar to the Queen Anne Cottage, the New South Cottage is also a double-pile cottage with a central block with projecting gables. The New South Cottage does have central hallway and a symmetrical arrangement of rooms. The building type was most popular in urban areas from the 1890s through the 1920s. Important characteristics of the New South Cottage include:

- Square central mass with projecting gables on the front and side.
- Symmetrically arranged interior floor plan with central hallway.
- Central entrance.
- Hipped or pyramid-shaped roof.
- Interior chimneys are most common.
- Front porch or wraparound porch.
- Often found in Folk Victorian style.



New South Cottage at 1015 North Avenue.

Bungalow

The Bungalow is a long, low, rectangular residential building with an irregular floor plan. Bungalows were extremely popular throughout the state in the early 20th century, in both rural and urban areas. Important characteristics of the bungalow include:

- Front or side-gabled roof types are most common.
- Long, low, rectangular form.
- Integral porches are common.
- Most examples are constructed in the Craftsman style.



Front Gabled Bungalow located at 1011 College Avenue.



Front Gabled Bungalow located at 980 N. Main Street.

English Cottage

The English Cottage has a cross-gabled roof that barely projects from the front façade. The cottage has an irregular floor plan, and the rooms cluster around the small entrance vestibule. The English Cottage type was popular in suburban areas during the 1930s and 1940s. Important characteristics of the English Cottage include:

- Cross-gabled roof with minimal projection from front façade.
- Steeply pitched roof.
- Prominent chimney.
- Lack of a front porch.
- Irregular floor plan, clustered around the entrance vestibule.
- English cottages are typically constructed in the English Vernacular Revival style.



English Cottage located at 928 College Avenue.

American Small House

The American Small House is compact, double-pile rectangular building type with an irregular floor plan. The American Small House was developed immediately after World War II as an economical and modern building type to fulfill the need for large quantities of new housing, and the building type remained popular through the mid 1950s. Important characteristics of the American Small House include:

- Compact, rectangular form containing four to six rooms in an irregular floor plan.
- Medium-pitched roof.
- Minimal eaves.
- Floor space increased through the construction of additional wings.
- No front porch.
- Application of decorative shutters, especially on front elevations.
- Use of modern materials, such as metal-framed windows, metal balustrades, and asbestos siding.
- Often constructed with elements of the Colonial Revival or English Vernacular Revival styles.



American Small House located at 945 College Avenue.

Residential Character: Architectural Types

I- House

The I-House is a single pile house form that is usually constructed with a central hallway and two flanking rooms on each floor. The I-House was popular throughout the 19th century. Important characteristics of the I-House include:

- Rectangular form.
- Side-gabled roof.
- Exterior end chimneys.
- Central hallway and two rooms on each floor.
- Hipped or shed-roofed front porch.
- Greek Revival style or Folk Victorian style elements are most common decoration.



I-House located at 997 Peek Street.



I-House located at 962 College Avenue.

I-House located at 969 Green Street.



Georgian House

The Georgian House, like the Georgian Cottage, is characterized by its symmetrical floor plan, with a central hallway flanked by two rooms on either side. The Georgian House has been popular throughout Georgia's history, from the early 19th century through the early 20th century. Important characteristics of the Georgian House include:

- Central hallway flanked by two rooms on either side on two floors.
- Hipped or gabled roof is the most common form.
- Usually has two interior chimneys.
- Front porch or wraparound porch.
- Georgian House is often associated with the Greek Revival Style but the house type is also used with Folk Victorian, Neoclassical Revival and Colonial Revival styles.



Georgian House located at 1055 College Avenue.

Queen Anne House

The Queen Anne House is a two-story version of the Queen Anne cottage. The central, square block has projecting gables, no central hallway, and an irregular floor plan. Popular from the 1880s to the beginning of the 20th century, Queen Anne Houses were most often built in the residential neighborhoods of urban areas. Important characteristics of the Queen Anne House include:

- Square central mass with projecting gables on the front and side.
- Asymmetrically arranged interior floor plan with no central hallway.
- Asymmetrically placed front entrance.
- Hipped or pyramid-shaped roof.
- Interior chimneys are most common.
- Front porch or wraparound porch.
- Usually constructed in the Queen Anne style.



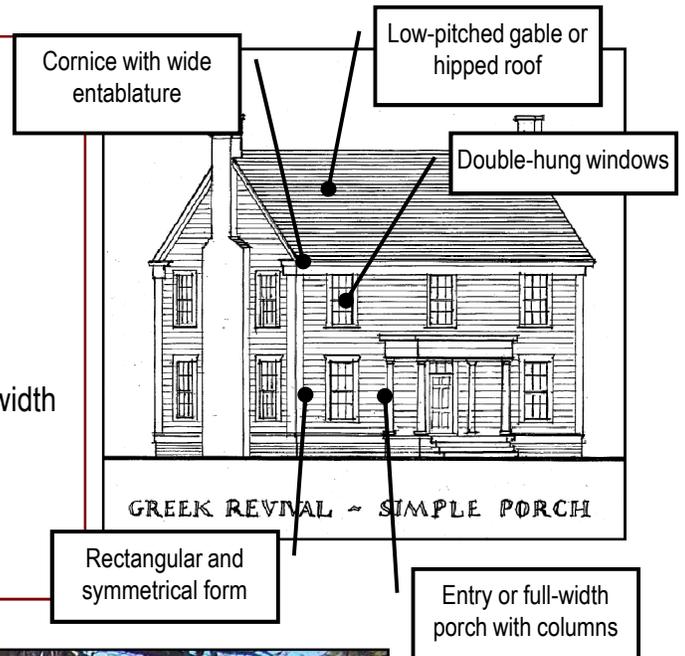
Queen Anne House at 1080 Green Street.

Residential Character: Architectural Styles

Greek Revival Style

The Greek Revival Style was the first major style to appear in Georgia and was extremely popular throughout Georgia during the middle of the 19th century. The style drew upon Greek sources of architecture and its associations with democracy as an inspiration for the first style to be nationally popular.

- Rectangular, symmetrical shape.
- Low-pitched, hipped roof most common, but front and side gables were also used.
- Exterior or interior chimneys, symmetrically placed.
- Central entrance with an elaborate door surround, often including a transom, sidelights and pilasters.
- Prominent use of columns or pilasters, most often as a full-width and full-height colonnade.
- Wide entablature that encircles the house.
- Double-hung windows, most often with six-over-six sash.



Greek Revival Style House located at 988 Milstead Avenue.

Residential Character: Architectural Styles

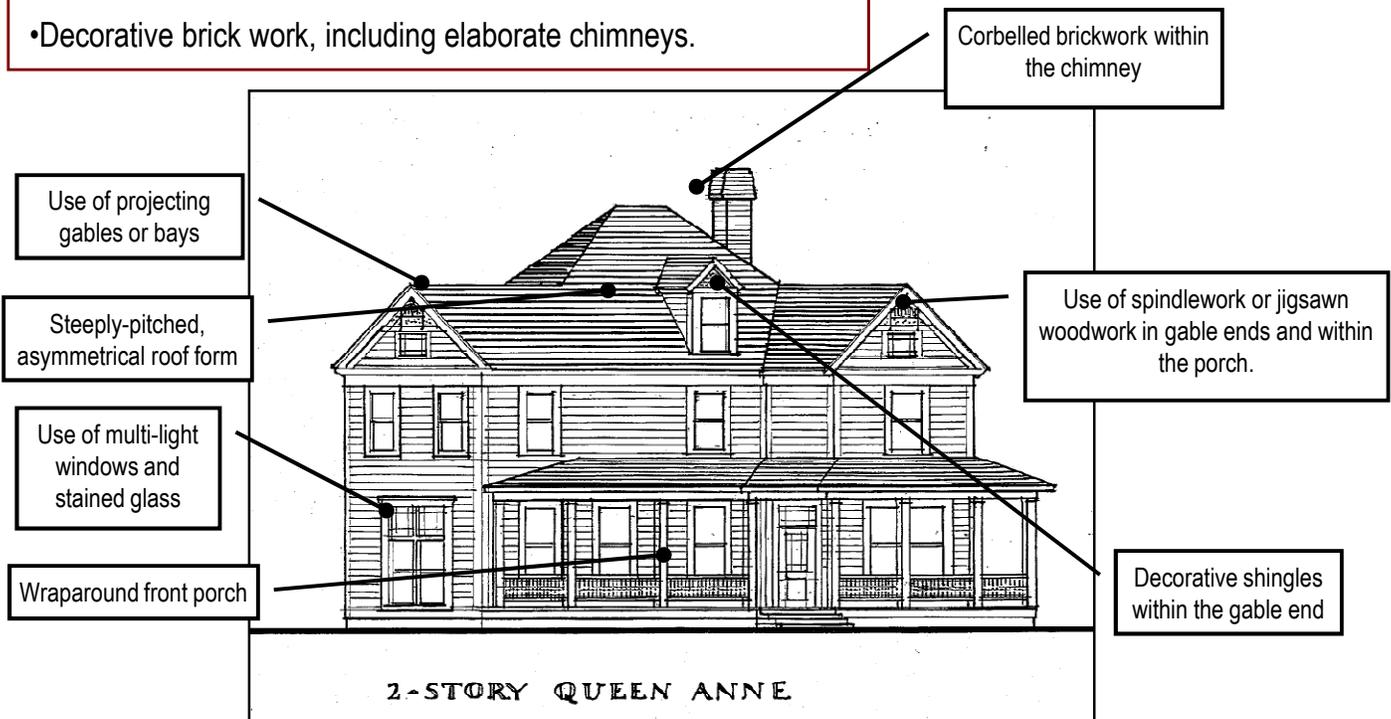
Queen Anne Style

The Queen Anne Style was the most popular style in Georgia during the late 19th century. The picturesque style was inspired by historic English architecture. Important characteristics of the Queen Anne Style include:

- Asymmetrical shape.
- Complex, steeply-pitched roof. A hipped roof with multiple gables, including a front-facing gable, is the most common form.
- Projecting bays and gables used to add interest to the wall surfaces.
- Patterned shingles and other changes in texture add interest to wall surfaces.
- Multi-light upper sash windows and the use of stained glass in windows.
- Asymmetrical porches, often wrapping around two or more sides of the house.
- Use of decorative woodwork, including delicate porch spindles and brackets. Jigsaw or spindled woodwork is also often used in gable ends. Half-timbered woodwork may also be used in gable ends.
- Decorative brick work, including elaborate chimneys.



Queen Anne Style House located at 942 N. Main Street.



Residential Character: Architectural Styles

Folk Victorian Style

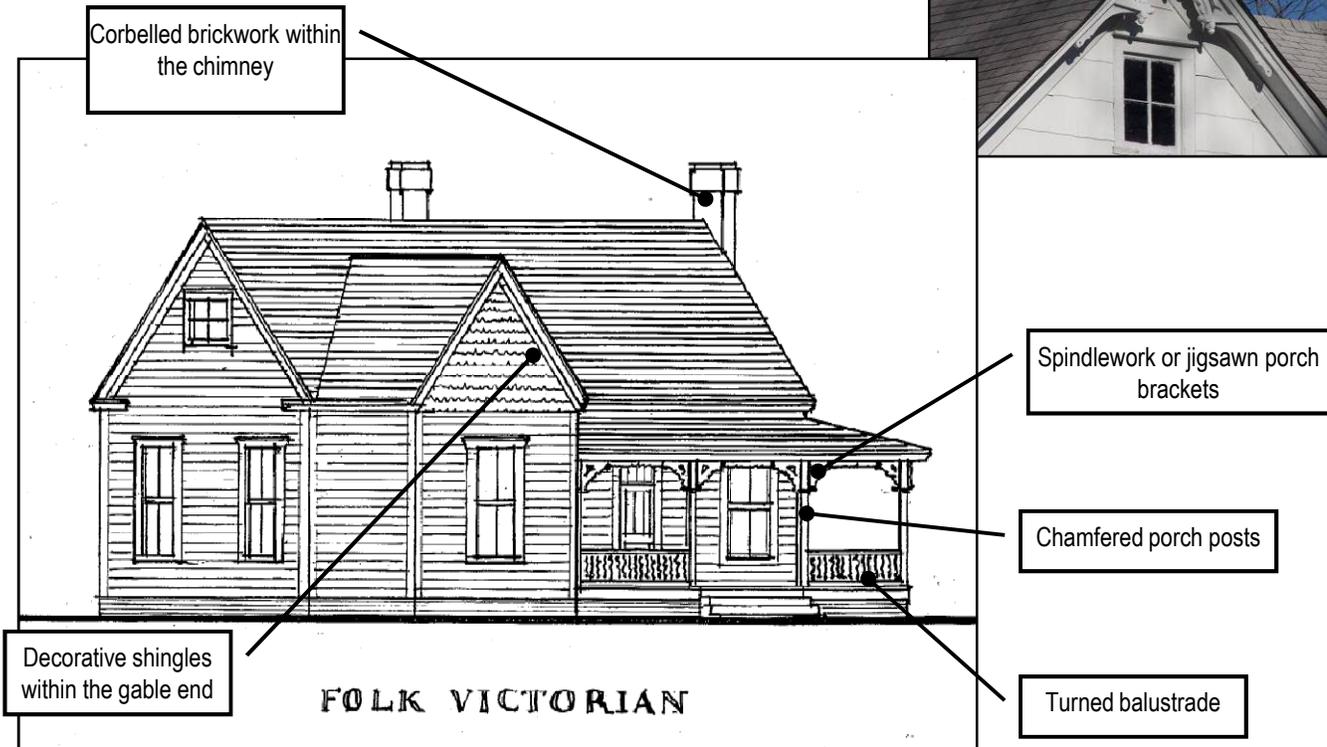
The Folk Victorian Style was extremely popular across Georgia during the late 19th century. The Folk Victorian style is essentially the application of Queen Anne stylistic details to simpler house forms. The Folk Victorian Style can include:

- Decorative spindlework or jigsawn woodwork applied to the porch.
- Decorative brackets may be used under the eaves.
- Patterned shingles or other details may be applied to gable ends.
- Intricate brick work may be used on the chimney or foundation.
- Decorative front-facing gables applied to a simpler house form.



Folk Victorian Style on the William Eakes House at 981 Green Street

Folk Victorian Style detailing.



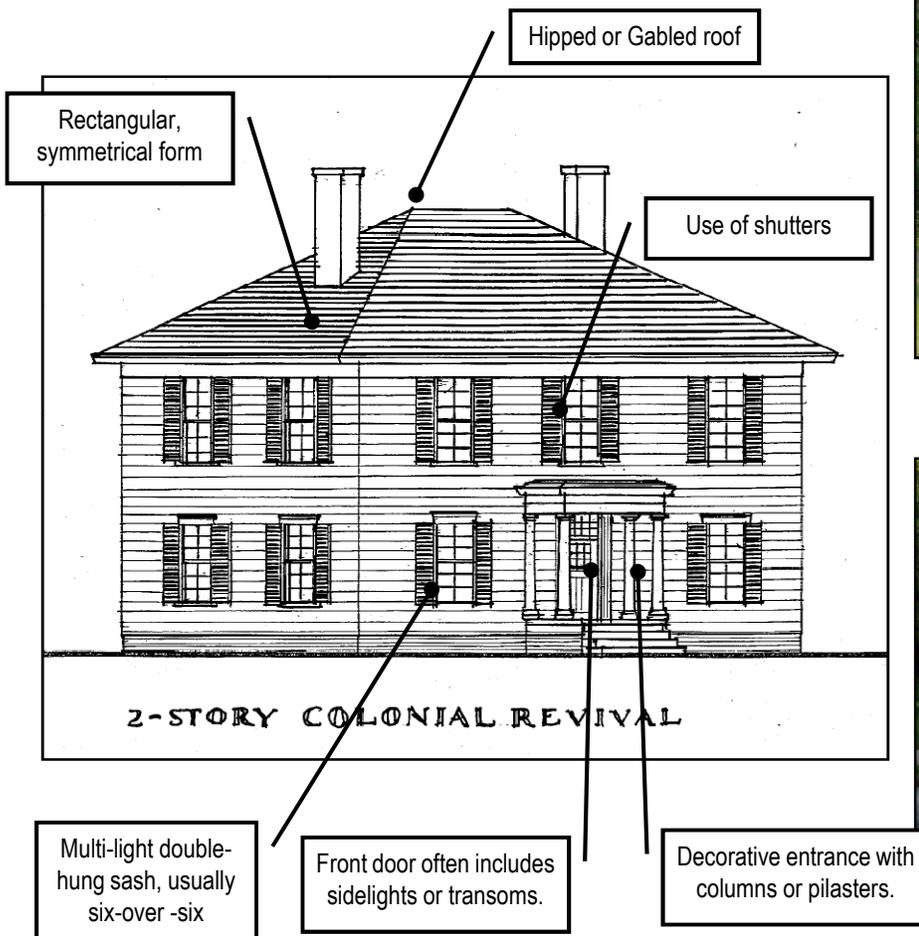
Colonial Revival Style

The Colonial Revival Style was popular from the late 19th century through the mid-20th century as Americans explored early architectural forms. The style often mixed details from different colonial buildings and applied these elements to houses of different styles or simple types. Most Colonial Revival houses were built in suburban neighborhoods or small towns.

- Rectangular, symmetrical form.
- Hipped or side-gabled roof.
- Frequent use of dormers.
- Central entrance decorated with elements such as pilasters, columns, broken pediments, sidelight or fanlights.
- Classical cornice with dentils or modillions is a common feature.
- Double-hung sash in windows, most often six-over-six.



High-style Colonial Revival Style house designed by prominent architect Neel Reid at 900 Main Street.



Colonial Revival Style cottage located at 1085 College Avenue.



American Small House with Colonial Revival style elements located at 957 N. Main Street.

Residential Character: Architectural Styles

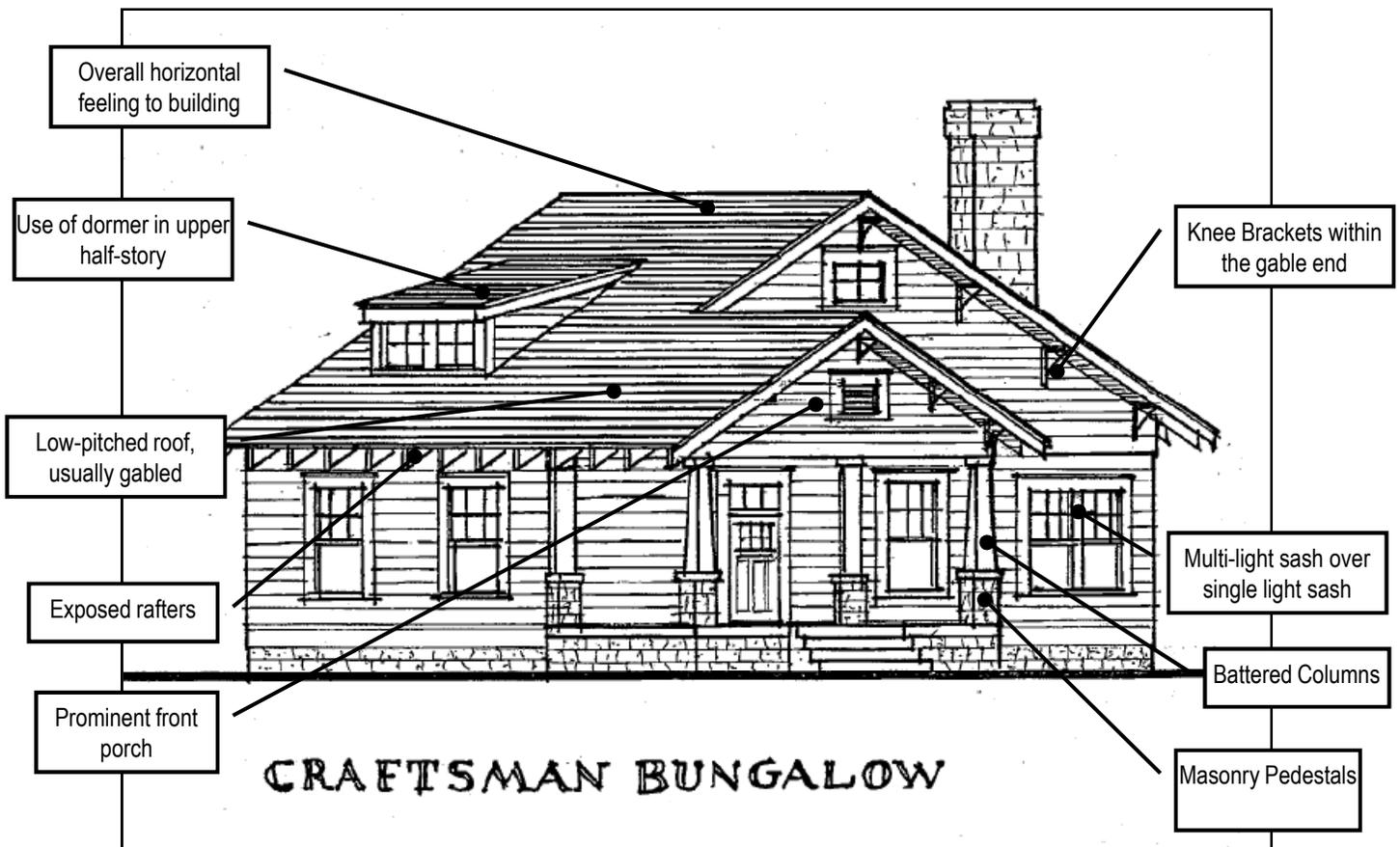
Craftsman Style

The Craftsman Style was the most popular style in Georgia during the early 20th century. Developed in California, the style drew from the English Arts and Crafts movement, as well as Japanese influences. The Craftsman Style was intended to be a modern form, breaking with the traditional use of historical styles in residential construction. Features of the Craftsman style include:

- Low-pitched roofs with widely overhanging eaves and exposed rafter tails.
- An overall horizontal feel.
- Prominent front porch.
- Porch columns are supported by squared or battered wood columns set on brick pedestals, usually extending to the ground.
- Decorative brackets in the gable ends.
- Windows often have a multi-light sash set over a single light sash.



Craftsman Bungalow located at 1000 N. Main Street.



Residential Character: Architectural Styles

English Vernacular Revival Style

The English Vernacular Revival Style drew upon the tradition of medieval and vernacular house forms in England. Most commonly applied to English Cottage type buildings, the style was popular in residential neighborhoods during the 1920s and 1930s. Features of the English Vernacular Revival include:

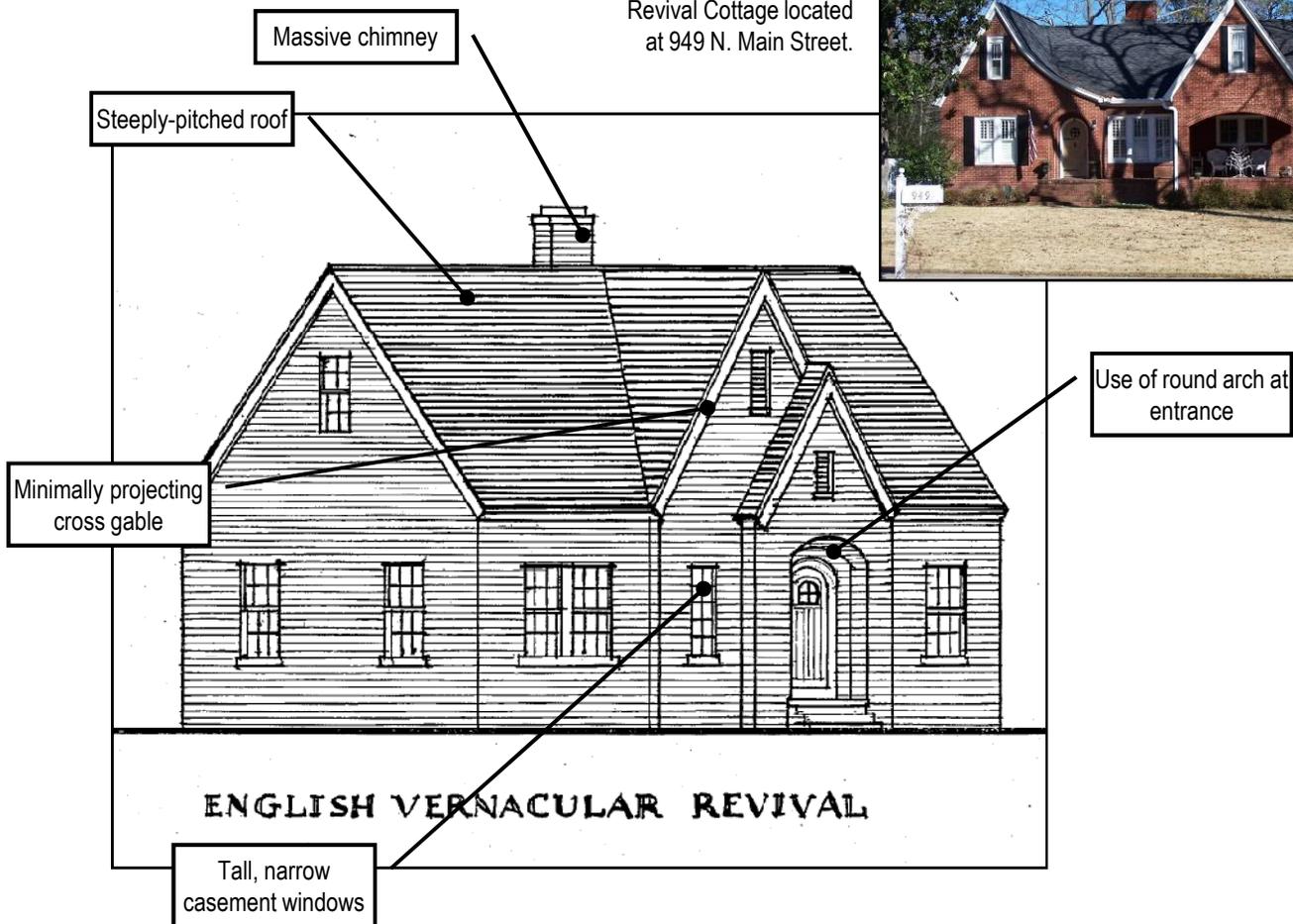
- Steeply pitched gable roof with minimally projecting cross gable.
- Half-timbering in the gable end.
- Masonry veneer walls.
- Variety of materials.
- Massive chimney, prominently displayed.
- Tall, narrow casement windows, often grouped together.
- Use of round arches at entrance and side porches.



English Vernacular Revival Cottage located at 906 N. Main Street.



English Vernacular Revival Cottage located at 949 N. Main Street.



Residential Rehabilitation



Elliot Home on North Main Street, early 20th century

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc069

Foundations

The foundation not only supports a building, but it also serves to protect the building from moisture or insect damage. Historic foundations within the Olde Town Conyers District are most often constructed of brick piers or continuous stone. Continuous concrete block foundations are common on buildings from the more recent past, and the infill of a historic pier foundation is a common alteration of a historic building.

- Foundations that retain their historic configuration should be maintained in their existing form.
- Crumbling mortar should be repointed with mortar joints that match the existing in color, texture, width, and profile.
- Unpainted masonry should remain unpainted. Painted masonry surfaces should remain painted.
- Historic foundation infill (more than 50 years old) should be maintained as part of the historic character of the foundation.
- If the replacement of foundation members is necessary, the new masonry units should match the original in color, size, shape, texture, and chemical composition.
- If supplementary foundation support is necessary, infill sections should be recessed behind the original pier foundation to reduce the visual impact. Painting or stuccoing the infill foundation will also help to reduce the impact.
- Lattice panels, set between or behind the existing piers, may be used to screen the foundation. Lattice panels should be painted a dark color to reduce their visibility. Sheet metal or corrugated fiberglass are not appropriate screening materials.
- Masonry infill sections should include ventilation at regular intervals to avoid moisture and rot problems.
- See Preservation Briefs # 1,2, and 39 for maintenance and repair assistance (see page 88).



Both the historic stone infill and the brick pier foundation should be preserved and maintained.



Historic stone foundations should be maintained and preserved.



Appropriate use of lattice panels to screen a pier foundation.

Siding

Wood siding is one of the most common exterior materials within the Olde Town Conyers District. Maintaining the appearance of historic wooding siding is important to preserving the character of Conyers.

- Wood siding should be retained whenever possible.
- Damaged or deteriorated siding should be repaired or replaced in-kind.
- Replacement boards or sections of siding should match the original in size, style, shape, proportion and reveal.
- Repaired or replacement materials should be installed using similar construction methods as the historic siding.
- The cause of the damage or deterioration of siding, such as faulty gutters, should be identified and rectified.
- Small sections of siding, rather than an entire façade, can often be replaced.
- Replacement siding should be blended into the existing siding.
- Decorative wooden features, such as shingles, cornices or brackets, should be maintained, and deteriorated features should be repaired or replaced in-kind. The minor replacement of deteriorated wood is preferred.
- Wood siding should not be covered with an alternative material, such as aluminum, vinyl, fiber cement siding (i.e., Hardieboard), masonry veneer, or any other material.
- Existing asbestos siding should be left in place to minimize friability. If alterations to siding must occur, asbestos siding removal is preferable to encapsulation, and the historic wood siding that is often intact underneath exterior siding materials should be rehabilitated. Hardieboard may be used for residing of an asbestos-covered building if no historic siding remains.
- See Preservation Brief #10 for maintenance and repair assistance (see page 88).



Appropriate replacement of small sections of siding, rather than an entire façade.



Intact historic wood siding can often be found underneath later siding materials.

Masonry Walls

Masonry, most often in the form of brick, is another common exterior material within the Olde Town Conyers District. Historic masonry, especially before 1920, differs from modern masonry and requires special attention and care.

- Masonry should be maintained and repaired.
- Crumbling mortar should be repointed using a historic mortar mix with a low content of Portland Cement in order to prevent damage to softer masonry materials.
- Repointed mortar joints should match the original in composition and appearance.
- Deteriorated masonry units should be repaired rather than replaced. If replacement is necessary, the replacement should match the original in color, size, shape, texture, and chemical composition.
- Replacement masonry units should be worked into the existing masonry pattern.
- Painted masonry surfaces should remain painted and unpainted surfaces should not be covered with any material.
- Masonry should be cleaned using the gentlest means possible. Sandblasting, pressure washing, or any other abrasive methods should not be used, as the masonry will be damaged.
- See Preservation Briefs #1, 2 and 39 for maintenance and repair assistance (see page 88).



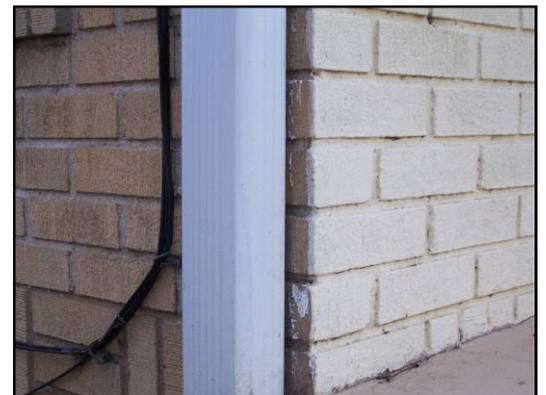
Deteriorated masonry should be repaired and crumbling mortar should be repointed.



Inappropriate replacement of historic brick with concrete block.



Sandblasting will permanently damage soft historic masonry.



Painted masonry should remain painted and unpainted masonry should remain unpainted.

Porches

Porches are often a key element of a historic residential building. The porch was usually the character-defining feature of a residential building, and much of the decoration of a house was often located on the porch. Serving as outdoor rooms, porches were also the center of social interaction.

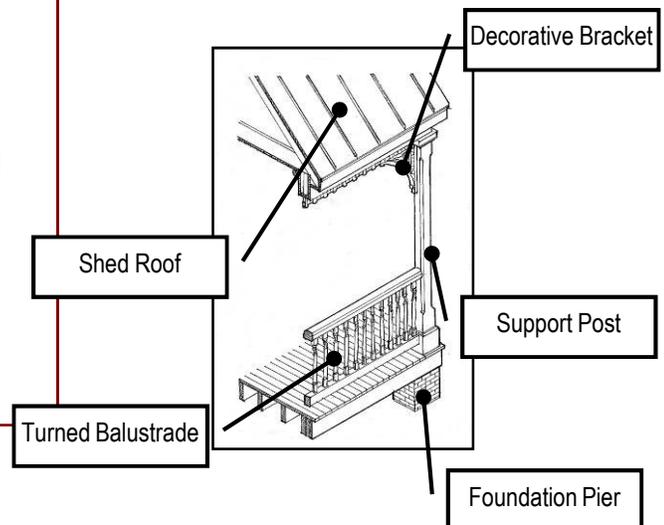
- Existing porches should be maintained. Porches should be repaired rather than replaced.
- Front porches or readily visible side porches should not be enclosed with windows, glass, siding or masonry.
- Porches may be enclosed with recessed screens. Screens should be wood-framed and minimal framing should be used in order to preserve the open appearance of the porch.
- Historic porch elements and details should not be removed. Deteriorated features, such as columns, brackets, spindlework or balustrades, should be replaced in-kind.
- Metal, resin, fiberglass, or plastic replacements for porch elements are not appropriate. In limited situations, metal porch elements may be part of the historic design of a building.
- Historic porch floors should be maintained, repaired, and replaced in-kind if necessary. Wooden porch floors should not be replaced with masonry.
- Porch steps should be maintained, repaired, and replaced in-kind if necessary. Precast concrete, concrete block, and metal stairs are not appropriate replacements.
- The construction of porch balustrades and handrails are discouraged if they did not historically exist on the building, unless required for safety or access reasons.
- No porches should be constructed on the front façade that did not historically exist. Side and rear decks or porches are permitted if they are not readily visible from the street. Roof decks are not appropriate.
- See Preservation Brief #10 for maintenance and repair assistance (see page 88).



Appropriate maintenance of decorative porch feature.



Inappropriate enclosure of front porch.



Roofs

The roof protects the entire building from damaging elements, and consequently, roofs are the most frequently replaced materials within a historic building. Maintaining an existing roof shape and any intact roofing materials is important to maintaining the character of the Olde Town Conyers District.

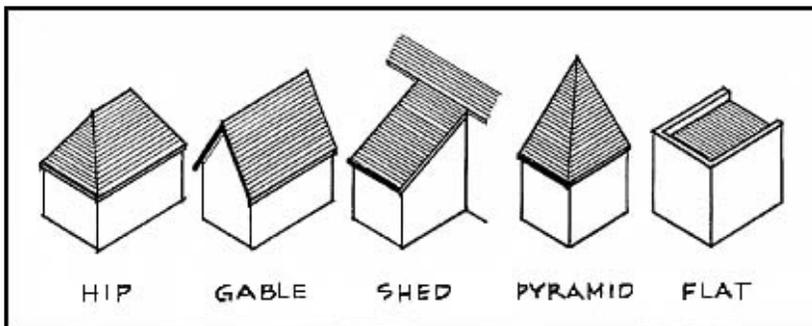
- Historic roof shapes should be preserved.
- Historic roofing material should be maintained, repaired, and replaced in-kind.
- Asphalt shingle roofs may be replaced as necessary. Rolled asphalt roofing is not appropriate and should be replaced with asphalt shingles.
- Metal roofs may be used to replace asphalt shingle roofs for houses constructed before 1920. Craftsman bungalows, English Vernacular Revival cottages, and American Small Houses should maintain asphalt shingle roofs.
- Skylights, solar panels, roof decks, balconies, vents, and new dormers should not be placed on any readily visible roof elevation.
- Decorative features, such as finials or bargeboard woodwork, should be maintained and repaired.
- See Preservation Brief #4 for maintenance and repair assistance (see page 88).



Historic roofing materials, like these diamond-shaped asphalt shingles, should be repaired and replaced in-kind.



Metal roofing materials can be used to replace asphalt shingles, if appropriate to the house type or style.



Historic roof forms should be preserved and maintained.

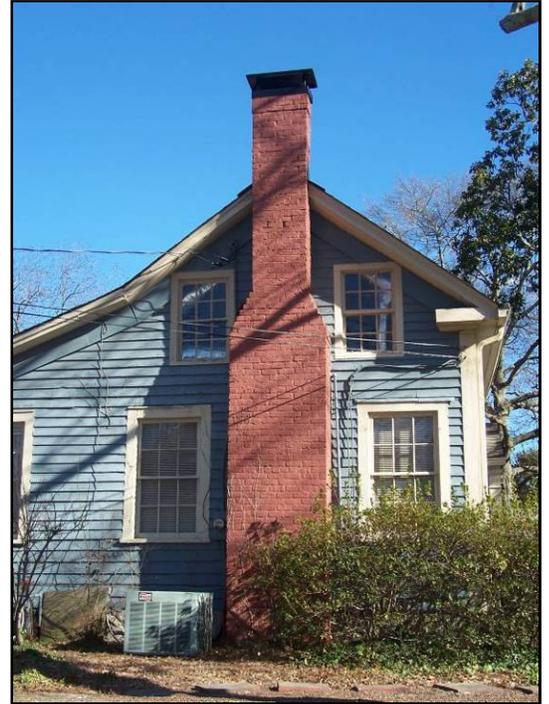
Decorative roof features, such as these eave brackets, should be retained and preserved.



Chimneys

The chimney served as the venting system for historic fireplaces and stoves that fulfilled the heating and cooking needs within residential buildings. Chimneys are an important and prominent architectural element of historic buildings.

- Historic chimneys should be retained and maintained.
- Historic chimneys should not be removed below the roof line.
- Decorative features, such as corbelled brickwork, should be retained and maintained.
- Repair and repointing of historic masonry should use a compatible mortar with a low content of Portland Cement in order to not damage softer historic masonry.
- Deteriorated masonry units should be repaired rather than replaced. If replacement is necessary, the replacement should match the original in color, size, shape, texture, and chemical composition.
- Replacement masonry units should be worked into the existing masonry pattern.
- Chimney caps should not damage or cover historic features and should have a compatible design.
- See Preservation Briefs #1 and 2 for maintenance and repair assistance (see page 88).



Appropriate new chimney cap.



Historic chimney features, such as these clay caps, should be maintained and preserved.



Historic chimneys contribute to the character of a historic building.

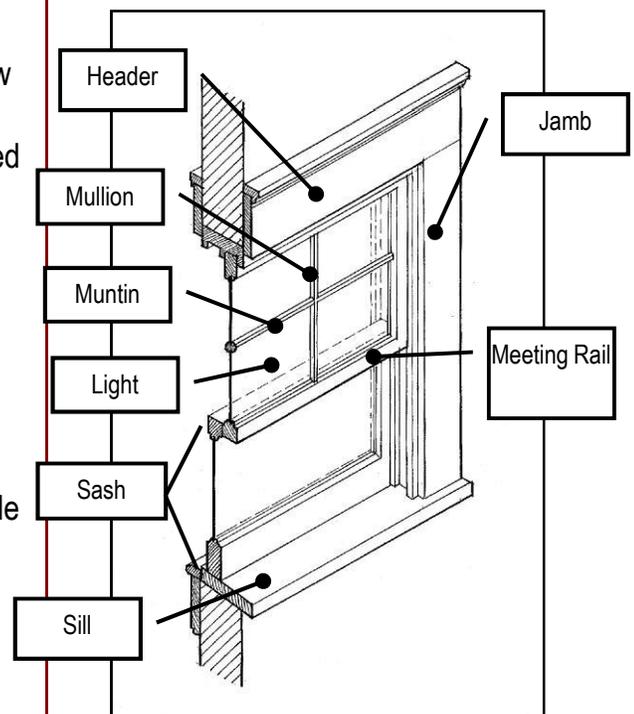
Windows

The windows of a historic building are an important character-defining feature, and maintaining windows, which are usually constructed from high-quality materials, ensures that a building will reflect its historic nature.

- Historic windows and their surrounding features should be retained and repaired as needed.
- Damaged or deteriorated windows should be repaired rather than replaced.
- Repair work should match the historic features in design, size, dimension, scale, material and location.
- The location, number, size, and style of historic windows should be retained.
- New windows should not be added to the front elevation or readily visible secondary facades.
- Flush or snap-in muntins are not appropriate for historic window openings. New or replacement windows should have wooden muntins that create a textured plane similar to the historic divided lights.
- Tinted, mirrored, or plastic glass is not appropriate for historic buildings.
- Installing or replacing weatherstripping is the recommended treatment to prevent air infiltration through windows.
- The addition of storm windows can be used to seal wood windows and improve thermal efficiency. Storm windows provide superior energy efficiency, often surpassing new windows (see Window and Doors Accessories Section).
- See Preservation Briefs #3, 9, 10 and 13 for maintenance and repair assistance (see page 88).



Historic Windows should be maintained and repaired.



Appropriate replacement window with wood sash and wooden muntins, creating a textured window plane.



Inappropriate replacement window with snap-in plastic muntins sitting flush with the window plane.



Entrances and Doors

The entrance and doors into a historic building reflect the design and aesthetics of its period of construction. Entrances and doors were often elaborately decorated, in order to impress the visitor.

- Historic doors and their surrounding features should be retained and repaired as needed.
- Damaged or deteriorated features should be replaced in-kind.
- If a replacement door or surrounding feature is required, the new door or surround should relate to the historic character and style of the house and should use a complementary design.
- Glazing for the historic door, transoms, sidelights, or other features should be replaced in-kind.
- Tinted, mirrored, or plastic glazing is not appropriate for historic buildings.
- Historic door hardware is a significant feature that should be preserved.



Appropriate maintenance of historic door and surrounding features at 958 Milstead Avenue.



Inappropriate door replacement.



Appropriate maintenance of historic transom window.

Window and Door Accessories

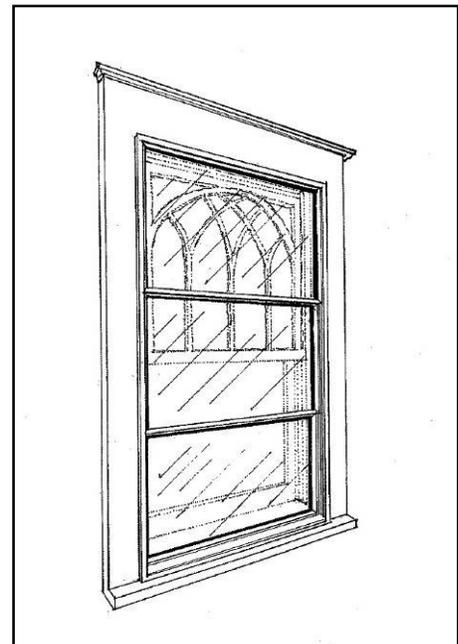
As functional barriers between interior and exterior spaces, windows and doors often include accessories, such as screens, to help fulfill their purpose of separating spaces. Sensitive installed and designed window and door accessories can help to make a historic building more functional for contemporary usage.

Window Accessories

- Installing or replacing weatherstripping is the recommended treatment to prevent air infiltration through windows.
- Storm or screen windows should be framed in wood, baked enamel, or anodized aluminum. Raw aluminum is not appropriate for historic windows.
- Storm or screen windows should either be full view or correlate with the meeting rail of the historic window.
- The addition of storm windows can be used to seal wood windows and improve thermal efficiency. Storm windows provide superior energy efficiency, often surpassing new windows.
- Avoid the use of metal bars over windows if possible.
- Shutters should not be applied to any building that historically would not have included shutters.
- New shutters should be sized appropriately so that they would be able to cover the windows.
- See Preservation Brief #3 for more information on storm windows and other energy conservation strategies (see page 88).



Appropriately hung window shutter.

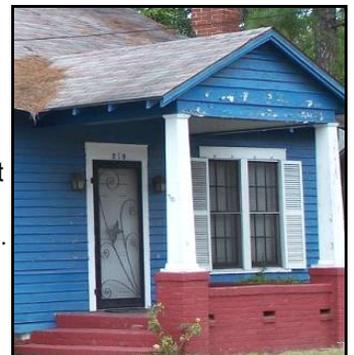


Inappropriate storm window that does not correlate with the meeting rail of the historic window.

Door Accessories

- Screen or storm doors should be framed in wood, baked enamel, or anodized aluminum. Framing should be painted to match the door on which it is placed.
- Full-view storm doors are the most appropriate for historic buildings. Screen doors are historic features, and a wider variety of styles are compatible.
- The use of metal security doors is not recommended.

Metal security doors should not be used on historic buildings.



Window and Door Accessories

Awnings

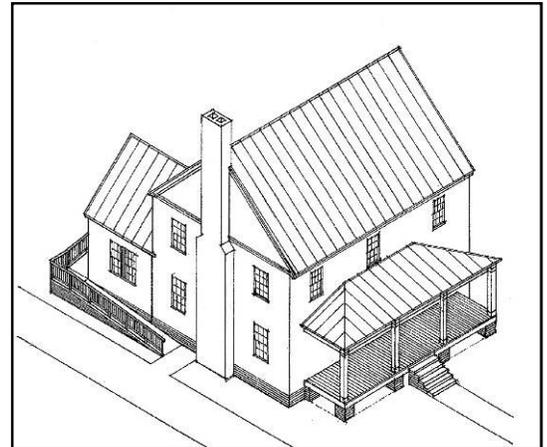
- Awnings are sometimes used on residential buildings to protect entrances from rain or to shade windows.
- Existing historic awnings should be maintained and preserved.
- New awnings should be canvas, vinyl-coated canvas or acrylic. Shed-roofed metal awnings may be appropriate on some residential buildings, dating from the mid-20th century.
- An awning should fit the opening that it is covering. Shed or arched awnings are appropriated for the historic district.
- See Preservation Brief #44 for more information on awning maintenance and design (see page 88).



Appropriate maintenance of historic aluminum awnings from the recent past.

Handicap Ramps

- Ramps and any other equipment required for handicap accessibility should be placed at a side or rear entrance. If impossible, care must be taken to ensure that the character of the historic building is maintained.
- Ramps or other equipment should be constructed of compatible materials, generally wood, that blend with the existing character of the building.
- Landscaping can be used to conceal or minimize handicap ramps or other necessary accessories.
- See Preservation Brief #32 for more information on handicap accessibility and historic buildings (see page 88).



Appropriate handicap ramp, located at the rear of the building.

Exterior Stairs

- Exterior stairs, sometimes required for access or safety in reused buildings, should be located to a rear or a side entrance that is not readily visible.
- Exterior stairs should be constructed of a compatible material, generally wood, that blends with the existing character of the building. Prefabricated metal stairs are not appropriate.



Prefabricated metal stairs are inappropriate for the historic district.

Residential Site and Setting



W.E. Young, Sr. House, early 20th century

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc112

Driveways and Parking

Most historic houses within the Olde Town Conyers District were constructed before accommodations for the automobile became an integral part of the homesite. The addition of a driveway is a common functional alteration, and many driveways were installed during the mid-20th century.

- If a historic driveway and parking area exists, it should be maintained and repaired.
- Parking should be located at the side or rear of a residential building. Parking in the front yard is not appropriate.
- New driveways and parking areas associated with new construction should be placed to the side and rear of a building.
- Shared driveways should be encouraged between adjacent buildings.
- Gravel or peastone are the preferred materials for driveways, as these materials are inexpensive, historically appropriate, and environmentally friendly. Concrete tracks are another driveway alternative that creates minimum intrusion and allows stormwater absorption. Poured concrete or ASPHALT may also be used for driveway construction.
- Parking areas should be screened through the use of hedges, shrubs or trees, or through the construction of a fence.



Appropriate shared gravel driveway.



Historic concrete track driveway.



Inappropriate paved parking area located in front yard.



Appropriate shared asphalt driveway.

Fences and Walls

Fences and walls have been historically used to separate public and private spaces in residential neighborhoods. The use and type of fence is often closely tied to the building's style or type and period of construction. Few front yard fences are found within the Olde Town Conyers District, but granite retaining walls are a relatively common feature.

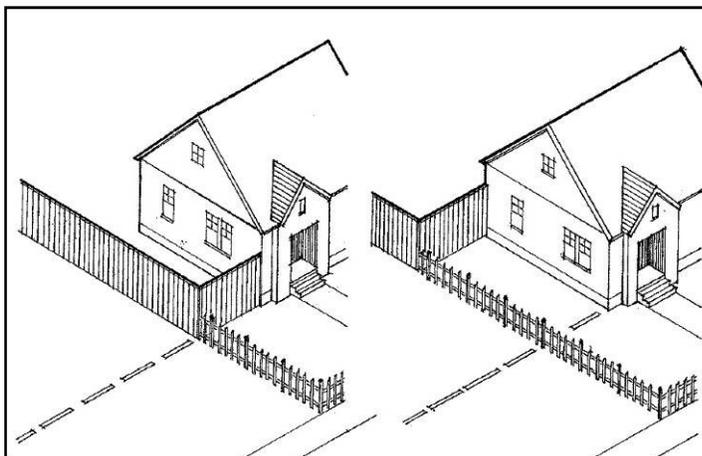
- Historic fences should be preserved and maintained.
- Front yard fences should be constructed of wooden pickets if appropriate for the residence and location. A front yard fence should be no taller than 3 feet.
- Front yard fences are discouraged for buildings that were constructed from c. 1920 to c. 1960, as these resources were designed to have open front yards as part of their landscape plan.
- Historic retaining walls should be retained and repaired.
- New retaining walls should be constructed of stone or brick, or be constructed of concrete and faced with brick, stone, or stucco.
- Rear fences and fences along non-visible secondary elevations can be constructed of alternate materials, such as wooden planks, concrete, or chain link, up to a height of eight feet.
- Rear fences or secondary elevation fences should be located behind the house, rather than beginning at the front wall.
- Vinyl-coating or natural vegetation can be used to improve the appearance of chain link fencing.



Historic granite retaining walls should be maintained and preserved.



Inappropriate metal fence in the front yard of a Craftsman Bungalow.



Rear and secondary fences should be confined to the rear and side yard (right), rather than extending to the front wall of the house (left).



Inappropriate solid wood fence in a front yard.

Sidewalks and Walks

Sidewalks and front walks are important elements of the streetscape that connect a building to the pedestrian. Maintaining historic walkways preserves an important aspect of a building's character.

- Historic walkways should be preserved and maintained.
- Historic steps to walkways should be maintained and preserved.
- New walkways are encouraged to use appropriate materials, such as stone, brick, or hexagonal pavers to create a more historic and more permeable surface.
- New walkways should run to the street and the sidewalk, rather than be oriented towards a driveway. An additional walkway to the driveway is acceptable.
- New construction should include a walkway.
- Sidewalks should be maintained, and new construction should include a sidewalk of similar width and materials as nearby sidewalks.
- Historic granite curbing should be maintained and preserved. Any new construction or project that requires curbing removal should reinstall the existing granite curbing.



Appropriate maintenance of hexagonal paver walkway.



Appropriate maintenance of historic granite curbing.



Historic walkway constructed of granite curbing with planter rows should be maintained and preserved.



Wood is an inappropriate material for retaining walls in the historic district. Historic retaining walls should be maintained and replaced.

Accessory Buildings and Recreational Structures

Accessory buildings, such as garages or sheds, are often necessary to accommodate contemporary uses of historic properties. Properly designed and placed buildings or structures will not detract from the historic character of a building.

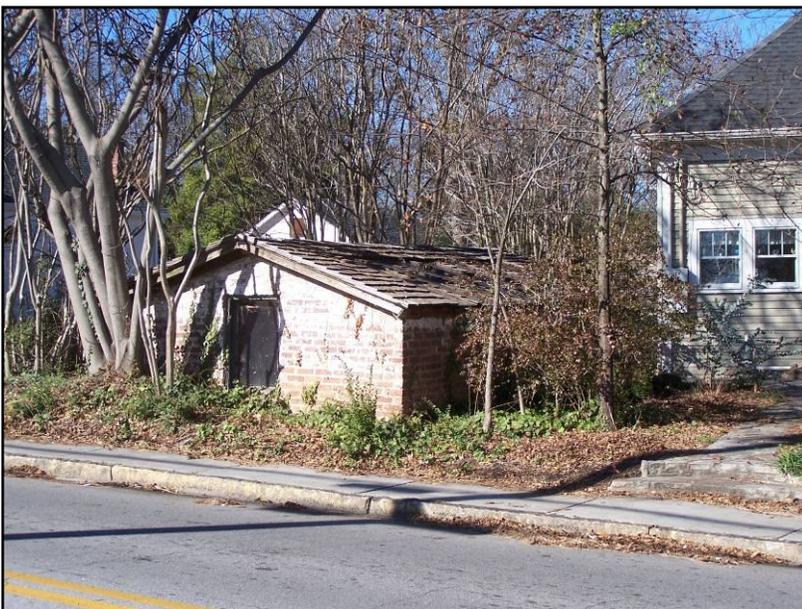
- Historic outbuildings should be preserved and maintained.
- New accessory buildings are subject to design review by the Conyers Historic Preservation Commission.
- New accessory buildings, such as sheds, should be placed to the rear of the residential building.
- Garages and carports should be located to the rear of the residential building.
- Attached garages or carports are not permitted.
- Just as residential new construction, new garages, carports, and sheds should be compatible in design and proportion to the existing historic structure. The accessory building or structure should be smaller than the historic building.
- Recreational structures, such as a swimming pool or tennis court, must be located at the rear of the property and screened from view. Swimming pools must be surrounded by a wall or fence at least four feet high.



Appropriate new garage building.



Appropriate shed building.



Historic outbuildings, such as this building on Peek Street, should be retained and maintained.



Carports should not be attached to historic residential buildings.

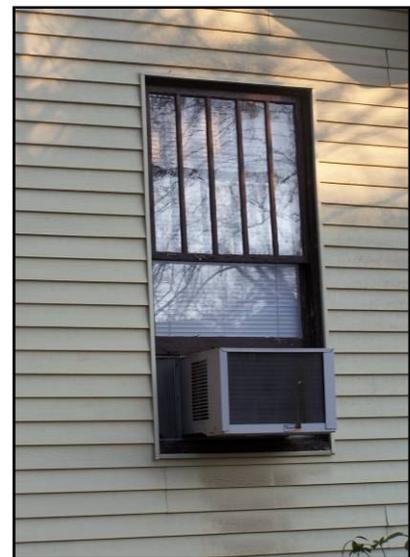
Mechanical Systems

Contemporary mechanical systems are vital to a house's continued use, but these systems should be concealed as much as possible from view in order to maintain the character of the historic district.

- Transformers, condensing units, and other modern mechanical equipment should be located at rear or secondary elevations.
- Mechanical equipment on a secondary elevation that is visible from the street should be screened with fencing or landscaping.
- Window-mounted air conditioning units should be installed on side or rear facades. Installation should not cause the removal, replacement, or damage to the window sash or surround.
- Roof-mounted mechanical systems should be located on the rear of the building.
- Satellite dishes should not be installed on front elevations, within front yards, or on visible side elevations.



Condensing units should be located on secondary elevations and screened with landscaping.



Window-mounted air conditioning units should not cause damage to the window sash or surround.



Satellite dishes and window-mounted air condition units should not be installed on front elevations.

Satellite dishes should not be installed on readily visible elevations of the roof.



Landscape and Plantings

The use and maintenance of historic plantings can greatly enhance and preserve the character and feel of the Olde Town Historic District.

- Historic landscape features and plantings should be maintained.
- Plant materials should be kept away from building facades to prevent damage via moisture infiltration. Foundation plantings are not a historic feature of most buildings in the Conyers Historic District because of the moisture problems they can create.
- The planting of traditional and native plants is encouraged.
- For more information on landscape regulations, please see the Tree Preservation and Landscape Ordinance (Code of the City of Conyers, Title 8, Chapter 10).



Historic Plantings should be maintained and preserved.



The railroad is a key landscape feature of the district.



The landscape of each property contributes to the character of the historic landscape.



Foundation plantings are inappropriate for historic buildings constructed before 1945 and can cause moisture infiltration problems.

Residential Additions



McClung Family House on Peek Street, ca. 1900

Postcard, Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc133

Additions to Contributing Historic Buildings

An addition to a historic residential building may be necessary to accommodate modern uses, contemporary interior aesthetics, and growing families. However, additions can be constructed to complement the existing building, rather than compromising its historic character.

- The design of an addition should minimize the loss of historic materials and architectural elements from the existing building.
- Additions should not alter the historic character of the existing building.
- Additions should be placed to the rear of a building.
- The size and scale of an addition should be smaller than the existing building and should not obscure or overshadow the existing building or any of its significant features. An addition should be subordinate to the existing historic building.
- Additions on front elevations, visible secondary elevations or roof tops are not appropriate for historic buildings.
- Additions should not alter the orientation of the existing building.
- Additions should be compatible to the existing building in design, yet contemporary. Additions should be representative of their period of construction and not a copy of the existing building.
- Additions should be constructed of compatible materials. Fiber cement siding (i.e. Hardieboard) of similar size, shape, and reveal as existing historic wood siding is permitted as a compatible material for an addition to a wood-sided historic building, but vinyl or aluminum siding is not appropriate. Generally, 6-inch fiber cement siding has been found to be the appropriate size.
- Garages should not be attached to historic buildings.



Inappropriate addition on top of a house.



Inappropriate in front of a house.



Inappropriate location and materials for an addition.



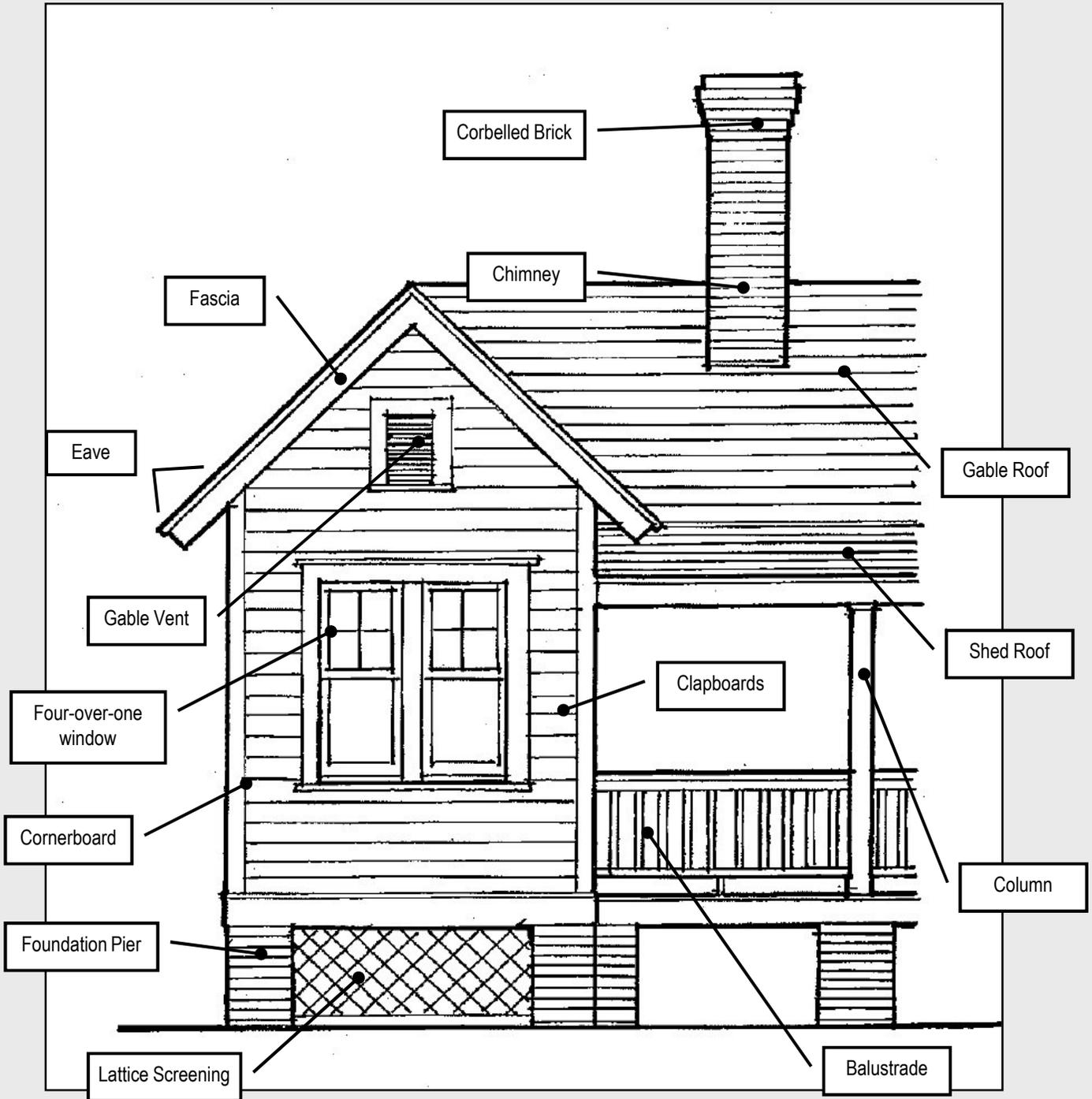
Appropriate rear addition with compatible size, scale, design, and materials.



Historic additions should be retained and maintained.

Olde Town Conyers Design Guidelines

Residential New Construction

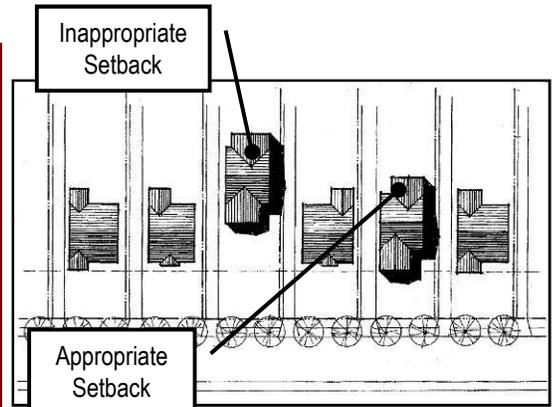


New Construction

New construction within the Olde Town Historic District can contribute to the continued vitality of the area, but the design of new residential buildings must be sensitive to the historic fabric of the existing neighborhood to preserve the character and heritage of Conyers.

Placement: Setback, Rhythm and Orientation

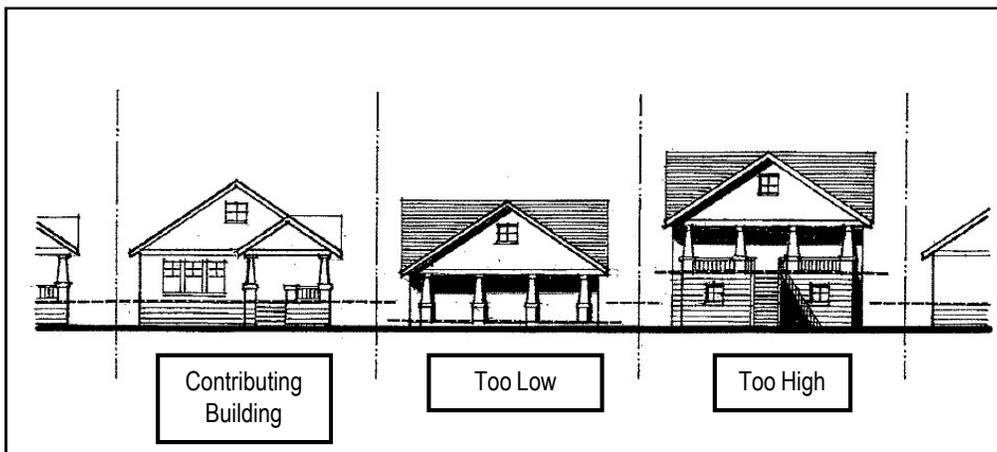
- New construction should have a setback that is consistent with the setback of other contributing residential buildings on the same block.
- Front yard setback must be within 5 feet of the setback or average setback of the primary contributing buildings on the same block that are closest to the property.
- New construction should follow the pattern of buildings along the same block by maintaining the rhythm of buildings and sideyards. Sideyard setbacks should be consistent with average side yard setbacks for the same block.
- New construction should have a floor-to-ceiling height that is compatible with other residential buildings on the same block.
- New construction should have a raised foundation that is compatible with other foundation heights along the same block. Foundation heights should be at least one foot above grade. No building should be constructed at grade. The foundation should never extend beyond the exterior wall.
- The main entrance of the new building should be oriented to the street façade.



Front yard setback for new construction should be within 5 feet of the average setback on the block.



New Construction with an incompatible setback and foundation height.

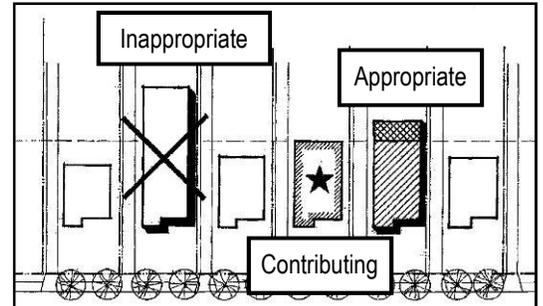


The foundation height of a new building should be compatible with the foundation height of contributing buildings on the same block.

New Construction

Scale and Proportion

- New construction should have proportions that are compatible with other contributing buildings on the same block.
- New construction should be no less tall than the shortest contributing building on the same block, and building height should not exceed the tallest contributing building on the same block by more than 5 feet.
- The width of a new building should be compatible with the width and proportions of other contributing buildings on the same block.
- The proportions of a building should be appropriate to its design.
- The ground floor area should be compatible with the ground floor area of contributing historic buildings on the same block. New construction may not have a ground floor area that is larger than 125% of the contributing building on the same block having the largest ground floor area.



Ground floor area should be no larger than 125% of the largest contributing building.



Inappropriate new construction with incompatible height, width and scale.

New Construction

Design

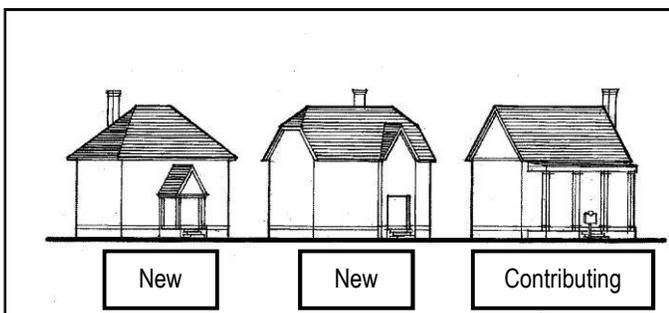
- Contributing buildings in the same neighborhood and block should be used as inspiration for the design of new construction. Creative compatibility, without historic reproduction, is encouraged.
- A porch should be included as part of the front elevation on most new construction. The porch should be appropriate to the design of the building.
- Porches should have a depth of at least six feet.
- A front porch is not required if the new construction derives its design inspiration from the English Vernacular Revival style or the American Small House type.
- An attached garage should not be included in the design. Garages should be detached and located towards the rear of the property.
- New construction should have a compatible roof form and slope to other contributing buildings on the same block.
- At least 50% of the roof area of any new construction is required to conform to the roof type and pitch of contributing historic buildings on the same block.
- The placement and rhythm of door and window openings should be compatible with contributing historic buildings on the same block. Window and door openings should not exceed the height to width ratio of nearby buildings by more than 10%.
- Window and door designs should be compatible with contributing buildings on the same block.



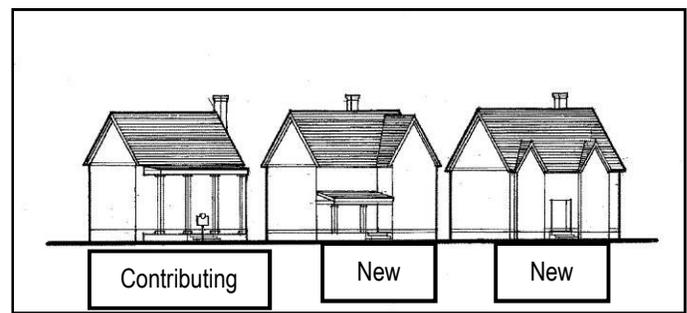
Appropriate New Construction with a contemporary, yet compatible design.



Inappropriate New Construction that is out of scale, has incompatible window designs, and incompatibly mixes stone, brick and wood siding.



Inappropriate new construction failing to include at least 50% of the roof form with a similar type and pitch as the contributing building.



At least 50% of the roof form of new construction should conform to the roof type and pitch of contributing buildings on the same block.

New Construction

Materials

- New construction should use materials compatible with the historic materials used on contributing buildings in the same area as the new construction.
- Clapboard is often the most appropriate exterior material for new construction, but fiber cement siding (Hardieboard) is an acceptable alternative. Vinyl or aluminum siding is not appropriate.
- Brick may be an appropriate exterior material, depending on the design and location of the proposed building. The exterior material should correlate to the design of the new building.
- New brick construction should be compatible with contributing historic buildings, including factors such as mortar joint width and shape, brick size, color and texture.
- New foundations of concrete or concrete block should be faced with brick or stone, or covered with paint or stucco.
- Porches should be constructed of wood and brick. Metal or other materials are only acceptable if the design of the new building is inspired by mid-20th century residential resources.
- Roofs should be constructed of asphalt shingles or metal.
- Windows should not have flush or snap-in muntins. Window materials should be appropriate to the proposed design, but wood windows are most appropriate within the Olde Town Historic District.



Fiber Cement Siding (Hardieboard) may be used on new construction.



New construction can use modern materials in historically appropriate ways.



Incompatible new construction using inappropriate materials.

Section III:

Commercial & Institutional Character, Rehabilitation, Site and Setting, Additions and New Construction



Rockdale County Courthouse, 1952

Postcard, Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc001

Commercial Character



Photograph of Commercial Street, April 1919

Postcard, Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc088

Olde Town Conyers Commercial District

Taken from the 1988 Conyers Commercial Historic District and 1990 Conyers Residential Historic District National Register of Historic Places Nomination Forms and from the City of Conyers history at www.conyersga.com

The City of Conyers was founded in 1845 with the arrival of the Georgia Railroad. The Georgia Railroad ran regularly between Marthasville (now Atlanta) and Augusta with stops along the route, including Conyers. By 1854 Conyers had grown to 400 people and had been incorporated. Commercial development prospered during the late 19th and early 20th centuries, and most of the extant buildings in the district dating from that period. Three major fires destroyed at least part of the town in its earliest years.

The town developed in response to the depot rather than the courthouse square; therefore, the earliest development was clustered around the railroad tracks and along Center Street. After the County seat status was established in 1870 and the courthouse was constructed at the terminus of Center Street, the downtown area developed the wedge-shaped area between the railroad and the courthouse. The result is typical for county seats in Georgia, which were usually planned in a gridiron pattern around a central square.

In the late 19th and early 20th centuries, Conyers served as the center for the ginning, baling, and shipping of cotton and other locally produced goods for Rockdale County. Business within the historic district during the 1880s and 1890s included general merchandise stores, grocers, a bank, a print shop, and a hotel. During the period from 1901 to 1921, cotton warehouses, a barber, and several garages also conducted their business within the district. The district continues to serve as a retail center for the local residences.

The downtown commercial district contains a good representation of late 19th and early 20th century small-town railroad structures, commercial structures, and governmental buildings. The commercial development throughout the district consists of one- and two-story brick structures that feature a variety of architectural details including storefronts with large display windows and recessed entrances, corbelled brickwork, pilasters, and Italianate bracketing.

In the 1960's, Interstate 20 was constructed and changed the community. Larger shopping, office, and industrial development began to take place along West Avenue and the I-20 access roads, leaving Olde Town Conyers to be used by small specialty shops, lawyers and a few others.

The Depot is Olde Town's most historic site. It is currently used as the Conyers Welcome Center. The Rockdale Historical Society maintains the facility. Another unique tribute to Conyers' past is "Dinky" a 1905 Rogers steam locomotive that transported thousands of cotton bales and bleached cotton duct to and from nearby Milstead. The Dinky is one of only three such locomotives of its type in the world. It is permanently parked on the siderails across from the Depot, between Green and Railroad Streets.

According to the Atlanta Regional Commission, the City of Conyers' population has now grown to a little over 12,000 residents. The population now reflects many nationalities, races and religions. Most of all, the community reflects an amazing legacy of progress, involvement and society where everyone has contributed and everyone feels a sense of belonging.



1884 Sanborn Map



Downtown

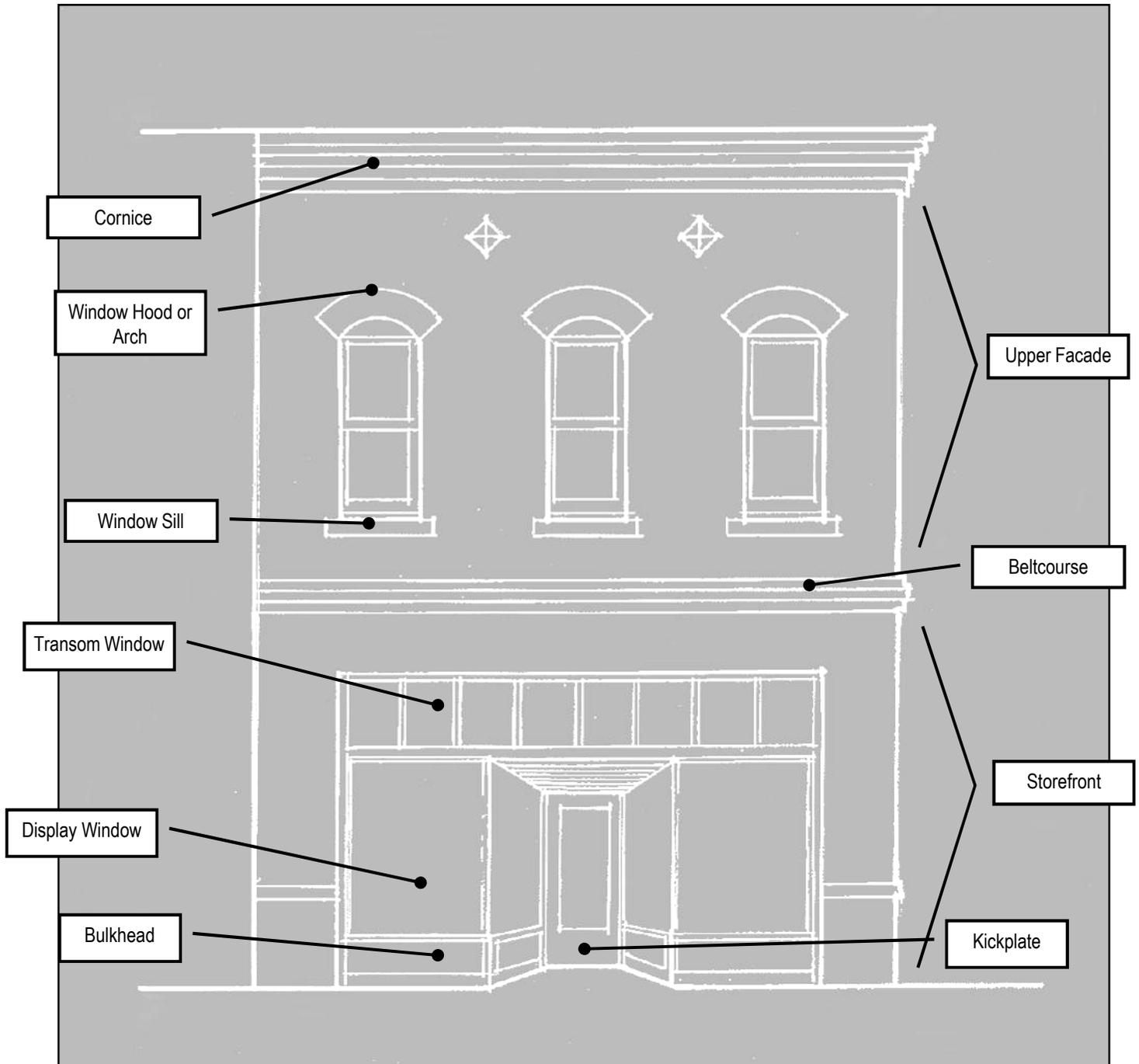


The Depot

Olde Town Conyers Design Guidelines

Commercial Buildings

The commercial buildings within the Olde Town Conyers District reflect their period of construction, during the late 19th and early 20th centuries. Most commercial buildings are built in the Italianate style or have elements of the Italianate style, which was the most common style for commercial buildings in Georgia during the late 19th century. The commercial buildings of Conyers feature extensive use of stone and decorative brickwork, which greatly contributes to the character of the district.



Commercial Buildings

Italianate

- Division of building into upper façade and storefront areas.
- Storefront with large display window, framed in wood or metal.
- Transom windows above the display windows.
- Tall, narrow windows within the upper façade.
- Arched windows are common.
- Decorative window hoods are common.
- Decorative cornice, constructed of corbelled brick or metal.
- Use of pilasters, quoins, and other architectural elements.



Italianate buildings along Commercial Street.



Use of decorative cornice, eave brackets and window hoods.



Use of decorative cornice, corbelled brick pilasters, arched windows and window hoods.



Use of decorative quoins.

Commercial Buildings

Other architectural styles are found on commercial and institutional building within Conyers, including the Neoclassical Revival style, Colonial Revival, and vernacular buildings with no formal style.

Neoclassical Revival

- Largely derived from Early Classic Revival and Greek Revival forms.
- Use of classical colonnades.
- Use of balustrades along rooflines.
- Linteled rather than arched windows.
- Classical decorative features.



Neoclassical Revival Style First National Bank Building at Center and Commercial Street.

Colonial Revival

- Inspired by early American architectural forms.
- Symmetrical façade with central doorway.
- Windows with small divided lights, usually six-over-six or nine-over-nine.
- Classical cornice with dentils.
- Classical decorative features.



Colonial Revival Style Rockdale County Courthouse.

Vernacular

- Utilitarian buildings without a formal architectural style,
- Often includes simplified elements of an style for decoration.



Vernacular grocery warehouse building.

Commercial Buildings

Many residential buildings located near the commercial core of the Olde Town Conyers Historic District have been converted to commercial use.

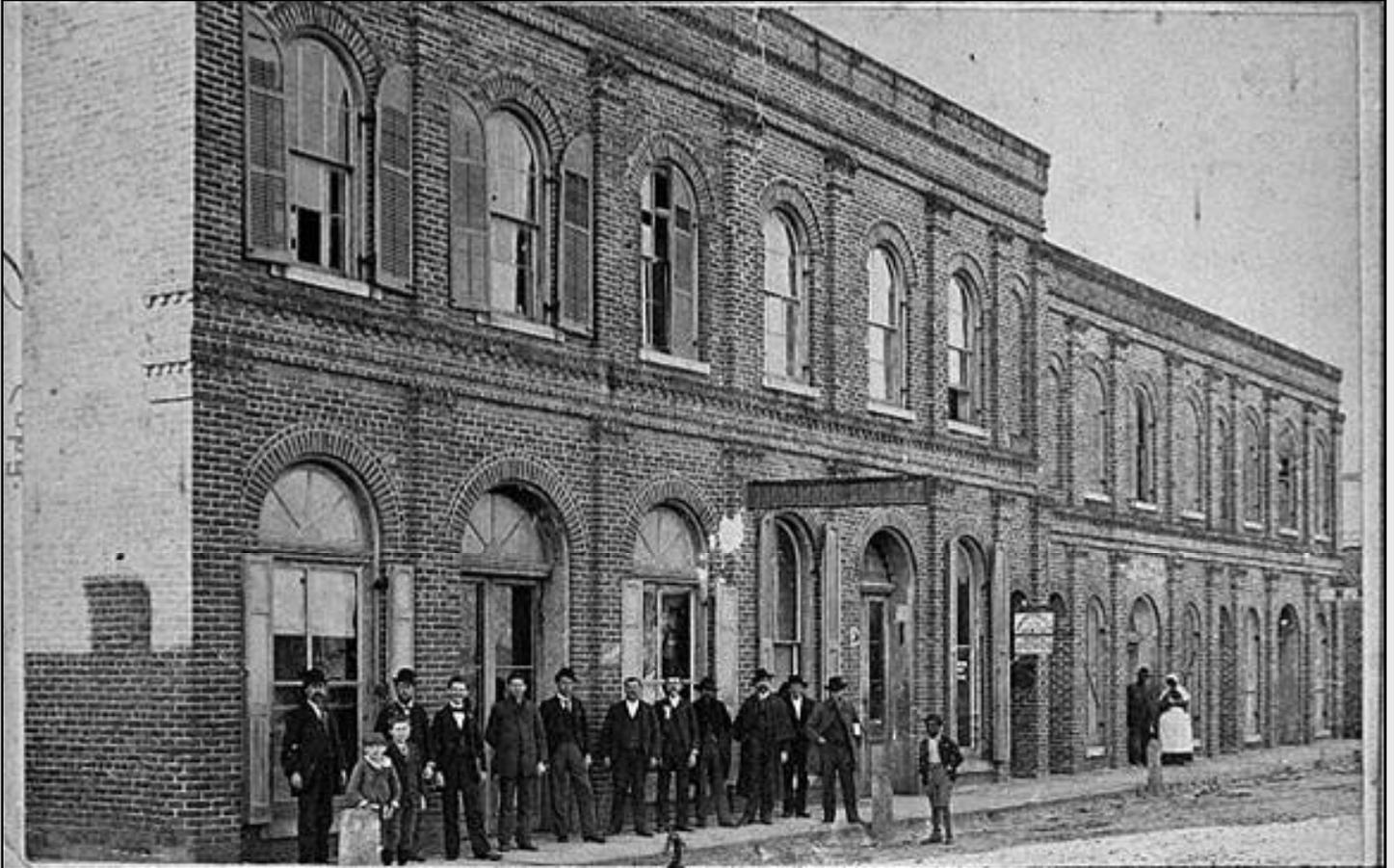
Commercial Conversions

- Residential building that has been converted to commercial use.
- Converted residential buildings should be treated as residential buildings, as outlined in the Residential Rehabilitation section of these Olde Town Conyers Design Guidelines.
- Signs for commercial conversions should conform to the sign guidelines on pages 65-66.



Commercial Conversion on N. Main Street.

Commercial Rehabilitation



Photograph of Commercial Street, ca. 1890-1910, showing J.H. Almand Son, & Co.

Photograph by E.W. Guerin, St. Louis, Mo.

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc008

Exterior Building Materials

Commercial buildings were designed as durable buildings, most often constructed of brick or stone, with large display windows to promote goods.

- Historic exterior materials should be maintained and preserved. Most historic commercial buildings in the Olde Town Historic District are constructed of brick or stone.
- Crumbling mortar should be repointed using a historic mortar mix with a low content of Portland Cement in order to prevent damage to softer masonry materials.
- Repointed mortar joints should match the original in composition and appearance.
- Deteriorated masonry units should be repaired rather than replaced. If replacement is necessary, the replacement should match the original in color, size, shape, texture, and chemical composition.
- Painted masonry surfaces should remain painted and unpainted surfaces should not be covered with any material.
- Masonry should be cleaned using the gentlest means possible. Sandblasting, pressure washing, or any other abrasive methods should not be used, as the masonry will be damaged.
- See Preservation Briefs #1, 2 and 39 for maintenance and repair assistance (see page 88).



Appropriate replacement of masonry in-kind with compatible mortar joints.

Roofs

- Historic roofing materials, configuration, and details should be preserved and maintained.
- Flat roofs should be concealed behind the front wall of a historic commercial building.
- Metal roofs should be preserved when possible.
- New roofs of rolled or built-up asphalt are acceptable, as long as the roof is not visible from the street façade.



Historic flat roofs are usually hidden behind parapet walls, and maintaining historic water removal systems, such as gutters, is important to their preservation.

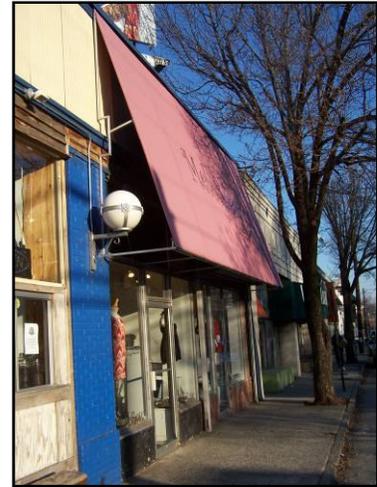
Awnings

Historic awnings served to provide a covered entry into a building and to cool a building by shading the windows. Retractable awnings allowed merchants to adjust their awning to suit the time of year or day to maximize or minimize the quantity of sunlight entering the building.

- Historic awnings should be retained and maintained. Some aluminum awnings may have become historic alterations and should be preserved.
- Awnings can be added to historic buildings in traditional designs, materials, and locations.
- Awnings are appropriate for both the storefront and upper façade windows.
- Awnings should be individually located within its respective bay, rather than covering architectural features.
- Awnings should be placed between the display windows and a transom window.
- An awning should be constructed on a permanent or retractable frame.
- Cloth, canvas, acrylic, and vinyl-coated materials are the most appropriate for awnings on historic buildings. Cloth or canvas are strongly preferred materials.
- Shed awnings are the most appropriate for most historic buildings. Bubble, concave, and convex forms are not appropriate.
- A shed awning should have an approximately 45° angle to the front wall.
- Arched awnings may be used only in arched openings.
- Internally lit awnings are not appropriate. Wood, vinyl, plastic, and fiberglass are inappropriate materials for awnings.
- Awnings should be aligned with the bottom of awnings on adjacent buildings.
- An awning should cover no more than $\frac{1}{3}$ of the storefront, from the top of the display window opening to the sidewalk.



Inappropriate, rigid plastic awning.



Inappropriate awning, covering more than $\frac{1}{3}$ of the historic storefront.



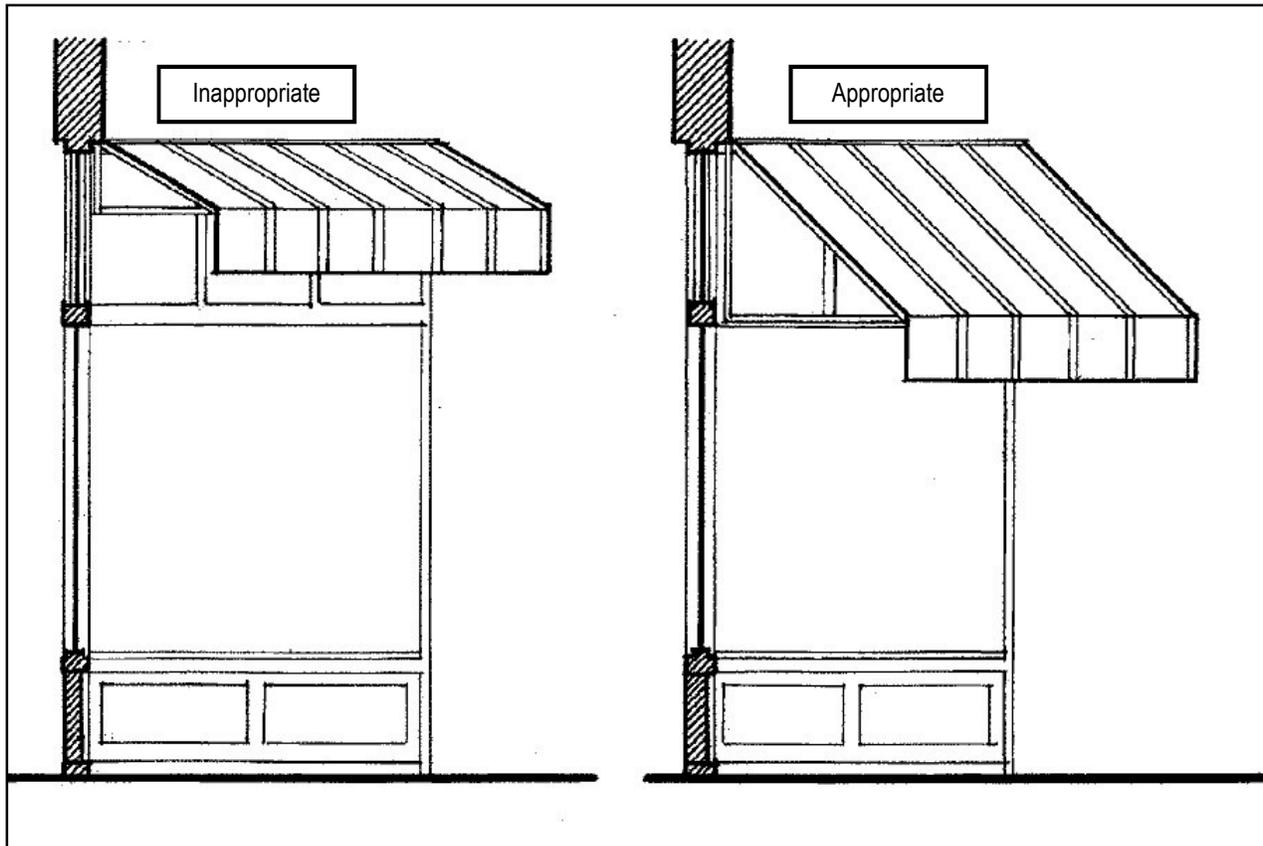
Inappropriate metal awning (left) and inappropriate awning placement at cornice (right)

Awnings

- An awning should not encroach on vegetation or trees located within the public right-of-way.
- An awning cannot block or impede the flow of pedestrian traffic on the public sidewalk.
- An awning cannot be supported by poles or any other material in the sidewalk. Awnings should be supported by the building to which they are attached.
- Metal awnings are only appropriate in limited situations. These awning types may be appropriate for certain mid-20th century buildings. Physical, photographic, or stylistic evidence should be presented to support the construction of a metal awning.



Awnings should not be supported by poles or other material within the public sidewalk.

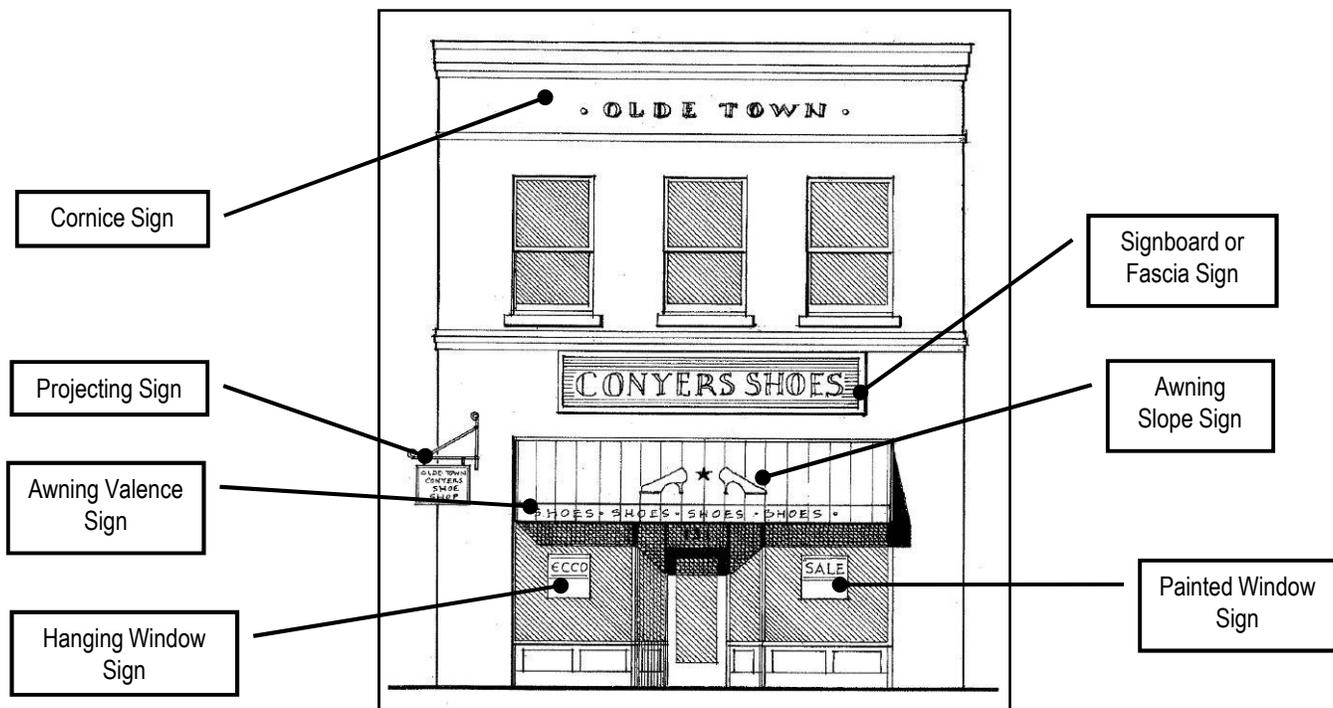


An awning should have an approximately 45° angle to the front façade.
Awnings should be traditionally scaled and proportioned.

Signs

Signs serve as the primary advertising tool of any business, and it is important to use signs that are compatible with the historic character of the district but are also adequately visible.

- Preserve and maintain existing historic signs, including historic wall signs on masonry surfaces and historic mid-20th century signs.
- New signs should use traditional designs and materials, as appropriate for the type and style of the building.
- Appropriate materials include wood, glass, and brass or copper letters. Plastic, plywood or other unfinished wood products are not appropriate materials for signs.
- Signs should not imitate inappropriate styles for the Olde Town Conyers Historic District, such as Gothic Revival. Creative, contemporary and compatible sign design is encouraged.
- Appropriate sign locations, size and installation considerations are summarized in Table II on page 66.
- Lettering should not exceed 18 inches. Simple, easy-to-read fonts are recommended.
- No sign may have a face larger than 25 square feet.
- Internal or flashing lighting is not appropriate for signs within the historic district. Spot or up-lit lighting is appropriate to illuminate signs within the historic district.
- Freestanding signs are only appropriate for certain mid-20th century resources or for residential buildings which have been converted to commercial use. See Table II for more information.
- Portable signs are not permitted.



Signs

Table II: Appropriate Sign Locations and Installation Considerations

Location	Size	Dimension and Height Restrictions	Installation Considerations
Window (Painted)	Should not overly obscure the display window.	May not cover more than 50% of the window on which it is painted.	Should not damage the display window; should be removable.
Window (Hanging)	Should not overly obscure the display window.	May not cover more than 50% of the window within which it is mounted.	Should not damage the display window or framing.
Cornice	Should be compatibly sized for the cornice. Should be incorporated into the cornice rather than covering the cornice.	Must fit within an existing signage location within an existing historic cornice or within a traditionally-scaled location of a restored cornice.	Should not damage or obscure any existing architectural features.
Fascia or "Signboard"	Should be located above the transom windows and below the beltcourse. Should be compatibly sized to building, location, and other signs on the block.	Must fit within the historic "signboard" location. May not extend into the second floor, cornice or storefront areas.	Should not damage or obscure any existing architectural features.
Awning	Should be painted or printed on the awning. Any graphics on the slope of the awning should be compatibly sized for the building and location.	Lettered printing on the awning valance is recommended. No more than 12 square feet of graphics are allowed on the awning slope.	Should not damage a historic awning.
Projecting	Should be small & pedestrian scale.	No larger than 3 square feet. May not project more than 40 inches from the front elevation.	Should be attached with wood or metal bracket. Should be mounted into mortar, rather than brick.
Monument	Should be compatibly sized for the historic district.	No taller than 6 feet. No larger than 25 square feet.	Should use materials and design that are compatible with historic district.
Freestanding	Should be small & pedestrian scale.	No larger than 6 square feet. May not be any higher than four feet above grade or three feet above ground level, whichever is higher.	Should not damage, remove or obscure any historic landscape features.

Commercial Storefront

Commercial storefronts were historically designed to be aesthetically pleasing to the pedestrian shopper and to enticingly display goods, drawing consumers into the store. The historic storefront was often one of the first features of a building to be altered, as shopkeepers modernized their style to compete with newer stores.

Display Windows

- Historic display windows should be preserved and maintained.
- Tinted glass should not be used on historic storefronts. Only clear glass is appropriate for historic commercial buildings. Awnings, interior blinds, or interior shades can be used for shade and privacy.
- Window mullions or framing should be constructed of wood, copper, bronze metal, cast iron, or steel. Raw aluminum is generally not appropriate.
- Raw aluminum may be appropriate in limited situations, only for commercial buildings constructed after 1945.
- Replacement display windows should match the original in size, shape, and division of lights.
- Replacement display windows should have a traditionally scaled and transparent appearance, with large lights and minimal structural divisions.



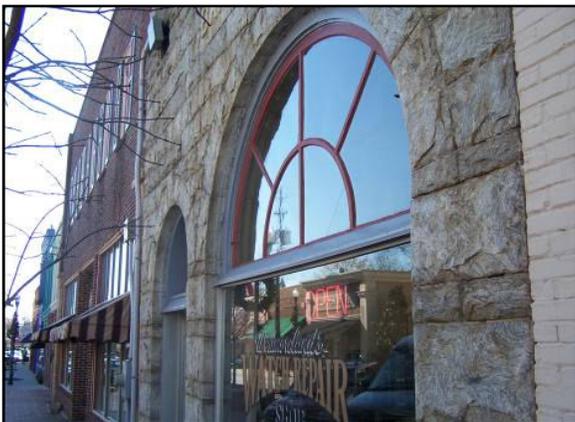
Historic window framing should be preserved and maintained.



Historic display windows should be retained.

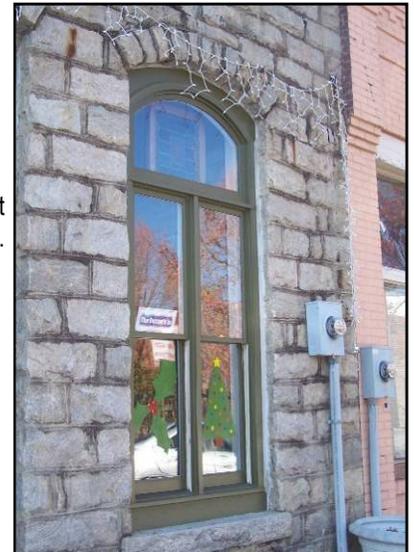
Transom Windows

- Historic transom windows should be preserved and maintained.
- Transom windows should not be obscured.



Appropriate transom window on Commercial Street

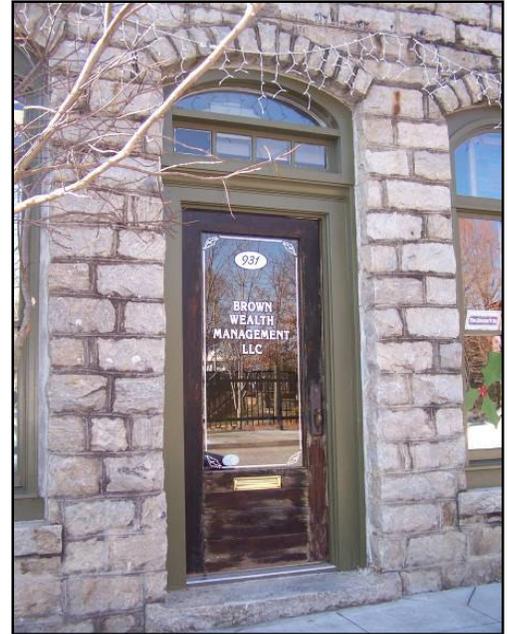
Appropriate replacement windows.



Commercial Storefront

Doors

- Historic doors and entries should be preserved and maintained.
- Replacement doors and entries should match the original in design, materials, and placement.
- Solid doors are not appropriate for historic commercial buildings.
- The style of the door should be appropriate to the style of the building. Highly decorative doors are rarely appropriate for a historic commercial building.
- A wood door with a large single light is usually the most appropriate replacement for a historic commercial building. The size and shape of the glazing and the kickplate panel should be proportional to the rest of the storefront.
- A metal door with a dark or bronze anodized finish and a wide stile is also acceptable. Raw aluminum or other silver metals are generally not appropriate.
- Doors framed in raw aluminum are appropriate in limited situations for certain commercial buildings constructed after 1945.



Appropriate door with a large single light at 931 Commercial Street.

Bulkheads

- Historic bulkheads should be preserved and maintained.
- Replacement bulkheads should match the original in design, size, shape, and materials.
- New bulkheads should be constructed of wood, brick, or stone. New bulkheads should be appropriate to the style of the building.



Historic aluminum doors should be maintained.



Historic tilework at storefront entrance should be retained and maintained.



Appropriate historic bulkhead on Main Street.

Upper Facade

The upper stories of commercial buildings were traditionally used as offices, residential, and storage areas. Maintaining the character of these spaces is important to preserving the distinctive atmosphere of the Olde Town Historic District.

Windows

- Upper façade windows should be retained and maintained.
- Deteriorated windows should be repaired, rather than replaced.
- Historic window surrounds and detailing should be preserved.
- Windows should not be enclosed or covered.
- Boarded or bricked windows should be reopened to reestablish the architectural rhythm.
- When the historic window design is unknown, replacement windows should be appropriate to the architectural style and the historical period of the building. One-over-one, double-hung wood sash are recommended for replacement windows in most buildings. Replacement windows should not have flush or snap-in muntins.
- Replacement windows should fit the window opening. Arched openings should have arched windows.
- Installing or replacing weatherstripping is the recommended treatment to prevent air infiltration through windows.
- The addition of storm windows can be used to seal wood windows and improve thermal efficiency. Storm windows provide superior energy efficiency, often surpassing new windows.

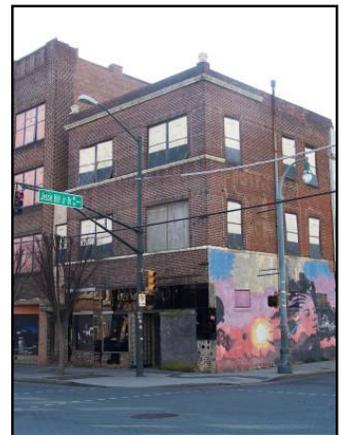


Arched window openings should have arched windows.



Historic window surrounds and detailing should be retained and maintained.

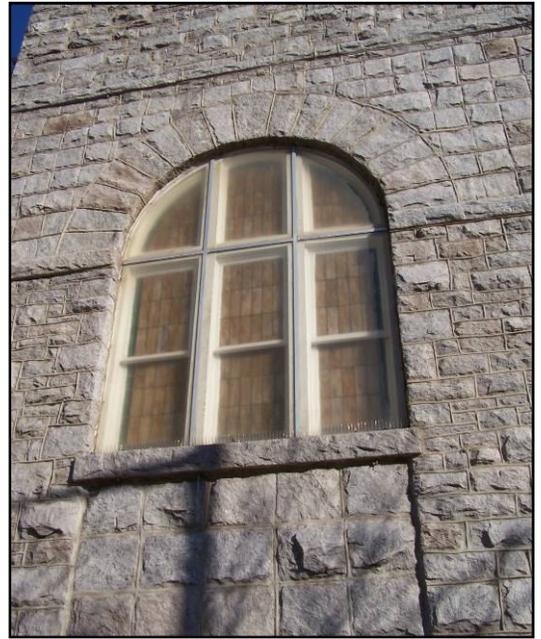
Removing or boarding up windows damages the historic character of a building.



Upper Facade

Window Accessories

- Screen or storm windows should either be full view or should have meeting rails that correspond to the meeting rail of the window. Raw aluminum storm windows are inappropriate. Wood or aluminum with an anodized or baked-on enamel finish are appropriate framing materials.
- Interior storm windows can be used to maintain the building's exterior appearance.
- The addition of storm windows can be used to minimize air infiltration through wood windows and improve thermal efficiency. Storm windows provide superior energy efficiency, often surpassing new windows.
- Shutters should not be installed unless physical or photographic evidence indicates that the building had shutters in the past.
- Shutters should be constructed of louvered wood, operable, and completely cover the window opening when closed.



Plastic or plexiglass should not be used for storm windows.

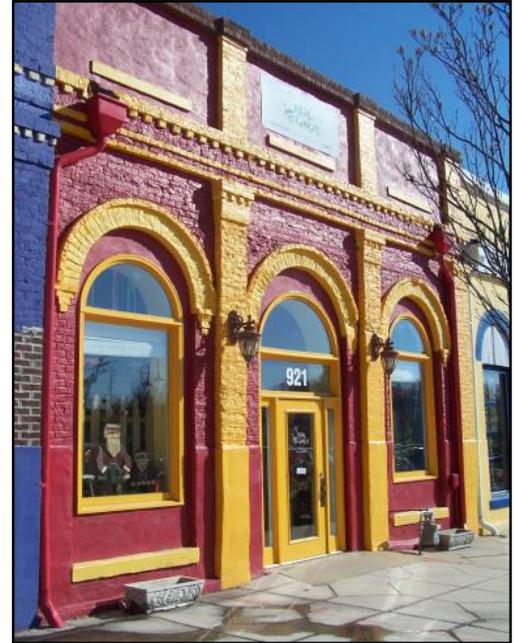


Shutters should completely cover the window opening when closed.

Upper Facade

Cornices and Other Architectural Features

- Historic cornices and other architectural features, such as beltcourses or pilasters, should be preserved and maintained.
- Most cornices and architectural features within the Olde Town Conyers Historic District are constructed of brick, and the sensitive repointing and in-kind replacement of deteriorated units is key to maintaining the architectural character of the building.
- Sensitive repairs should be made to other historic architectural materials, such as cast iron, pressed tin, and stone.
- Historic cornices or other architectural features that have been lost can be replaced based on a physical or documented evidence.
- Cornices and other architectural features should not be added where none existed in the past.



Brick window hoods and corbelled brick cornice and pilasters should be preserved.



Cornices should not be added where none existed in the past.

Commercial Site and Setting



Photograph of Center Street, ca. 1907

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc145

Streetscapes

The streetscape of a commercial building can be just as important to its historic character and economic viability as the storefront. An attractive and appropriate streetscape encourages pedestrian traffic.

Sidewalks

- Sidewalks should maintain the cohesiveness of the streetscape by matching the location, width and materials of adjacent sidewalks.
- Sidewalks within the downtown area include varying widths of stamped concrete.
- If no sidewalk exists on the block, a 4 foot concrete sidewalk should be installed.



New sidewalks should match the existing sidewalks.

Street Furniture

- Street furniture, such as trash receptacles and benches, should use compatible, simple designs that are appropriate to the district and easy to maintain.
- Metal, wood and imitation wood products are recommended for use in street furniture.



Appropriate bench style for the historic district



Appropriate bench and trash receptacle combination for the historic district

Streetscapes

Street Trees and other Plantings

- For detailed information on landscape regulations, please see the City of Conyers Tree Preservation and Landscape Ordinance – Title 8, Chapter 10.
- Street trees are an important part of the character of a historic commercial area, and recommended species are included in Appendix A of the City of Conyers Tree Preservation and Landscape Ordinance – Title 8, Chapter 10.
- New construction should not include foundation plantings, as these landscape features are non-historic and detract from the historic character of a commercial building. New construction should about the sidewalk.



Planters can be used to add greenery to the sidewalk areas of historic buildings and new construction.

Parking

- Parking should be placed to the rear of a commercial building.
- Parking areas should be screened from view by a fence or by landscaping. Large parking areas should have landscaped islands to reduce the visual impact of pavement.
- Parking lots with 5 or more spaces will conform to the lighting requirements of the Olde Town Overlay District.



Appropriate use of rear spaces for parking and service entrances.



Inappropriate location of parking on front and side elevations of new construction.

Streetscapes

Rear Entrances and Alleys

- In Conyers, many alleys and rear service areas are readily visible, especially along Railroad Street. Historic features, including windows, doors and architectural detailing should be preserved.
- If a solid door is necessary for security or safety, a solid metal door painted a dark color is the most appropriate option. A simple metal security door over a historic door is also acceptable.
- Exterior staircases, balconies, or additions should be located at the rear of the building.
- Alley and rear entrances can be developed as service and customer entrances, using small awnings and/or signs to indicate the business.
- Alley and rear entrances can also serve as a good location for handicapped-accessible entrances and ramps.
- Alleys should be kept clean and tidy.



Appropriate location of exterior staircases at the rear of the building.



Appropriate development of rear entrance and alley as handicapped entrance.

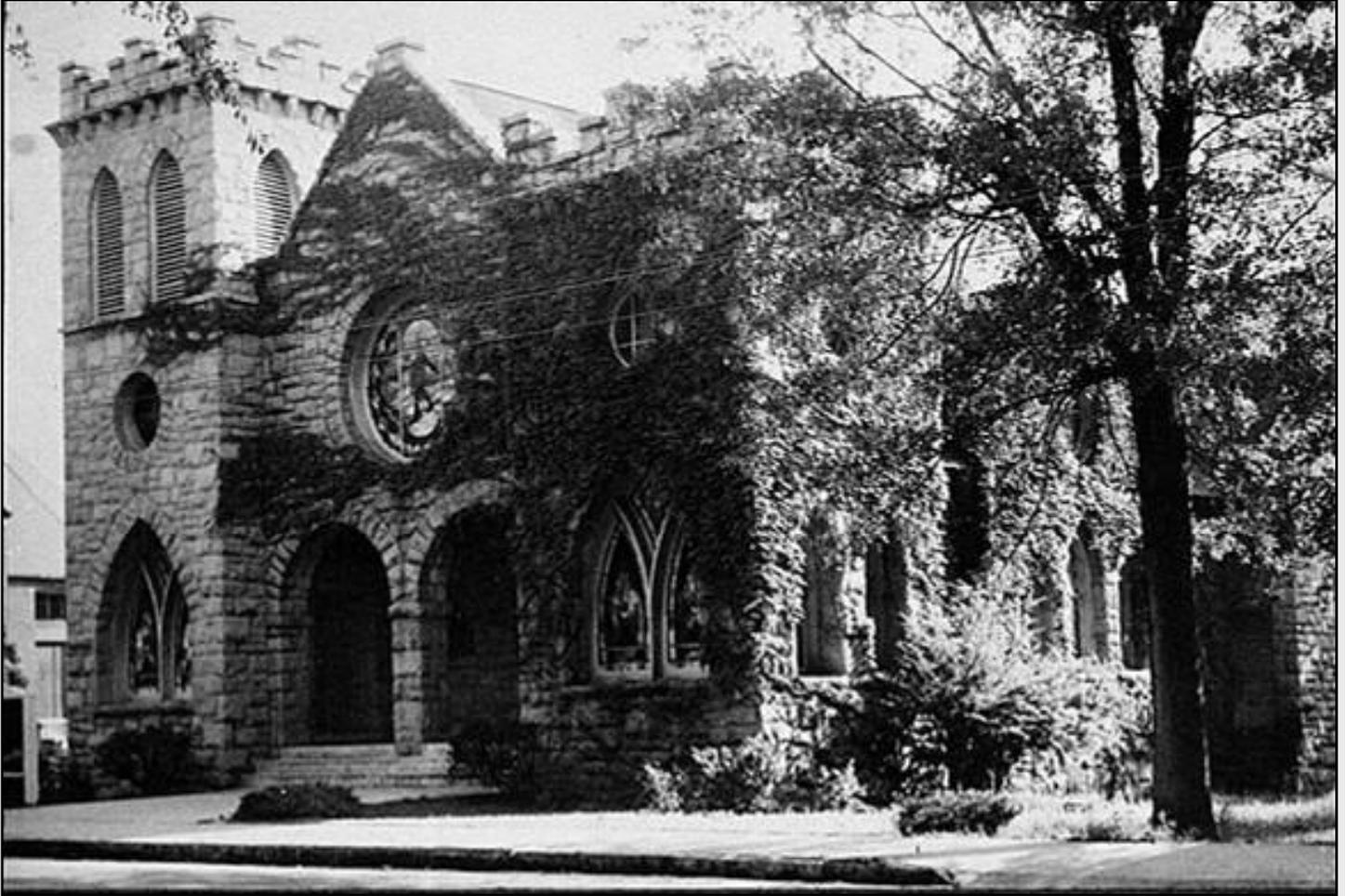
Mechanical Systems and Service Facilities

- Mechanical systems, such as condensing units, should be concealed by landscaping, framed lattice panels, or board privacy fences, painted a dark color.
- Dumpsters should be similarly screened, and coordination between neighboring businesses to share a trash collection location is encouraged.
- Electrical conduits and other necessary systems should be kept tidy and safe, and should be consolidated to minimize their obtrusiveness.



Appropriate collective dumpster.

Commercial Additions



Conyers Presbyterian Church, 1953

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc084

Commercial Additions

Additions to existing historic building are often a necessary feature, in order to allow the building to remain useful in the present, as safety and functional requirements for contemporary buildings are different than in the past.

Location

- New additions should be located on the rear of an existing building

Size

- New additions should be smaller than the historic building.
- The new addition should not exceed the width or length of the existing building. Any increase in height should be located to the rear of the building and should not be visible from the street.

Building Materials

- New additions should use materials that are compatible with the historic building materials. In Conyers, most historic commercial buildings are constructed of brick or stone.

Design

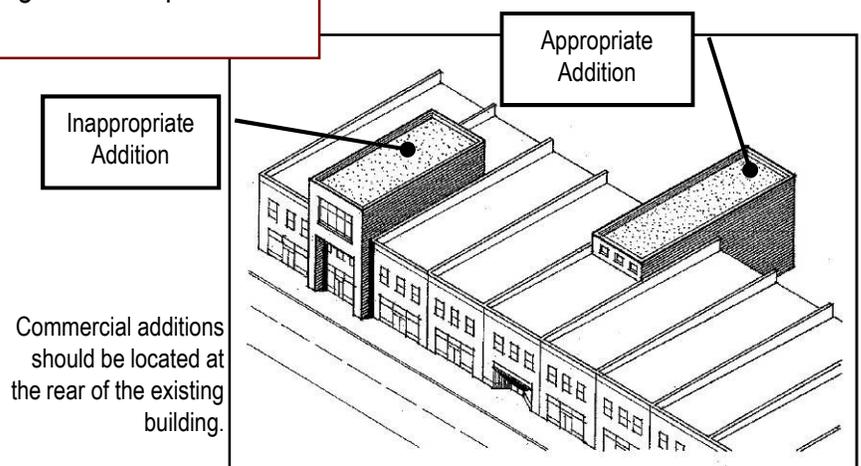
- An addition should be designed to minimize the removal or damage of existing historic materials.
- An addition should have a compatible design that complements the existing building without replication.



Inappropriate addition that overwhelms the historic building.

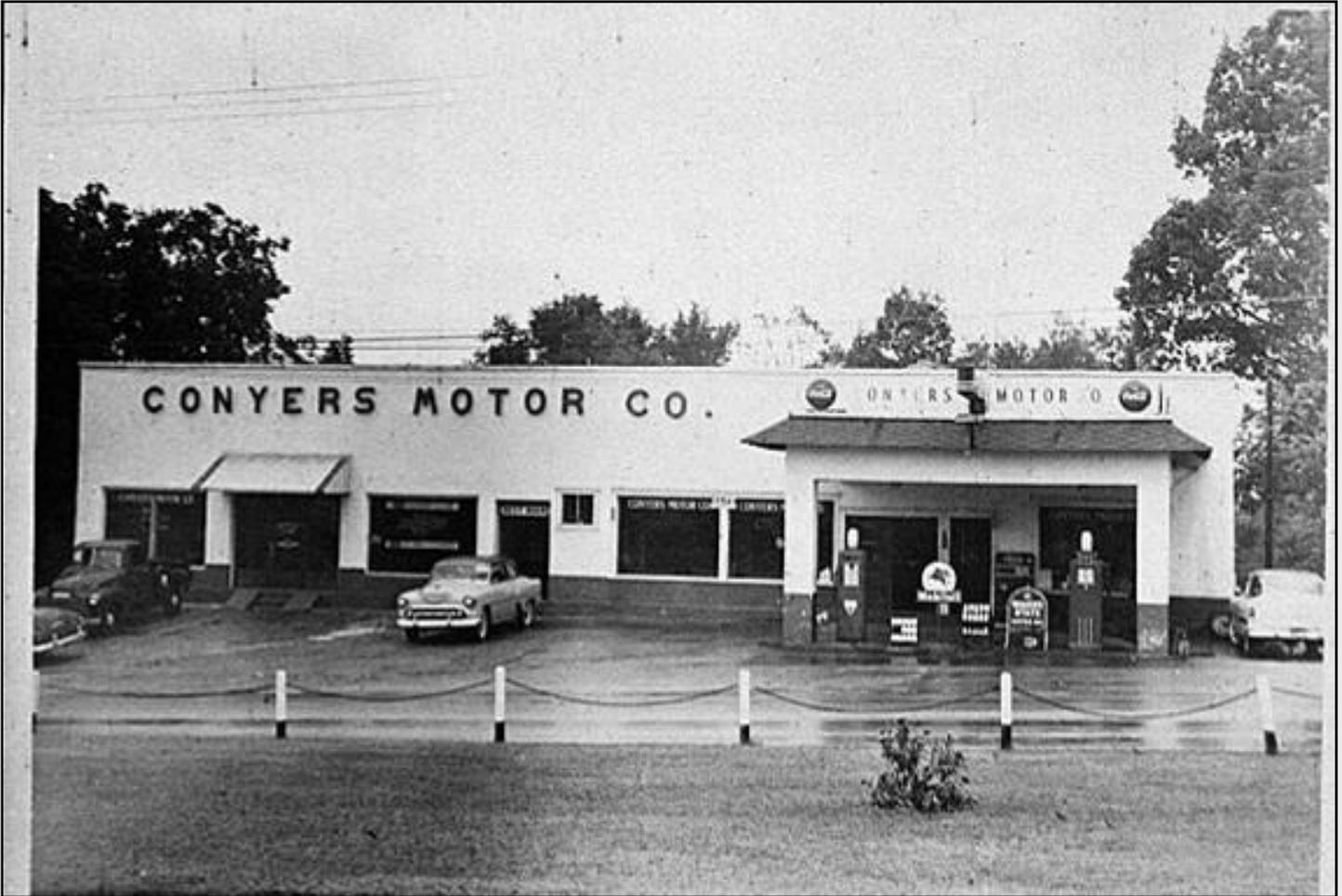


Small, rear addition to a commercial building with a deck.



Olde Town Conyers Design Guidelines

Commercial New Construction



Photograph of Conyers Motor Company, 1953

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image roc083

Commercial New Construction

The construction of new commercial buildings within the Olde Town Conyers Historic District has a significant and long-lasting effect on the visual character of the city. Consequently, compatible new construction is key to maintaining Conyers built heritage for the future. Mixed-use development is an appropriate use for new construction within commercial area, as most historic buildings in the district were intended to have mixed uses.

Key Elements of a Compatible Building

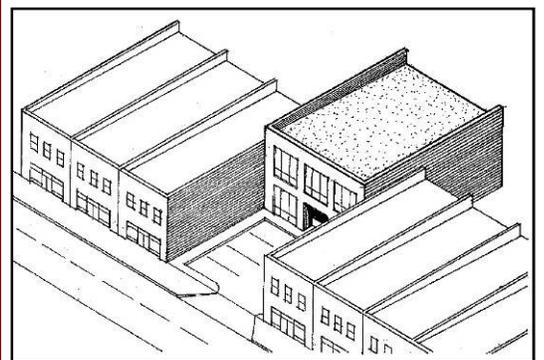
- Placement: Setback, Orientation & Rhythm
- Scale, Proportion, and Massing
- Design
- Building Materials

Placement: Setback, Orientation & Rhythm

- New construction should have a setback that is consistent with the setback of other contributing commercial buildings on the same block, which will most likely be a zero-lot line setback.
- Front setback must be within 5 feet of the setback or average setback of the contributing primary buildings on the same block that are closest to the property.
- New construction should follow the established pattern of buildings along the same block by maintaining the rhythm of sideyard setbacks. Most commercial buildings should have no sideyard setback.
- New construction should have a floor-to-ceiling height that is compatible with other commercial buildings on the same block.
- The main entrance of the new building should be oriented to the street façade and the pedestrian.
- Parking should be placed at the rear of a new commercial building, in order to accommodate a zero lot line setback and a street façade orientation. A smaller rear entrance can be developed to accommodate customers.



Appropriate New Construction (mixed-use) with zero-lot line setback and rear parking maintains the historic streetscape.

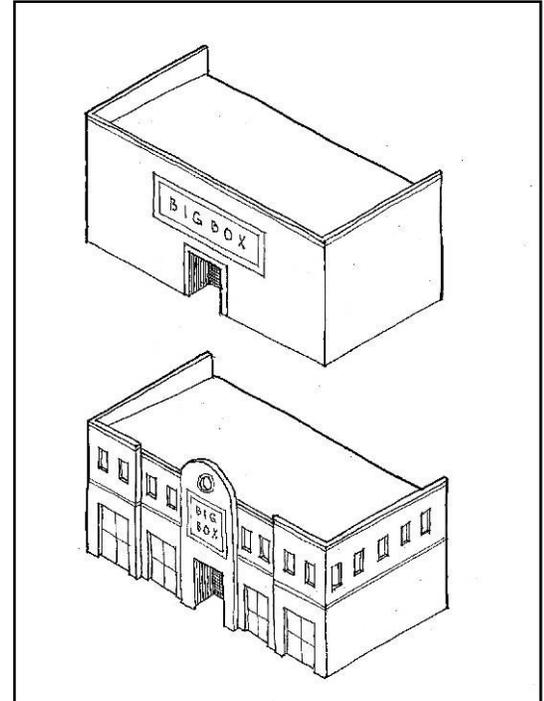


New construction should have a setback that is consistent with other commercial buildings on the same block. Front parking lots are not appropriate for the historic district.

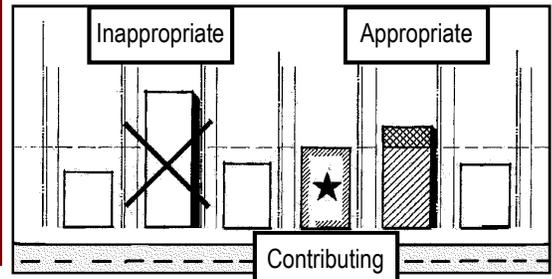
Commercial New Construction

Scale, Proportion & Massing

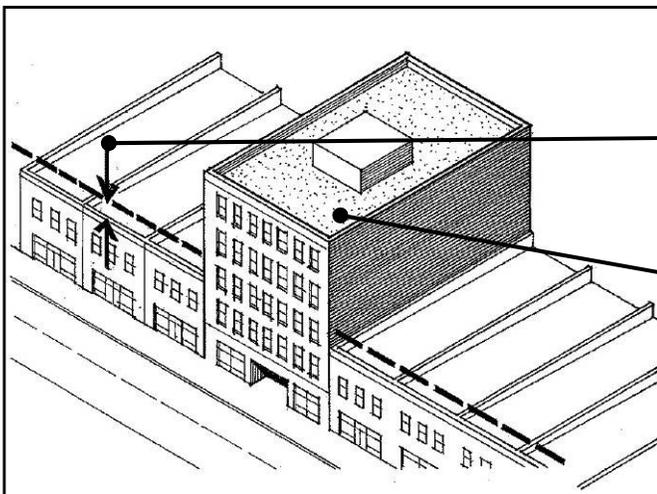
- New construction should have proportions that are compatible with other contributing buildings on the same block.
- If the new construction is attached by a party wall to an existing building, the new construction should have a height within 5 feet of the existing building.
- If the new construction will stand alone, the new building should be no less tall than the shortest contributing building on the same block, and building height should not exceed the tallest contributing building by more than five feet.
- The width of a new building should be compatible with the width and proportions of other contributing buildings on the same block.
- If a new building will have a front façade wider than 50 feet or wider than nearby contributing buildings, the façade should be broken up into bays, using architectural features such as pilasters or storefronts.
- The proportions of a building should be appropriate to its design.
- The ground floor area should be compatible with the ground floor area of contributing historic buildings on the same block. New construction may not have a ground floor area that is larger than 125% of the contributing building on the same block having the largest ground floor area.



New construction with a wide front façade can be broken up into bays using architectural features.



Ground floor area should be no larger than 125% of the largest contributing building.



New construction should be no more than 5 feet taller

Inappropriate new construction

New construction should be no more than 5 feet taller than the tallest contributing building on the same block.

Commercial New Construction

Design

- Contributing buildings along the same block should be used as inspiration for the design of new construction. Creative compatibility, without historic reproduction, is encouraged.
- The new construction should not detract from the historic character of the district, but the new building should be easily distinguishable as a more recent construction.
- Mixed-use development is appropriate for new construction in the commercial areas of the Olde Town Historic District. Historic commercial buildings were usually constructed for mixed use. New mixed-use construction should follow these guidelines for new commercial buildings.
- New commercial construction should have a flat or shed roof concealed behind a parapet wall.
- The front elevation should be divided into a storefront and an upper façade. The storefront should have large display windows in order to be compatible with the historic character of the district.
- The placement and rhythm of door and window openings should be compatible with contributing historic buildings on the same block.
- Window and door openings should not exceed the height to width ratio of nearby buildings by more than 10%.
- Window and door designs should be compatible with contributing buildings on the same block.



Contemporary, yet compatible design for a new commercial building.



Incompatible design for the Olde Town Conyers Historic District, derived from Spanish Revival influence.



Inappropriate residential-style design for commercial infill.



New mixed-use building (right) blends into historic streetscape by using compatible design, materials, scale and placement.

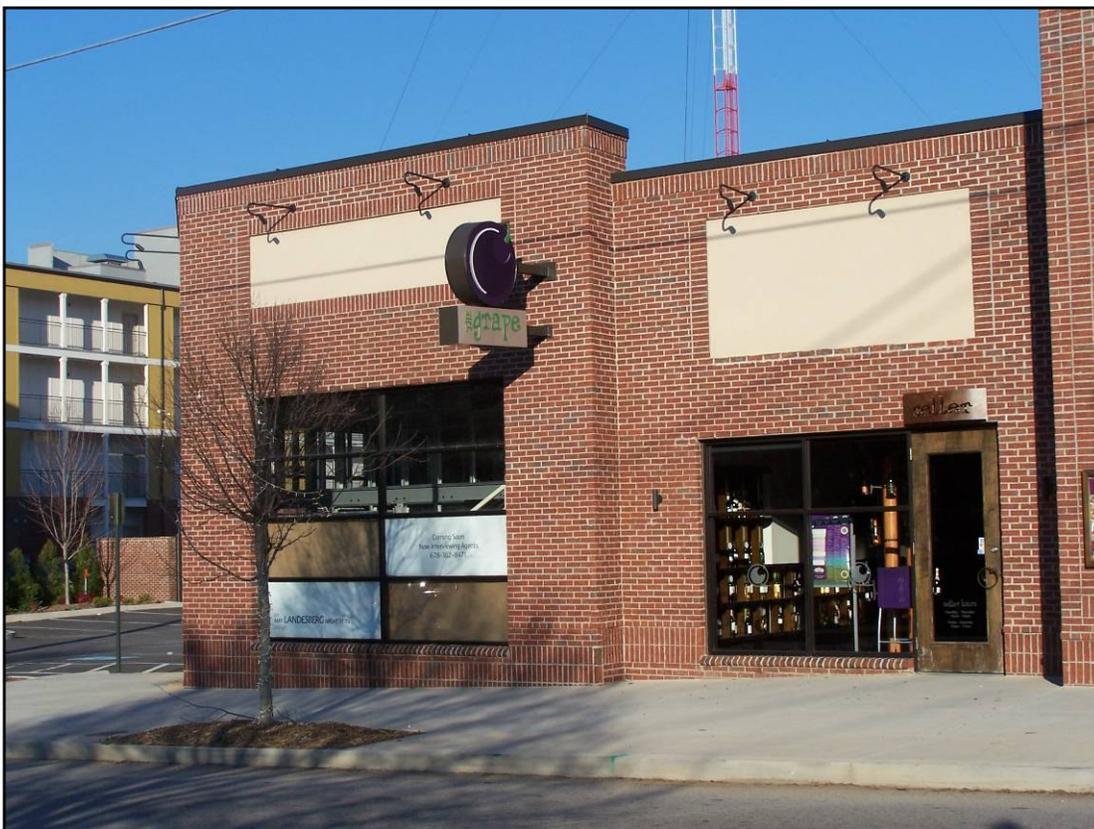
Commercial New Construction

Building Materials

- New construction should use building materials that are compatible with the historic character of the Olde Town Historic District.
- Brick and stone are the most compatible building materials for new construction in Conyers.
- New construction should be compatible with contributing historic buildings in factors such as mortar joint width and shape, brick size, color and texture.
- The material used should be compatible with the design of the new building.
- Windows should not have flush or snap-in muntins. Wood-framed windows are the most appropriate for new construction in the Olde Town Conyers Historic District.



Metal is an inappropriate material for new construction in Conyers.



Brick is an appropriate material for new construction in Conyers. Anodized aluminum display window framing and a wood-framed door with a large single light also help make this building materially appropriate.

Section IV: **Demolition and Relocation**

Relocation or Demolition of a Contributing Building

The Conyers HPC is responsible for issuing a COA prior to any relocation or demolition of a Contributing Building. The relocation or demolition of a contributing building has a significant adverse impact on the character of the Olde Town Historic District, and the Conyers HPC looks at additional factors in order to guide their analysis of the appropriateness of such an action.

Relocation:

1. The historic character and aesthetic interest the structure or work of art contributes to its present setting.

What is the contribution of the building to its immediate setting? How does the building impact the character of the block?

It is inappropriate to move a building that has a significant impact on the setting and character of the block and area within which it is currently located.

2. The plans for the area to be vacated and the effect of those plans on the surrounding area.

Will the location be reused for a new building? Will the new building be compatible with the historic character of the surrounding area?

It is inappropriate to relocate a historic building without plans for new construction at the location. The new construction must be compatible with the historic character of the surrounding area.

3. The process of physically moving the building.

How will the building be moved? Will the building be damaged during the process? Will historic materials, including foundations, porches, or additions, be lost in the process?

It is inappropriate to move a historic building if significant historic features will be damaged or lost. Damage to the historic building and loss of historic fabric should be minimized. All features should be moved, as much as physically possible.

4. The proposed relocation site.

Will the proposed relocation site be comparable to the historic site? Will the new site be compatible with the architectural and historic character of the building?

It is inappropriate to relocate a building to an incompatible site. For example, a historic commercial building should not be relocated to a residential lot. The proposed relocation site should be similar to the historic site in age, architecture, setting, and location.

Demolition:

1. The historic, scenic, or architectural significance of the building.

What is the significance of the building? Is the building indicative of the history of development in Conyers? Does the building represent a documented architectural type or style?

It is inappropriate to demolish a building that has historic, scenic or architectural significance within the Olde Town Conyers Historic District.

2. The importance of the building to the setting and character of the district.

Does the building contribute to the setting and character of the district? Would the historic setting and character of the district be diminished by the loss of the building?

It is inappropriate to demolish a building that contributes to the historic setting and character of the district.

3. The difficulty or impossibility of reproducing the building.

Does the building exhibit characteristics of historic craftsmanship, such as wood-carving or masonry, that would be impossible to replicate? Does the building contain historic materials, such as historic brick or stone or heartpine, that are no longer available and impossible to reproduce?

It is inappropriate to demolish a building that contains historic building materials or evidence of historic craftsmanship that would be difficult or impossible to replicate or reproduce.

4. The rarity of the resource.

Is the building one of few remaining examples of its period of construction, of its historic associations, or of its architectural style or type remaining within the district?

It is inappropriate to demolish a building that is a rare example of its type, style, period of construction, or historic associations.

5. The proposed plans for the property.

Will the property be reused after demolition? How will the proposed plans affect the character of the surrounding historic district?

It is inappropriate to demolish a historic building without definitive plans for the property's reuse. It is inappropriate to demolish a building for a new construction that would diminish the character of the historic district. It is inappropriate to demolish a building for reuse as a parking lot, as this would have an extremely negative effect on the character of the historic district.

Demolition:

6. The structural condition of the building.

Can reasonable measures be used to maintain structural integrity?

It is inappropriate to demolish a historic building when reasonable efforts could be used to maintain structural integrity. The necessity of repairs is a periodic part of the normal building experience.

7. Reasonable economic return.

Can a reasonable economic return be earned by the historic building? A reasonable economic return is determined through looking at factors such as: Owner's knowledge of historic status at time of purchase, current economic return and financial liabilities, attempts to sell or rent the property, feasibility of alternative uses, use of available economic incentives, and ability to create a replacement building. **Reasonable economic return is not necessarily the highest and best use for a property.**

It is inappropriate to demolish a historic building that is earning a reasonable economic return, even if that return is not the highest or best for the property.

Section IV:

Appendices

Preservation Briefs:

Preservation Briefs are publications of the National Park Service which assist property owners with the technical aspects of building preservation. Preservation Briefs are free and available online at:

www.nps.gov/history/hps/tps/briefs/presbhom.htm

Printed copies can also be ordered through the website. Over 45 documents are available and includes a range of topics, from interior plaster to historic landscapes.

Some of the most important Preservation Briefs for any historic property owner are:

Preservation Brief #1- Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

Preservation Brief #2- Repointing Mortar Joints in Historic Masonry Buildings

Preservation Brief #3- Conserving Energy in Historic Buildings

Preservation Brief #9- The Repair of Historic Wooden Windows

Preservation Brief #10- Exterior Paint Problems on Historic Woodwork

Preservation Brief #11- Rehabilitating Historic Storefronts

Preservation Brief #14- New exterior Additions to Historic Buildings: Preservation Concerns

Preservation Brief #27- The Maintenance and Repair of Architectural Cast Iron

Preservation Brief #32- Making Historic Properties Accessible

Preservation Brief #39- Holding the Line: Controlling Unwanted Moisture in Historic Buildings

Preservation Brief #44- The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

City of Conyers Historic Preservation Commission

1174 Scott Street
Conyers, GA 30012
(770) 929-4280

www.conyersga.com/Business/Planning_Historic.aspx

The Conyers Historic Preservation Commission is responsible for performing design review and issuing Certificates of Appropriateness.

City of Conyers Main Street Director

901 Railroad Street
Conyers, Georgia 30012
(770) 929-4239

www.conyersga.com/Business/EconDev_MainStreet.aspx

Conyers was named a Main Street city in 2007, and the Main Street Program, operated through the Georgia Department of Community Affairs, is a highly successful system of integrating community organization, promotion, design, and economic restructuring to encourage downtown revitalization.

City of Conyers Planning and Inspection Service Department

1174 Scott Street
Conyers, GA 30012
(770) 929-4280

www.conyersga.com/CityHall/Dept_Planning.aspx

City department that is responsible for coordinating and assisting the Historic Preservation Commission. The Director of the Planning Department also reviews and makes recommendations on projects within the Olde Town Conyers Overlay District or projects involving more than 60% or 1,000 square feet of non-contributing buildings.

Georgia Trust for Historic Preservation

1516 Peachtree Street, N.W.
Atlanta, GA 30309
(404) 881-9980

www.georgiatrust.org

Statewide non-profit group that advocates and works to protect historic resources. Operates several programs, including a revolving fund for endangered properties, Main Street design assistance, and preservation services.

Historic Preservation Division, Georgia Department of Natural Resources

34 Peachtree Street, NW

Suite 1600

Atlanta, GA 30303

(404) 656-2840

www.gashpo.org

The Historic Preservation Division serves as the State Historic Preservation Office for the State of Georgia and coordinates the Federal and State rehabilitation tax credit programs, offers technical assistance, and operates the National Register of Historic Places program.

Olde Town Conyers Neighborhood Association

P.O. Box 263,

Conyers, Georgia 30012

www.oldetownconyers.org

Local neighborhood organization formed in 2004 to promote the high quality of life, historic integrity, and small-town character of the Olde Town Conyers Historic District.

Rockdale County Historical Society

967 Milstead Avenue

PO Box 351

Conyers, GA 30207

(770) 483-4398

Local historical society with information and resources regarding the history of Rockdale County.

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

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

Alignment. The arrangement of objects along a straight line.

Asphalt Shingles. A type of roofing material composed of layers of saturated felt, cloth or paper, and coated with a tar, or asphalt substance, and granules.

Association. Association refers to the link of a historic property with a historic event, activity or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Baluster. A spindle or post supporting the railing of a balustrade.

Balustrade. An entire railing system with top rail and balusters.

Bargeboard. A decoratively carved board attached to the projecting edges of the rafters under a gable roof; also called a vergeboard.

Batter. A backward slope of the face of a wall or column as it rises.

Bay. The regular division of the façade of a building, usually defined by windows or other vertical elements.

Bay Window. A window in a wall that projects at an angle from another wall.

Block Face. A reference to the structures on one side of the street or on the same side of the block.

Board and Batten. Vertical plank siding with joints covered by narrow wood strips.

Bond. The pattern in which bricks are laid to increase the strength or enhance the design.

Bracket. A small carved or sawn wooden projecting element which supports a horizontal member such as a cornice or window or door hood.

Bulkhead. The base that supports a storefront window.

Bungalow. The word “bungalow” can be traced to India, where it was used by the British in the 19th century to designate a house type that was one level and had large, encircling porches. A common early 20th century house type, the bungalow is distinguished by exposed rafters, wide overhanging eaves, large porches, and multi-light doors and windows.

Capital. The upper portion of a column or pilaster.

Casement Window. A window with one or two sashes which are hinged at the sides and usually open outward.

Certificate of Appropriateness. A document issued by the Conyers Historic Preservation Commission upon approval of a submitted plan for the alteration of a historic structure or new construction by the owner of property located in the Olde Town Conyers Historic District. The certificate may be issued allowing construction as it has been proposed by the applicant, or it may be rejected for creating adverse effects in the Olde Town Conyers Historic District. The Commission may suggest alternative courses of action. Along with the Certificate of Appropriateness, the property owner is required to get a building or demolition permit from the City of Conyers.

Chamfer. A surface produced by beveling an edge or corner, usually at a 45 degree angle, at the edge of a board or post.

Chimney. A vertical structure containing one or more flues to provide draft for fireplaces, and to carry off gaseous products from fireplaces or furnaces. In Olde Town Conyers, chimneys must be faced in brick.

Clapboard. Siding consisting of overlapping, narrow horizontal boards, usually thicker at one edge than the other.

Column. A vertical shaft or pillar that supports, or appears to support, weight above.

- Coping.** A cap or covering to a wall, either flat or sloping, to shed water.
- Corbel.** In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.
- Cornerboard.** A vertical strip of wood placed at the corners of a frame building.
- Cornice.** A projecting molding at the top of a wall surface, such as may be found below the eaves of a roof.
- Cornice Return.** The extension of the cornice molding in a new direction, onto a short length of the gable.
- Dentil.** Small square blocks closely spaced to decorate a cornice.
- Design.** Design refers to the elements that create the physical form, plan, space, structure and style of a property.
- Dormer.** A small window with its own roof that projects from a sloping roof.
- Double Hung Window.** A window with two sashes, one sliding vertically over the other.
- Downspout.** A pipe for directing rain water from the roof to the ground.
- Eave.** The edge of a roof that projects beyond the face of a wall.
- Elevation.** The external face of a building or a drawing of the external wall.
- Entablature.** The horizontal group of boards immediately above the column capitals.
- Façade.** The front face or elevation of a building.
- Fanlight.** A semi-circular window, usually over a door, with radiating muntins suggesting a fan.
- Fascia.** A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or “eave” sides of a pitched roof.
- Fenestration.** The arrangement of windows in a building.
- Form.** The overall shape of a structure (e.g., most structures are rectangular in form).
- Fretwork.** Ornamental woodwork, cut into a pattern, often elaborate.
- Gable.** The triangular section of a wall to carry a pitched roof.
- Glazing.** Fitting glass into windows and doors.
- Ground Floor Area.** The area of the ground floor of a building.
- Head.** The top of the frame of a door or window.
- In-Kind Replacement.** To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.
- Integral Porch.** A porch that is formed from the overhang of the roof, it is not an addition to a house, but is built as a part of the original structure.
- Jigsawn woodwork.** Pierced curvilinear ornament made with a jig or scroll saw.
- Knee Brace.** An oversize bracket supporting a cantilevered or projecting element.
- Lattice.** An openwork grill of interlacing wood strips, used as screening.
- Light.** A section of a window, the pane or glass.
- Lintel.** A horizontal beam bridging an opening, usually of wood or stone, carrying the weight of the structure above.
- Masonry.** Wall material such as brickwork or stonework.
- Mass.** The physical size and bulk of a structure.
- Material.** Material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.
- Molding.** A long, narrow strip of wood or metal which is plain, curved or formed with regular channels and projections, used for covering joints and for decorative purposes.

Mortar. A mixture of cement-like material (such as plaster, cement, or lime) combined with water and a fine aggregate (such as sand). Used in masonry construction between bricks or stones to hold them in place.

Mullion. A vertical post dividing a window into two or more lights.

Muntin. The strip of wood separating the lights in a window.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building.

Period of Significance. Span of time in which a property attained the historic significance.

Pervious. Open to passage or entrance; permeable.

Pier. An upright structure of masonry which serves as a principal support.

Pilaster. A rectangular pillar attached, but projecting from a wall, resembling a classical column.

Pitch. The degree of slope of a roof, usually given in the form of a ratio such as 6:12, or rise:run. Rise is the vertical dimension, and run is the horizontal dimension.

Portico. A roofed space, open or partly enclosed, forming the entrance and centerpiece of the façade of a building, often with columns and a pediment.

Preservation. The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Protection. The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

Quoins. A series of stone, bricks, or wood panels ornamenting the outside of a wall.

Rabbet. A cut or groove along or near the edge of a piece of wood that allows another piece to fit into it to form a joint.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

Repointing. Repairing a masonry wall by the reapplication of mortar between the masonry units.

Restoration. The act or process of accurately recovering the form and details of a property and its setting, as it appeared at a particular period of time, by means of the removal of later work or by the replacement of missing earlier work.

Reveal. The part of a clapboard that is visible and not obscured by an overlapping clapboard.

Ridge. The line at the top of a sloped roof.

Riser. The vertical face of a stair step.

Roof. The top covering of a building.

Following are common types:

Gabled roof has a pitched roof with ridge and vertical ends.

Hipped roof has sloped ends instead of vertical ends.

Jerkinhead roof (also called “clipped gable”) has a pitched roof similar to a gabled roof but with a truncated, or clipped, gable end.

Shed roof (lean-to) has one slope only and is built against a higher wall.

Sash. The movable framework holding the glass in a window or door.

Scale. The size of structure as it appears to the pedestrian.

Setting. Setting refers to the physical environment of a historic property.

Shingle. Tile for covering roofs or walls usually of asbestos, asphalt or wood, cut to standard shapes and sizes.

Shiplap. A kind of boarding or siding in which adjoining boards are rabbeted along the edge so as to make a flush joint.

Sidelight. A vertical area of fixed glass on either side of a door or window.

Siding. The exterior wall covering of a structure.

Sill. The horizontal water-shedding element at the bottom of a door or window frame.

Soffit. The exposed undersurface of an eave or cornice of a building.

Stabilization. The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Streetscape. Generally, the streetscape refers to the character of the street, or how elements of the street form a cohesive environment.

Stucco. Plasterwork applied to the exterior of a structure, usually smooth and painted.

Transom. An opening over a door or window containing a glazed (the most common type) or solid sash.

Tread. The horizontal surface of a step.

Trim. The framing of features on a façade. It is usually of a color and material different from that of the adjacent wall surface.

Turned Work. Woodwork cut on a lathe.

Vergeboard. The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving. See bargeboard.

Vernacular. Refers to the ordinary architecture used in a local area for common buildings using traditional building methods and materials. Vernacular buildings can be ornamented with the elements of a style.

Visual Continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

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Design Guidelines

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City of Jefferson Design Guidelines for Historic Districts. Prepared for the City of Jefferson and the Jefferson Historic Preservation Commission by Erin Murphy, 2006.

Conyers Design Guidelines. Prepared for the City of Conyers and the Conyers Historic Preservation Commission by Maurie Van Buren and Historic Preservation Consulting, 1993.

Downtown Valdosta Design Guidelines. Prepared for the Central Valdosta Development Authority, 1995.

Design Guidelines for the Valdosta Historic District. Prepared for the City of Valdosta and the Valdosta Historic Preservation Commission by Jordan, Jones and Goulding, 2008.

Olde Town Conyers Design Guidelines

Photographs- courtesy of the Conyers Historic Preservation Commission, the Vanishing Georgia Collection at the Georgia Archives, Erin Murphy and Charlotte Weber.

Sketches and drawings- courtesy of Brian Randall, AIA.