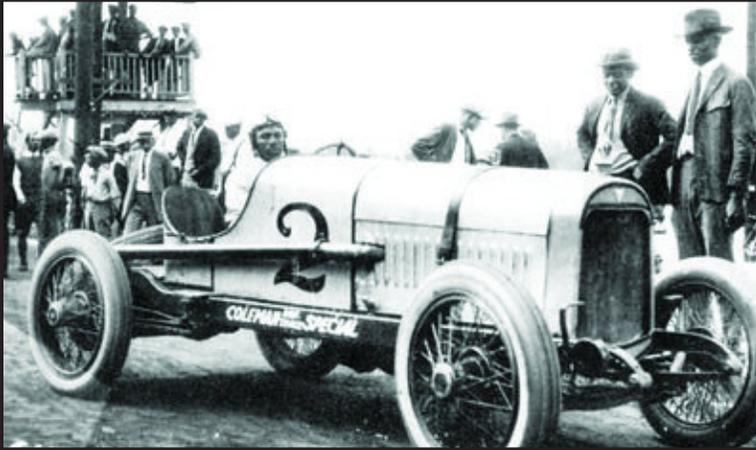


Lithonia, Georgia

April 2012



Proposed Design Guidelines

"It has been said
that, at its best,
preservation engages
the **past** in
a conversation with
the **present** over
a mutual concern for
the **future**."

William Murtagh
*Keeping Time: The History and Theory
of Preservation in America* (1988)



Lithonia, Georgia Proposed Design Guidelines

Prepared by the
Preservation Planning Class
of the
Heritage Preservation
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Preface

The proposed design guidelines for the City of Lithonia were produced by the Preservation Planning class in the Heritage Preservation Program at Georgia State University in the spring of 2012. The class met with Mayor Deborah Jackson; Katherine Moore, Program Manager of the Georgia Conservancy; Mera Cardenas, Executive Director of the Arabia Mountain National Heritage Area; and others to gain a better understanding of the history and current needs of the city. The class went on two field trips to Lithonia to gather information and take photographs, and conducted further research in the completion of this document.

These guidelines have been developed to simplify the process of preservation for the proposed commission and for property owners, and to assist the City of Lithonia in the implementation of their Comprehensive Plan of 2010. The chapter on the proposed Residential Historic District can help with housing initiatives to “encourage restoration of aging homes with historic character” and “promote new single-family residential development with historic character.” The chapter on the proposed Commercial Historic District will help support downtown development strategies that “maintain the historic characteristics of the downtown area” and “develop standards to promote ground floor retail establishments that are closer to the street with storefront windows.”

To further assist the City of Lithonia, a sample historic preservation ordinance and information on the proposed historic preservation commission and the process of design review will help “develop appropriate ordinances and policies to protect historic sites” and “support the establishment of a citizen historic commission.” Resources for financial and technical assistance are also included.

Chapter 1

Introduction to Historic Preservation

Introduction to Historic Preservation

1.1: Why Preserve?

Preserving Lithonia's unique historic resources provides many benefits to the city. From an economic standpoint, preservation makes a great deal of sense. Preservation also promotes sustainability through the conservation of both natural and man-made resources, resulting in a reduction in the need for landfill space. Studies have shown that in many communities, a positive correlation exists between the rehabilitation of historic structures and an increase in property values, tourism, and business development. Promoting and safeguarding Lithonia's heritage also serves to inform future generations about their past, providing a sense of place and encouraging civic pride.

In addition to the state and federal tax incentives available for appropriate preservation and rehabilitation projects, resources are available to Lithonia residents due to the city's inclusion in the Arabia Mountain National Heritage Area. This includes access to knowledgeable preservation professionals who can provide assistance related to preservation issues.

This document speaks not only about preserving existing historic resources within the City of Lithonia, but also of ensuring that Lithonia's historic character will be maintained in the future.



Main St., Lithonia, Georgia, 1940. Courtesy of the Georgia Archives.

1.2: Legal Basis in Georgia

On the federal level, the National Historic Preservation Act of 1966 provides the foundation for preservation in the United States, particularly by establishing the National Register of Historic Places and individual State Historic Preservation Offices (SHPOs). Georgia's SHPO is the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources. HPD oversees historic preservation efforts within the state, including National Register nominations and statewide historic property inventories. The Seminary, a historic building located in Lithonia, is listed in the National Register of Historic Places. This is a prestigious distinction that potentially qualifies property owners for federal and state tax incentives.

A sound legal framework supports historic preservation within the state of Georgia. The Georgia Historic Preservation Act of 1980 enables cities and counties to enact ordinances that create historic preservation commissions and designate local historic districts and structures. More than 80 communities within Georgia have used this legislation to enact local preservation ordinances, create historic preservation commissions, and attain the status of Certified Local Governments (CLGs), thus becoming eligible for further preservation assistance, including grants available through HPD.

1.3: Economic Benefits and Incentives

Economic Benefits of Preservation

Although the beginning of the twenty-first century has been economically challenging, historic preservation continues to make sound economic sense. According to a study conducted in 2010 by Historic Preservation Division (HPD) titled *Good News in Tough Times: Historic Preservation and the Georgia Economy*, historic preservation does make an economic difference in Georgia's communities. The results of this study provide hard data supporting the positive impact of historic preservation on property values, investment, tourism, downtown revitalization, and the effective leveraging of scarce resources.

Federal, State, and Local Tax Incentives

Some of the economic benefit is stimulated by state and federal tax incentives available for owners of a historic property who carry out a substantial certified rehabilitation. All properties must be listed in, or eligible for, the National/Georgia Register of Historic Places, either individually or as part of a National/Georgia Register Historic District. Additionally, project work must comply with the Secretary of the Interior's Standards for Rehabilitation. Upon request, HPD will offer technical assistance to property owners as they plan their rehabilitation tax projects.

Federal Rehabilitation Investment Tax Credit (RITC)

The RITC is a federal income tax credit equal to 20 percent of rehabilitation expenses. This credit is available only for income-producing commercial properties. Applications are initially reviewed by HPD and then forwarded to the National Park Service for a final decision. Additionally, a 10 percent federal income tax credit is available to property owners who rehabilitate non-historic buildings constructed before 1936.

State Income Tax Credit for Rehabilitated Historic Property

This is a state income tax credit of 25 percent of rehabilitation expenses for both residential and commercial properties. The credit is capped at \$100,000 for residential property and \$300,000 for income-producing property. HPD reviews all applications.

State Preferential Property Tax Assessment for Rehabilitated Historic Property

This tax benefit freezes the county property tax assessment for 8.5 years at the pre-rehabilitation assessment amount. It is available for residential property as well as income-producing property. The owner must increase the fair market value of the building by 50 to 100 percent, depending on its new use. HPD reviews all applications

Charitable Contribution Deduction

The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement ensures the preservation of a building's façade in perpetuity by restricting the right to alter its appearance. Qualified professionals should be consulted on matters of easement valuations and the tax consequences of their donation. The Georgia Trust can accept easements and should be contacted to determine if a property is eligible for an easement donation.

Grant and Loan Programs

The Historic Preservation Division (HPD) administers two preservation grant programs. Related grants may be available from non-profit organizations or government agencies.

Historic Preservation Fund Grants for Certified Local Governments

The Historic Preservation Fund (HPF) grant program is appropriated annually from Congress through the National Park Service to the states. HPD reserves 10 percent of each year's appropriation for grants to Certified Local Governments (CLGs). These 60/40 matching grants enable cities, towns, and rural areas to undertake projects that aid in the preservation of historic properties. Any city, town, or county that has enacted a historic preservation ordinance, enforces that ordinance through a local preservation commission, and has met requirements outlined in the Procedures for Georgia's Certified Local Government Program, is eligible to become a CLG and may apply for this grant funding. This is an important goal for the City of Lithonia to pursue with the passing of an ordinance and establishment of a commission, as outlined in this document. Starting in 2013, "bricks-and-mortar" grants will be available.



Visit the Georgia HPD online at www.georgiashpo.org.

Georgia Heritage Grant

Administered through HPD, this program has provided seed money for the preservation of historic properties and archaeological sites throughout the state. It offers matching funds on a statewide competitive basis to local governments and nonprofit organizations for the preservation of Georgia Register-eligible historic properties. Currently, this grant program is funded solely from preservation license plate sales revenue. Please check with HPD on the availability of these grants.

In order to be eligible for funding, applicants must be able to fulfill the following criteria:

- Be a local government or private secular nonprofit organization
- Have documentation of matching funds (equal to at least 40 percent of the project cost)
- Ensure that all grant-assisted work complies with DNR's *Standards for Rehabilitation*
- Have properties that are listed in, or eligible for, the Georgia Register of Historic Places, and be listed prior to reimbursement of funds
- Agree to execute a Covenant Agreement on the property to assure public access, maintenance, and compliance with preservation standards for five years (this applies to development projects only)



The Georgia Heritage Grant license plate.

Georgia Cities Foundation Revolving Loan Fund

The Georgia Cities Foundation, established in 1999 as a 501(c)(3) organization, is a nonprofit subsidiary of the Georgia Municipal Association (GMA). It currently provides loans up to \$250,000. The interest rate is below market rate, and the repayment period is normally 10 years, not to exceed 15 years.

Applications are evaluated based on leadership, accountability, long-term sustainability, and potential for private investment. Projects should encourage spin-off development, add jobs, promote downtown housing, or add to the cultural enrichment of the community. Each application must also undergo credit underwriting. Potentially eligible project types include real estate acquisition, building rehabilitation, new construction, and green space or park development. Buildings rehabilitated need not be historic; however, applicants are required to be in compliance with the Service Delivery Act (OCGA section 36-7-20 et seq.) and be a Qualified Local Government as defined in the Georgia Department of Community Affairs Minimum Standards.



Visit the Georgia Cities Foundation online at www.georgiacitiesfoundation.org.

1.4: The Purpose of Design Guidelines

Design guidelines are general policies about alterations to existing structures, additions, new construction, and site work in locally designated historic districts. They provide a common understanding of the underlying principles of historic preservation, assist property owners in creating appropriate rehabilitation plans, assist the local historic preservation commission in making decisions, and provide a level of assurance that decisions will be made fairly, openly, and consistently. A historic preservation ordinance for the City of Lithonia must be passed prior to the creation of a historic preservation commission and the implementation of design guidelines.

The proposed design guidelines for Lithonia provide a set of parameters that will guide historic preservation efforts within both the proposed Commercial Historic District and proposed Residential Historic District. These guidelines use the Secretary of the Interior's *Standards for Rehabilitation* as a basis for determining the best practices for preserving historic buildings and their components. The Secretary's *Standards* provide a philosophical backbone for preservation and encourage responsible preservation practices wherever they are applied.

The proposed design guidelines for Lithonia would apply only to buildings located within the proposed historic districts. Additionally, the guidelines would regulate only the exteriors of buildings within these two proposed districts. The proposed commercial guidelines would apply to properties located within the proposed Commercial Historic District; the proposed residential guidelines would apply to properties located within the proposed Residential Historic District. It is recommended that these districts be designated local historic districts by the City of Lithonia. The use of design guidelines would take place only after approval of these districts by the Lithonia City Council. Owners of historic buildings outside of the proposed historic districts would not be bound by these guidelines, but may want to refer to them when undertaking rehabilitation projects.

Chapter 2

Historic Preservation in Lithonia

Historic Preservation in Lithonia

2.1: Design Review Process

How To Use These Guidelines

The technical portion of the proposed design guidelines document is divided into two parts: commercial and residential. The function of these guiding principles is to assist property owners, architects, and the Lithonia Historic Preservation Commission (when it is created) in protecting the historic character of downtown Lithonia as well as one of the city's most intact historic residential areas.

When considering a change that modifies the exterior appearance of a building located in a local historic district, property owners should follow the steps below to ensure that they are familiar with the basic requirements for making exterior modifications.

- 1** Determine whether the property is located within the Commercial or Residential Historic District. (If not, these design guidelines do not apply.) A Certificate of Appropriateness (COA) will be required before obtaining a building permit, if the property is within a local historic district.
- 2** Learn about the historic types and styles of structures within the district (see Chapters 4 and 5), and determine the type and style of the structure to be altered.
- 3** Consider how the design guidelines address architectural details. Determine how the project should be designed and planned in order to follow the guidelines.
- 4** Refer to the Appendix for useful information such as definitions, preservation tips, further resources, and contact information for government agencies and nonprofit organizations that may be able to help with the project.
- 5** Contact the Lithonia Historic Preservation Commission to set up an orientation meeting regarding the project.
- 6** Consider other factors that may be relevant to the project such as demolition by neglect, relocation of a building, and stabilization of vacant structures. These topics are addressed in Chapter 6.

Certificate of Appropriateness

The first step before making an exterior change to a structure in a local historic district is to determine if the desired alteration requires a Certificate of Appropriateness (COA).

Any property owner or occupant who wishes to make a material change to any structure or site in a local historic district within the City of Lithonia must make an application for a COA to the Lithonia Historic Preservation Commission. A material change is one that will alter a historic property's exterior appearance, as visible from the public right-of-way. The application for a COA should be accompanied by necessary drawings, photographs, plans, and documentation that adequately describe the proposed change. A building permit cannot be issued until a COA has been approved.

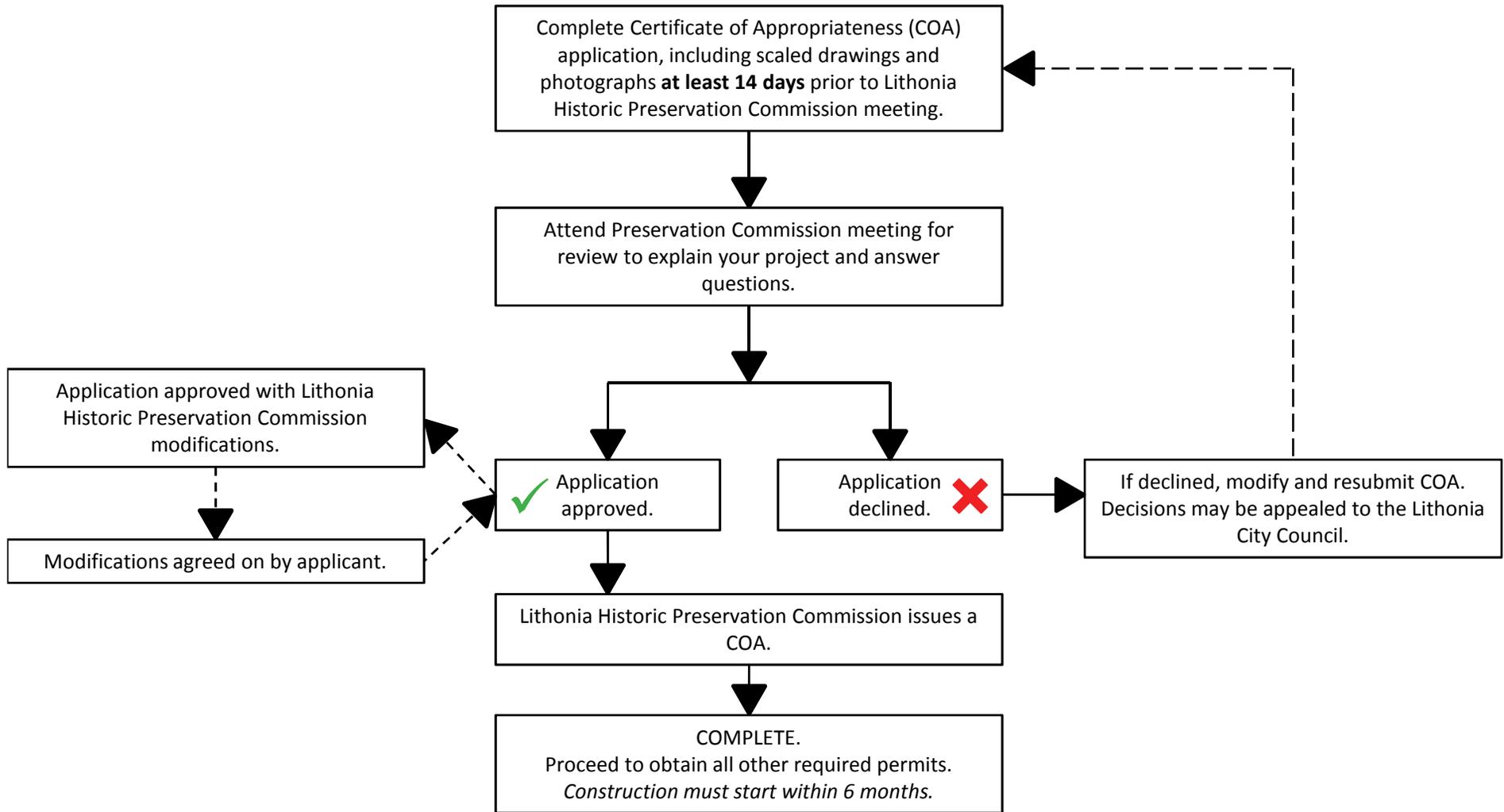
To successfully apply for and receive a COA, the procedures in the Lithonia Historic Preservation Ordinance, once passed, must be followed. The basic steps required are shown in a flow chart on the following page.

What does not require a Certificate of Appropriateness?

Changes made to the interior of a building do not require a COA.
Routine maintenance activities do not require a COA.

Routine maintenance is defined as ordinary upkeep or repair of any architectural feature of a historic property to correct deterioration, decay, or damage. Any proposed maintenance work that does not involve a change in design, material, or exterior appearance may be allowed without an application for a COA.

Lithonia Design Review Process



2.2: Proposed Historic Preservation Commission

Membership

The Lithonia Historic Preservation Commission (HPC) will be an administrative body of the government established by local ordinance and will be in part responsible for the planning functions of the city. Members of the commission will be appointed by the Mayor and ratified by the City Council. HPC membership will be comprised of Lithonia citizens who have interest and/or expertise in disciplines relevant to historic preservation, architecture, landscape architecture, design, and/or history. At least three members shall be appointed from among professionals in the fields of architecture, history, architectural history, planning, archaeology, or related professions. The commission will consist of a minimum of three to five members. Members will serve three-year terms and will not serve more than two consecutive terms.

Roles and Responsibilities

The responsibility of the Lithonia Historic Preservation Commission will be to perform historic preservation activities as the official agency of the Lithonia Historic Preservation Program. One role of the HPC will be to educate community members about the benefits of preservation and advocate for the preservation of Lithonia's historic resources. The HPC will be responsible for protecting the atmosphere of Lithonia's local historic districts, thus ensuring that rehabilitation and new construction will be consistent with the historic character of Lithonia. A comprehensive description of the proposed commission's duties, powers, and composition can be found in the proposed Lithonia Historic Preservation Ordinance located in the Appendix.

Specific responsibilities will include:

- Prepare and maintain an inventory of all properties within the City of Lithonia having the potential for designation as historic resources
- Recommend to the Lithonia City Council specific districts, sites, or buildings to be designated by ordinance as local historic properties or local historic districts
- Review applications and determine acceptance for Certificates of Appropriateness (COAs) in accordance with the Lithonia Historic Preservation Ordinance
- Rehabilitate or preserve historic properties acquired by the City of Lithonia
- Conduct educational programs on historic properties located within Lithonia and on general historic preservation activities
- Seek out local, state, federal, or private funds for historic preservation activities, and make recommendations to the Lithonia City Council concerning the most appropriate uses of any funds acquired
- Employ persons, if necessary, to carry out the responsibilities of the commission
- Receive donations, grants, funds, or gifts of historic property, and acquire and sell historic properties

2.3: Steps to Implementing a Historic Preservation Ordinance, Commission, and Guidelines

Currently, Lithonia does not have a historic preservation ordinance, historic preservation commission, or design guidelines. One of the most effective ways for Lithonia to protect its historic buildings, neighborhoods, and landmarks from inappropriate alterations and incompatible new construction—as well as outright demolition—is through the adoption of a historic preservation ordinance, the establishment of a historic preservation commission, the designation of local historic resources, and the adoption of design guidelines. The following list outlines the steps to put all of these things in place.

- 1 Draft a Historic Preservation Ordinance**
The ordinance should be based on the provisions in the Georgia Historic Preservation Act (O.C.G.A. 44-10-20). A proposed ordinance for Lithonia that complies with these provisions is included in the Appendix.
- 2 Lithonia Adopts the Ordinance**
Elected officials should advertise and hold public hearings in accordance with Lithonia's policy for passage of any ordinance.
- 3 Lithonia Appoints Historic Preservation Commission (HPC) Members**
Georgia historic preservation commissions (HPCs) must have a minimum of three members.
- 4 HPC Adopts Rules of Procedure**
Rules of procedure and bylaws provide a format and guidance for the operations of the historic preservation commission.
- 5 Determine Boundaries for Locally Designated Historic Districts**
Determining where local historic district boundaries should be drawn begins with a survey. A historic district is a geographically definable area possessing a significant concentration of sites and buildings united by plan, physical development, or past events. Recommended boundaries for the proposed Lithonia Residential and Commercial Historic Districts are found in Chapters 4 and 5.
- 6 Develop Nomination Report**
HPC nominates districts and/or individual structures to the Lithonia City Council for local historic designation.
- 7 Draft Designation Ordinance**
HPC prepares a designation ordinance for review and approval by Lithonia City Council.
- 8 Draft Design Guidelines**
Design guidelines are general policies approved by the HPC to interpret the standards described in the historic preservation ordinance. They guide the applicant's work and the commission's decisions. Proposed residential and commercial design guidelines for the proposed Lithonia local historic districts can be found in Chapters 4 and 5.
- 9 Hold Public Hearings and Designate Districts and Individual Properties**
A public hearing should be scheduled for comments on recommended local historic property or local historic district designations.
- 10 Property Owners Apply for Certificates of Appropriateness Before Making Exterior Alterations.**
Once a designation occurs, the HPC begins its authorized function as a design review board. That is, the commission holds regularly scheduled public meetings to review and approve applications for Certificate of Appropriateness (COA) to protect the characteristics that contribute to the historic significance of Lithonia.

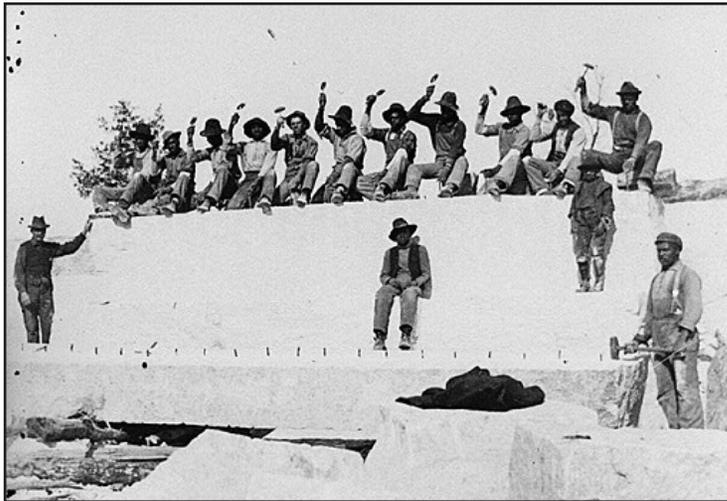
Chapter 3

Historic Overview

Historic Overview

3.1: General History of Lithonia

Lithonia's roots can be traced to the Treaty of Indian Springs and the cession of Native American land to the United States government, which led to the founding of DeKalb County in **1822**. Lithonia began as a small community known as Cross Roads, located at the junction of two main roads connecting the cities of Lawrenceville, McDonough, Decatur, and Augusta. Technological advancements in the nineteenth century revolutionized both the manufacture and transportation of goods and had a profound impact on the town. The railroad came to DeKalb County in the **1830s**, eventually passing through the Cross Roads community in the **1840s**. By the **1850s**, the community had grown to nearly 250 residents, primarily farmers and small business owners of British, Scottish, and Irish descent. African-Americans represented a small portion of the population during this period due to the small number of slave owners in the area. On **March 5, 1856**, the City of Lithonia was incorporated. Its name derives from the Greek "lithos" (stone) and "onia" (place).



Hand drillers at a granite quarry, DeKalb County, Georgia, ca. 1910-1920. Courtesy of Vanishing Georgia.

At the close of the Civil War, Lithonia found itself in the path of General Sherman and his Union troops' March to the Sea. Having burned Atlanta, Sherman's troops marched through Lithonia and DeKalb County, leaving a path of destroyed railroads and buildings in their wake.



Main St. before it was paved, Lithonia, Georgia circa 1915. Courtesy of the Georgia Archives.

After the war, Lithonia rebounded to become the center of a thriving granite mining industry due to the unique geological qualities of its granite. Lithonia's granite is a type called "gneiss," a formation of granite and diorite. It is distinct in its "tidal grey" appearance and is used throughout the United States in the construction of public buildings, granite curbing, and as an ingredient in chicken feed. The characteristics of this mineral contributed to its desirability and helped fuel the Lithonia mining industry, whose first quarry opened in **1879**. It also led to the prevalence of granite in the construction of many buildings in Lithonia. Davidson Mining

Company, established in **1895**, became the largest diversified granite producer in the world by the **1960s**.



Whitley's Store, Lithonia, Georgia circa 1920. Courtesy of Vanishing Georgia.

A massive wave of European immigration around the turn of the twentieth century helped to fill the labor demand for a rapidly expanding industrial economy. Many skilled and unskilled laborers, primarily of Italian, Scottish, and Welsh descent, found their way to Lithonia. As a result, Lithonia experienced a dramatic population increase leading to the construction of many architecturally important houses in the vicinity of the rail lines. Architecture in this area is varied and reflects the class-based housing patterns in Lithonia during this period. Queen Anne cottages, gabled-ell houses, and Folk Victorian houses of the middle classes contrast markedly with the larger mansions constructed by wealthier Lithonians.

Emancipated slaves established the first African-American congregation in DeKalb County with Antioch Baptist Church (**1869**) in the years following the Civil War. St. Paul African Methodist Episcopal Church (**1879**) was organized ten years later and both built imposing granite structures in Lithonia in the early twentieth

century. These churches served as educational facilities and community centers for Lithonia's African-American community.

The construction of other civic buildings further illustrates Lithonia's growth from the turn of the twentieth century on. "The Seminary" opened in **1895** as a school and is now listed in the National Register of Historic Places. The Masonic Lodge (**1909**), the Lithonia Methodist Church (**1910**), and the Lithonia Women's Club (**1928**) provided venues for social activities and civic engagement.

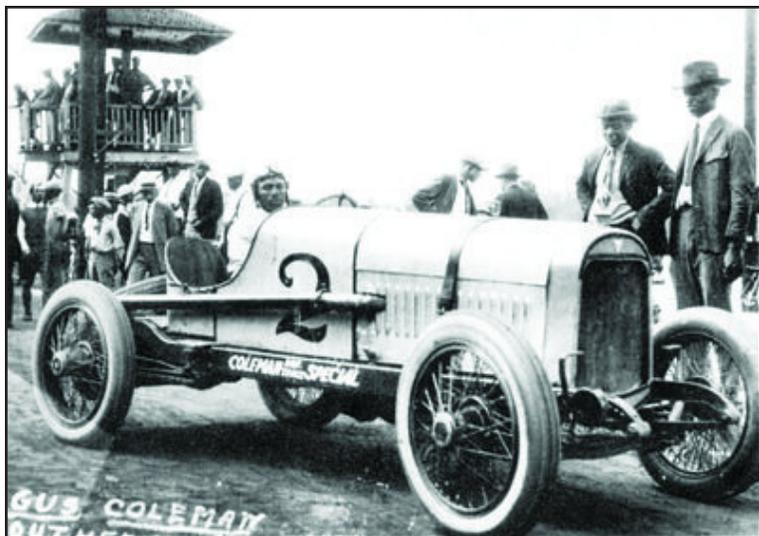


105 Main St., Lithonia, Georgia, 1929. Courtesy of the Georgia Archives.

Lithonia's growth continued well into the **1920s**, although development slowed during the Great Depression and World War II. Despite the slowdown, other important buildings were constructed, such as the Bruce Street School built for African-American students in **1938**. The building closed in **1955** as a result of the opening of Bruce Street Elementary and High School and eventually burned. However, the granite ruins of the building, characteristic of Lithonia's architecture, remain.

Fueled by the granite industry and other industries, Lithonia's growth resumed in the years following World War II. The Davidson

Granite Company was incorporated in **1947** and continued as a private business until **1971**, when it was purchased by an investment company. The Lithonia Lighting Company, established in **1946**, operated in the city until expansion necessitated its relocation to a larger facility in Conyers in **1955**. At the same time, a number of locales contributed to the social and cultural life of Lithonia, such as the city library, housed in the Lithonia Women’s Club building, but it was only available to white citizens. Additionally, the Lithonia Speedway and Country Club provided African-Americans with entertainment from stock car racing to concerts from such musicians as B.B. King, Gladys Knight, and James Brown. Although the club closed in the **1950s**, its importance and existence serve as a prominent example of one of the few country clubs in the nation owned by African-Americans during this period.



Lithonia Speedway, circa 1920s. Courtesy of crossroadsnews.com.

Following the passage of the National Interstate and Defense Highways Act of **1956**, construction of Interstate-20 south of the Lithonia city limits brought increased traffic into the community as travelers stopped for fuel and fast food. At this time, an attempt to economically reinvigorate and redevelop city centers gained momentum. Known as “urban renewal,” the effort, along with the con-

struction of interstate highways, led to the destruction of historic resources in many cities. In Lithonia, urban renewal resulted in the demolition of historic downtown buildings and the construction of Lithonia Plaza.



DeKalb Motor Company, Lithonia, Georgia, circa 1940s. Courtesy of GSU Special Collections.

A new era of development began in Lithonia during the twenty-first century, most notably the opening in **2001** of the Mall at Stonecrest south of I-20. A network of PATH trails links the city with attractions such as Panola Mountain and Arabia Mountain National Heritage Area, designated in **2006**. Despite the economic downturn in **2008**, which resulted in the swelling of unemployment and foreclosure rates, new initiatives have been undertaken. The city continues to develop as a center of commerce and transportation for the region. Efforts to preserve the historic resources of the community will not only ensure that the unique character of the city is maintained, but will foster increased civic involvement as citizens gain a greater understanding of their community’s shared past. Furthermore, the Lithonia City Council’s adoption of a comprehensive plan and the passage of a historic preservation ordinance will assist the city as it works toward Certified Local Government status, and should serve as a basis for continuing development.



Granite Industry, Lithonia, Georgia, circa 1940s. Courtesy of GSU Special Collections.



Granite Industry, Lithonia, Georgia, 1949. Courtesy of the Georgia Archives.



Lithonia Railroad Station, Lithonia, Georgia, 1951. Courtesy of the Georgia Archives.



St. Paul Methodist Church, Lithonia, Georgia, circa 1953. Courtesy of Vanishing Georgia.



Georgia Railroad passenger depot Lithonia, Georgia, circa 1965. Courtesy of Vanishing Georgia.



Main St., Lithonia, Georgia, circa 1967. Courtesy of Vanishing Georgia.



Main St., Lithonia, Georgia, circa 1967. Courtesy of Vanishing Georgia.



Businesses along Center St., Lithonia, Georgia, circa 1967. Courtesy of Vanishing Georgia.



Main St., Lithonia, Georgia, circa 1970. Courtesy of the Georgia Archives.



Atlanta, Stone Mountain, and Lithonia Railroad; diesel engine. Courtesy of GSU Special Collections.

Chapter 4

Design Guidelines for the
Commercial Historic District



Map of
Proposed
Commercial
Historic
District

Design Guidelines for the Commercial Historic District

4.1: Commercial Built Environment

Commercial Building Types

Commercial building type is determined by the floor plan and the height of the building. The interior layout is also included in this assessment. When defining type, the key characteristics include the overall shape, number and sizes of openings, and arrangement of bays.

One-Part Commercial/Single Retail

The one-part commercial building can be constructed as either a stand-alone structure or abutting similar buildings. It is a one-story building with a single purpose, such as a business or retail establishment. There are many examples of the one-part commercial building in Lithonia, as shown in the photograph below.



One-part commercial buildings at 6961 Main St. in Lithonia, Georgia.

Two-Part Commercial/Retail and Office

The two-part commercial building, which normally consists of retail space on the ground floor and office or residential space on the upper floor or floors, is the most common historic commercial type in Georgia. Most of the Lithonia two-part commercial buildings are two stories in height. These independently managed buildings typically took up the entire lot, which is referred to as zero lot line construction.



Two-part commercial retail building at 6958 Main St. in Lithonia, Georgia.

Multiple Retail

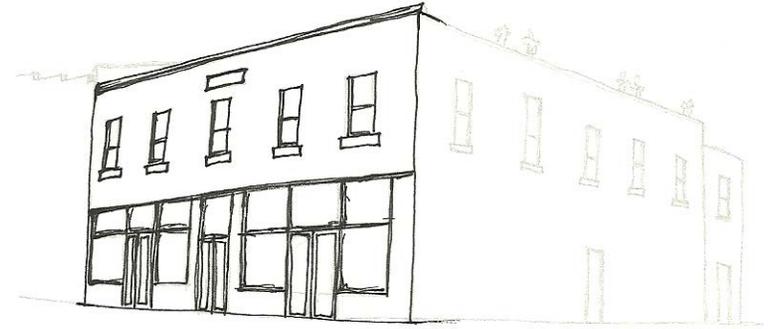
Multiple retail buildings contain two or more identical retail units that are connected together. Storefronts for these buildings usually consist of a three-bay façade—an entry way flanked by two display windows. This type of historic commercial structure was built mostly in the 1910s through the 1950s and is the predecessor to the modern strip-shopping center.



Multiple unit retail buildings contain two or more identical retail units that are connected together by a common façade. 6970 Main St., Lithonia, Georgia.

Parts of the Commercial Façade

The two-part façade describes the elevations of most primary commercial façades that face the street. The façade is typically discussed in terms of its three sections: storefront, upper façade, and cornice. These divisions can generally be found across the full range of historic commercial buildings that were constructed between 1850 and 1950.



The façade of a historic two-part commercial building. The façade is typically discussed in terms of its three sections: storefront, upper façade, and cornice.

Storefront

The storefront is where the façade interacts with pedestrians and customers. The area between the structural piers is essentially a large opening filled with glass with wood trim. This storefront glass provides visual access to the interior, providing a marketing as well as functional role. This important role has resulted in this area being altered much more than any other part of the façade.

The display window is the marketing element of the storefront. It contains several parts: doors, bulkheads, windows, and occasionally transoms. The functioning aspect of the storefront provides access into the business as well as natural light and ventilation.

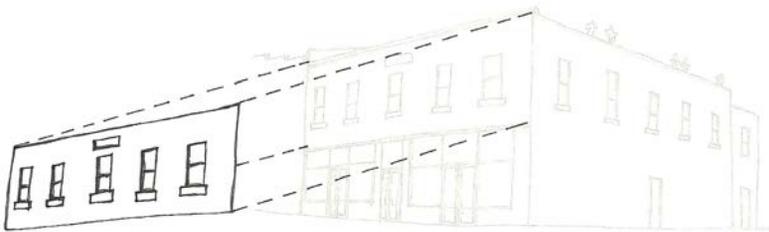
The storefront frames the business on the ground level. Usually, an area above the storefront is reserved for some sort of signage to advertise the business. Above the signboard area, a belt course or band visually separates the storefront from the upper façade.



The storefront of the commercial façade includes the display windows, doors, bulkheads, and transoms.

Upper Façade

The upper façade consists of any area or floors of the building above the storefront level and below the cornice. The window openings, spacing, and arrangement details of the upper stories create a rhythm. Alternately, the upper façade may be windowless with a parapet wall that covers the roof line. The upper façade is where much of the architectural ornamentation is typically found.



The upper façade consists of any area or floors of the building above the storefront level and below the cornice, including the second floor windows.

Building Cornice

The historic commercial structure typically contains a decorative cornice that provides a visual crown along the top parapet edge of the primary façade. This decorative element can be attached, applied, or built-up out of the exterior wall material. In Lithonia, most of the building cornices are made of masonry that projects from the exterior wall. The building cornice provides a fashionable cap that gives visual interest to the building's flat edge; this became necessary when flat roofs were adopted to allow commercial buildings to share adjoining side walls.



The historic commercial building cornice typically provides a visual crown along the top parapet edge of the primary façade.

The Historic Commercial Environment

Downtown commercial areas are the “living room” of the city. To maintain a vibrant and successful downtown, people must feel comfortable as they walk around, be interested in what is down the street or around the corner, and confident in the safety and convenience of their experience. There are very specific ways that can be achieved—simply preserving the older buildings can accomplish much of this. When rehabilitation is planned, rolling back the clock on jarring updates that have been made over the years can also contribute to the downtown experience. Additionally, guiding the design of new construction in very simple ways can make a huge difference.

Density creates visual interest and curiosity. It entices people out of their cars to walk down the street and investigate. Vacant lots or street-fronting parking lots create dead zones where people lose interest or feel vulnerable. It is important that vacant lots be filled in with appropriate new construction (also called “infill construction”) to continue the experience as far as the commercial district extends.

Setback refers to how far the building is located from the sidewalk. Traditionally, commercial buildings have a zero lot line, meaning there is no setback from the sidewalk. In Lithonia this is true for the commercial buildings on Main Street. The former post office is an example of a building that varies from the zero-lot-line setback and slightly disrupts the visual rhythm of Main Street.



Pedestrian friendly block, 6966 Main St., Lithonia, Georgia



Pedestrian friendly block in Lithonia; south side of Main St.

Building height is also important to maintain the rhythm of the district façades. That does not mean that every building needs to be the same height. In fact, that might be dull and detract from visual interest. But building height should be within one story of adjacent buildings, which is what is found in downtown Lithonia. Most of the old commercial buildings are one story, and a few are two story. Existing historic architecture establishes a precedent to which new building height should be compared. Three-story buildings might be appropriate for new construction in an area without adjacent one-story buildings, but should be avoided next to one story buildings. Buildings over three stories are not recommended for the Lithonia commercial district.



Typical building height of one and two story commercial buildings in Lithonia. North side of Main St., looking west.

Horizontal continuity is a more subtle, but very important element of attractive commercial design. Straight lines are harmonious, therefore visually attractive. Coordinating horizontal building elements, such as awnings, decorative elements, and signage can have a positive visual impact. This does not mean every building's lines have to match perfectly with its neighbors. However, a general uniformity of awnings, bulkheads, and cornices, without dramatic changes contributes to the pleasing traditional effect. If there are grade changes, different neighboring horizontal elements might line up, such as transom windows with awnings or sign bands.



Horizontal continuity displayed on the north side of Main St.

Historic Building Materials

Generally, materials should be based on historic precedent. Some appropriate materials for walls are stone, brick, and wood, depending on the form and use of the structure. Precast concrete or cast stone accents are encouraged. Wall accents of contrasting materials are encouraged. Split or ground face concrete block, metal panels, vinyl, and synthetic stucco are inappropriate.

Granite

Lithonia owes its name and very existence to granite. This is evident in the historic buildings in the commercial district, as well as building foundations, curbstones, walkways, and retaining walls throughout the city. Lithonia gneiss (Tidal Grey) is distinctive for its contortion bands and folds. This building material is the most character-defining feature of Lithonia and every effort should be made to preserve the remaining granite buildings, regardless of age. Below are some examples of granite used in construction of historic buildings in Lithonia.



6974 Ruth St.; historically, the water works building in Lithonia.



Granite commercial façades in Lithonia; 6979 - 6981 Main St.



Tidal grey striations seen in "Welcome to City of Lithonia" sign.

Brick

The next most common historic building material in Lithonia is brick. Historic brick and mortar are different from modern brick and mortar, as can be seen on several Lithonia storefronts that were rebuilt with Roman brick (the long, thin bricks) and modern high-fired brick. Historic brick should be preserved wherever possible. Damaged historic brick should be repaired or replaced with brick that is the same dimension and color as the historic brick. New brick construction should use brick of the same color and dimension as historic brick. Roman brick should be avoided. The most common mistakes made with historic brick are cleaning by sandblasting and repairing with modern Portland cement mortar. Sandblasting destroys the protective finish of historic brick and will eventually lead to material failure. Modern Portland cement will force the softer historic brick to bear the stress of weathering, leading to spalling and material failure.



Brick façade at 6958 Main St., Lithonia, Georgia.

Wood

Traditionally, wood was used for other elements of the historic commercial building. It was used for the bulkheads under the display windows, the trim around the doors and windows, and the doors themselves. Over the years, this material has been traded for other, more modern materials. The remaining wood is a rare remnant of Lithonia's past. Replacing or covering wood with plywood, vinyl, modern brick, stucco, metal, or plastic impacts the historic integrity of the building. Wood should be kept painted and deteriorated wood should be repaired or replaced with wood of the same shape and size.



Wood bulkhead at 6965 Main St., Lithonia, Georgia.

4.2: Commercial Rehabilitation

When performing rehabilitation work on buildings in a historic district, it is important to repair and replace materials in a manner that does not impact the historic character of the district in a negative way. This section provides guidance on how to approach rehabilitation projects that will result in the preservation of Lithonia's historic downtown commercial character.

Storefront

The storefront is a major character-defining feature of historic commercial buildings. Historic storefronts should be preserved and maintained in a way that does not alter the rhythm of the historic building façades. In Lithonia, the typical historic storefront consists of large-paned display windows below a multi-paned transom.



The storefront is a major character defining feature of historic commercial buildings. It is important to maintain the rhythm of the historic building façades. 6961 Main St., Lithonia, Georgia.

Tip: Refer to National Park Service Preservation Brief 11 for technical assistance with rehabilitation of historic storefronts. This preservation brief provides a wealth of information regarding rehabilitation of several types of storefronts as well as design of appropriate new storefronts. <http://www.nps.gov/hps/tps/briefs/brief11.htm>

Recommended

- Preserve and maintain all historic storefront material.
- Use only clear glass elements (no tinting).
- Replace deteriorated elements with the same material or new materials that accurately duplicate the profile, scale, and texture of the historic storefront.
- Use material with a dark finish that resembles painted wood – avoid materials such as unfinished aluminum, which significantly alters the appearance of the storefront.
- Replace non-historic storefronts with a traditional configuration during rehabilitation projects.

Not Recommended

- Do not remove historic bulkheads, pillars, columns, or other major architectural features.
- Do not change the size and scale of the historic display window panes and transoms.
- Do not use tinted or smoked glass.
- Do not enclose display windows and transoms with a false front or cover in such a way that hides the character-defining features.
- Do not use split or ground face concrete block, metal panels, vinyl, stucco or unfinished aluminum.

Entrances and Doors

Entrances and doors of a commercial building play an integral part in determining the overall appearance and rhythm of the facade. Historic entrances and doors need to retain their original scale in order to remain a visually compatible component of the historic building.

Recommended

- Preserve and maintain historic entrances, doors, and hardware.
- Replace deteriorated elements with new elements that match in material, scale, and texture.
- Retain historic transoms over doors.
- Use materials with a dark finish that resemble the appearance of cast iron or painted wood—avoid materials such as unfinished aluminum, which significantly alters the appearance of the storefront.
- Use clear glass elements.
- Replace non-historic doors and entrances with a traditional configuration during rehabilitation projects.
- Allow for handicapped access with minimum loss of material. Refer to Section 4.5 for additional information.

Not Recommended

- Do not enclose, enlarge, or reduce the size of historic door openings.
- Do not add new door openings in the storefront.
- Do not use unfinished aluminum doors and entrances.
- Do not use tinted or smoked glass.



This structure has retained the size and number of historic openings. It is not recommended to enclose or change the size of the door openings. 6957 Main St.



The historic glass transoms over the doors should be retained. 7983 Main St.

Tip: Do not automatically remove historic doors that do not appear to comply with modern building codes. In Georgia, building code alternatives may allow for saving historic material that is more valuable when it can remain in place. (O.C.G.A. Section 8-2-200 through 222, “The Uniform Act for the Application of Building and Fire Related Codes to Existing Buildings”).

Historic Materials

Historic materials such as stone and brick are extremely durable, as well as aesthetically pleasing and historically important. With knowledgeable care, they should serve indefinitely. Wood requires more attention, but can also endure if kept painted.

Recommended

- Repair damaged material with the same material wherever possible.
- If repair is not possible, replace with the same material of similar profile, shape, color, texture, and tooling.
- Repoint masonry with mortar of compatible composition, color, and tooling.
- Remove graffiti immediately with appropriate solvents.
- Keep historically painted brick painted.
- Keep wood painted. Wood was historically painted and should be kept coated to prevent rot.

Not Recommended

- Do not repair or replace damaged historic material with split or ground face concrete block, metal panels, vinyl, stucco, EIFS (Exterior Insulation Finishing System), or unfinished aluminum.
- Do not paint unpainted historic masonry material.
- Do not paint over graffiti on unpainted historic material.
- Do not pressure wash wood or sandblast brick.
- Do not pressure wash brick unless the operator is skilled in the conservation of historic materials.
- Do not repoint brick with modern Portland cement.



The detrimental effect of sandblasting bricks.



Inappropriate mortar repointing.

Tip: Never sandblast brick. Sandblasting removes the protective kiln-produced sheen on the bricks, leading to moisture absorption and ultimately leading to deterioration of the brick.

Tip: Never repoint historic brick with Portland cement. It will not match the strength, texture, and color of the original. The harder cement will contribute to spalling of the softer brick and ultimately contribute to the deterioration of the brick.

Tip: Refer to National Park Service Preservation Brief 1 for technical assistance with cleaning historic masonry buildings. <http://www.nps.gov/history/hps/tps/briefs/brief01.htm>.

Tip: Removing graffiti from historic buildings is discussed in Preservation Brief 38. <http://www.nps.gov/history/hps/tps/briefs/brief38.htm>.

Tip: Preservation Brief 2 explains the proper way to repoint mortar joints in historic masonry buildings. <http://www.nps.gov/history/hps/tps/briefs/brief02.htm>

Awnings and Canopies

Awnings can be an important stylistic and functional element of a building façade when properly installed and scaled. They provide protection from UV sunlight that has the potential to damage merchandise and increase the temperature of the space to an uncomfortable level. Awnings also protect customers and the entrance of the store from inclement weather. Most historic buildings either had or were designed to accommodate awnings or canopies. The traditional design and installation of historic awnings and canopies were determined by a number of factors, including the direction that the storefront faces and the amount of open area above the display window that is available for mounting. Northern facing façades sometimes have higher transoms to bring in light and quite often were designed not to accommodate awnings. Instead, recessed entries were used to shield patrons from the rain. East and west facing façades might have had retractable awnings to provide shade. Storefronts facing south sometimes had the deepest projecting and largest awnings.

Recommended

- Preserve and maintain historic canopies and awnings.
- Use fabric, which is the most traditional awning material.
- Use solid colors.

Not Recommended

- Do not obscure the frame and details of the building by not conforming to the shape of the opening or storefront.
- Do not cover the space between the storefront and second floor window.
- Do not cover architecturally prominent piers.
- Do not use half dome or “bubble” shaped awnings (unless covering an opening that has a true Roman arch).
- Do not use awnings or canopies made of plastic or vinyl.
- Do not project the awning or canopy closer to the street than neighboring awnings or canopies.
- Do not install the canopy or awning the full width of the building if the storefront is not full width.

Tip: Refer to National Park Service Preservation Brief 44 for information on the repair, replacement, and new design of awnings for historic buildings. www.nps.gov/hps/tps/briefs/brief44.htm

Tip: Permanent shed roof canopies that use posts to provide support have traditionally been employed on historic commercial structures. This is acceptable on individual buildings where pedestrian traffic flow will not be impeded and city codes allow for it.

Canopies and awnings should not project any closer to the street than neighboring canopies and awnings. These canopies correctly demonstrate matching projections. 6967 Main St.



It is recommended that canopies and awnings conform to the shape of the storefront, as shown in this picture. Canopies and awnings should not extend the width of the building. 6968 Main St.



Upper Façade Windows and Details

There are several buildings in the downtown Lithonia commercial district that are two-story commercial buildings. The historic upper façade details and windows should be preserved and maintained.

Recommended

- Preserve and maintain historic windows.
- Repair windows if possible. Replacement should be a last resort.
- Replace windows, if necessary, with new ones that match the historic window in size, shape, style, and material.
- Replace broken or damaged panes with clear glass.
- Install storm windows on the interior to provide for ease of maintenance, diminish air infiltration, and to preserve the historic appearance of the window from the exterior.
- Use the same number and layout of the panes in replacement windows as in the historic window.
- Remove inappropriate false fronts during rehabilitation. False fronts diminish the historic character of a building.

Not Recommended

- Do not use vinyl, plastic, unpainted aluminum, or fiberglass for replacement window material.
- Do not replace broken or damaged panes with tinted or smoked windows.
- Do not use flat “snap-in” or applied muntins.
- Do not cover or fill in window openings.



These structures exhibit historic windows and the type of details typically found on historic commercial buildings. It is appropriate to preserve and maintain these features.

- Tip:** Studies have shown that windows only account for 10-15% of a structure’s energy loss. The most gains in efficiency come from properly insulating attics and walls.
- Tip:** Storm windows added to the interior or exterior of historic wood windows that are properly caulked and glazed can approximate the energy efficiency of double-glazed replacement windows with much less expense.
- Tip:** When considering window replacement, do not forget to calculate the embodied energy loss and loss of landfill space when existing windows are discarded. These losses are environmentally significant and often successfully mitigated by repairing the existing windows and incorporating storm windows.

Roof Cornices

Historic brick, wood, or sheet metal cornices should be maintained and preserved; they should not be removed or obscured. On buildings that have lost their original cornices, replacement based on historic evidence is recommended. If such evidence does not exist, a simple cornice of wood, metal, or a suitable substitute should be used.

Decorative roof cornices are important architectural features of historic commercial buildings. The preservation of the historic brick roof cornices is important to maintain a building's historic integrity.



Decorative roof cornices are important architectural features of historic commercial buildings. Both of these buildings exhibit cornices that are built out from the wall, using the same material. 6962-4 Main St.



It is important to maintain and preserve the historic roof cornice. Any material that needs to be replaced should be done with materials that match in color, texture, size, and strength. 6966 Main St.

Recommended

- Preserve and maintain the historic roof cornice material.
- Replace removed cornices during rehabilitation projects.
- Replacement cornices should be based on historic evidence such as “ghost lines” and photographs when possible.

Not Recommended

- Do not remove, obscure, or alter roof cornices.
- Do not use Portland cement-based mortar that is not physically compatible with historic lime-based mortar. Lime mortar was typically used before 1920.
- Do not use contemporary brick, which is harder and not physically compatible with older, softer brick. Soft, high clay content brick was typically used before 1920.
- Do not use EIFS (Exterior Insulation and Finishing System) or spray-on coatings to replace, rebuild, or simulate a historic cornice.

Roofs

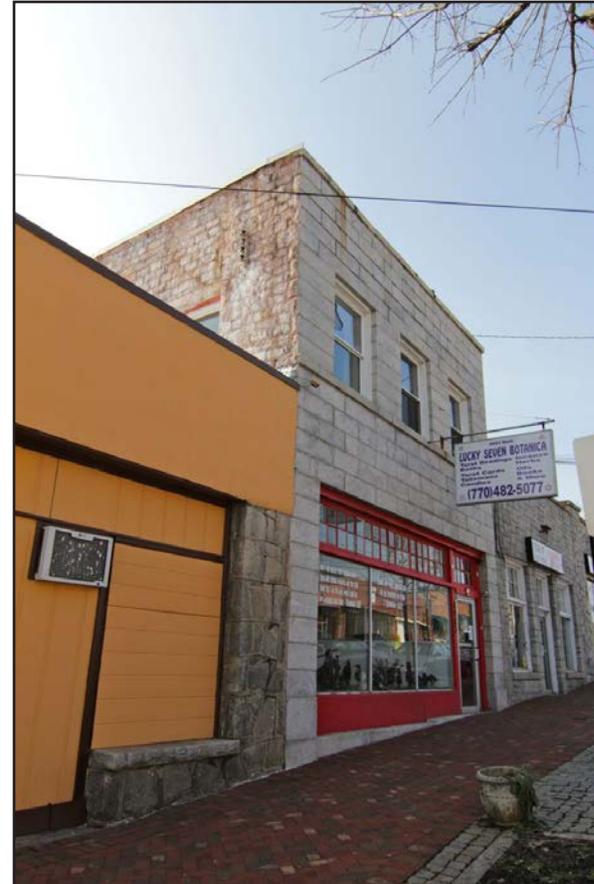
In preserving the aesthetic properties of roofs, it is important to assess the visibility from the vantage point of a pedestrian. The basic form and materials of the visible portions of the roof should be preserved. The roof structures in the Lithonia Commercial Historic District are generally hidden from view, which allows the owner of a building a number of possibilities to repair or replace the roof without affecting the historic appearance of the structure.

Recommended

- Maintain the roof membrane in order to protect the building.
- Install a new roof that is made of like covering or similar material. Most contemporary roofing solutions, such as heat reflective membranes, are better suited to unobtrusively protect the building.

Not Recommended

- Do not install a higher pitched roof over the existing roof that is visible from the public right-of-way.
- Do not overlap or cover the parapet wall.



When contemplating modifications to the roof or roof area, examine the sight lines to ensure minimal visibility from the public right-of-way. 7983 Main St.

Signage and Façade Lighting

Signage on commercial buildings is an essential aspect of a business district. Signage in Lithonia’s commercial district has evolved over the decades, but its function remains the same—to inform customers of what a business has to offer. Signage within the commercial district of Lithonia is present on both commercial buildings and originally residential buildings zoned for commercial use. Buildings with residential character zoned for commercial use typically employ freestanding signs in the front yard of the business. Signs on commercial buildings in Lithonia are typically applied to first floor storefront windows or affixed flush with the building. Lighting applied to the façade of a building helps illuminate the exterior and increase the safety of the public right-of-way. The following recommendations are meant to be flexible while keeping in mind that appropriate signage and façade lighting can be effective and still remain sensitive to the architectural details and scale of the commercial district.

Recommended

- Preserve historic signage within the commercial district.
- Use as few signs as necessary to communicate the business message to the public.
- Avoid using sign materials, such as vinyl, that are incompatible with the building materials in the commercial district.
- Consider the audience when developing signage. Smaller signs cater to pedestrians while still communicating valuable information. Large hanging perpendicular signs cater to passing automobiles.
- Choose colors and typography for signs that are complementary with the architecture, age, and colors of the building on which they will be placed.
- Install signs that are sensitive in scale to the building and to the signage throughout the commercial district as a whole.
- Hanging signs are compatible with the historic character of the district and should be sensitive in scale to the building.
- Install signs that are sensitive in shape to the building and to the visual pattern of the commercial district as a whole.
- Develop a maintenance plan for signage so that it does not fall into disrepair.
- When installing façade lighting, choose stylistically compatible lighting which is in scale with the building and does not cover architectural details.

Not Recommended

- Do not use an abundance of signs to communicate business messages.
- Do not install signs in a way that obstructs architectural details.
- Refrain from installing signs that are incompatible in scale with the building and with the signage used throughout the commercial district as a whole.
- Refrain from installing signs that are incompatible in shape to the building and to the visual pattern of the commercial district as a whole.
- Do not affix signage to upper story windows.
- Avoid overwhelming pedestrian-level storefront windows with excessive signage.
- Avoid using vinyl banners in the commercial district.
- Avoid using back-lit or internally lit plastic box signs.
- Do not install flat signs on residential buildings that are zoned for commercial use.
- Do not install façade lighting that masks architectural details.
- Do not install façade lighting that is out of scale in size with the building and the district as a whole.

Tip: Follow a “sign hierarchy” to prioritize how information is communicated to the public. Primary signs are the largest signs placed on the building façade, including perpendicular hanging signs. They should communicate only the business name, logo, or type of service. Secondary signs are smaller versions of the primary sign that provide supplementary information such as a slogan. They are commonly seen on storefront windows or as perpendicular hanging signs. Subordinate signs are the smallest sign types. They may communicate information such as the store hours and types of payment accepted. They are usually placed in storefront windows, but should not take up large amounts of space.



The vinyl banner placed directly above the transom window on this storefront is inappropriate because it is of incompatible material and obscures the façade.



This business uses a primary sign above the door, secondary signs in the storefront windows, and subordinate signage on the door. This is an appropriate example of following a sign hierarchy.



This granite sign is appropriately placed in the front yard of this residential building zoned for commercial use.

4.3: Commercial Additions

A building's structural integrity and the height, scale, and massing of surrounding historic buildings are important factors when considering the construction of an addition to a commercial building. The placement and type of addition should be carried out without compromising the soundness and character of the historic structure.

Recommended

- Locate a new addition at the rear of the building.
- Complement the historic architectural style of the building. The design of the new addition should complement the existing building type and style while also differentiating the addition as new versus the existing building.
- Locate roof top additions toward the rear of the building so that they are not readily visible from the public right of way.

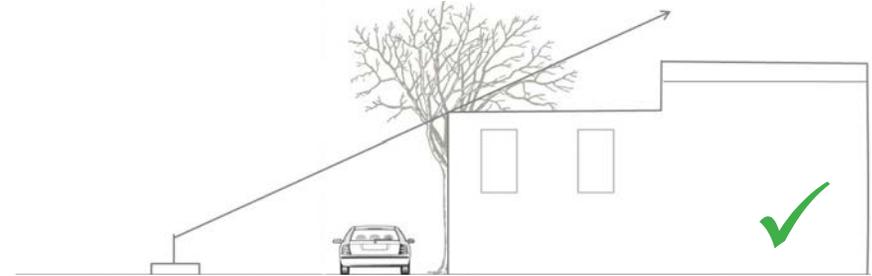
Not Recommended

- Do not locate a new addition on the front or side façade.
- Do not construct full floor roof top additions. This permanently alters the original building type.
- Do not add porches, staircases, and balconies to the front façades where none existed historically.

Tip: If a small addition, deck, skylight, or mechanical screening needs to be added to the roof, these structures should not be readily visible from public streets or prominent pedestrian viewpoints.

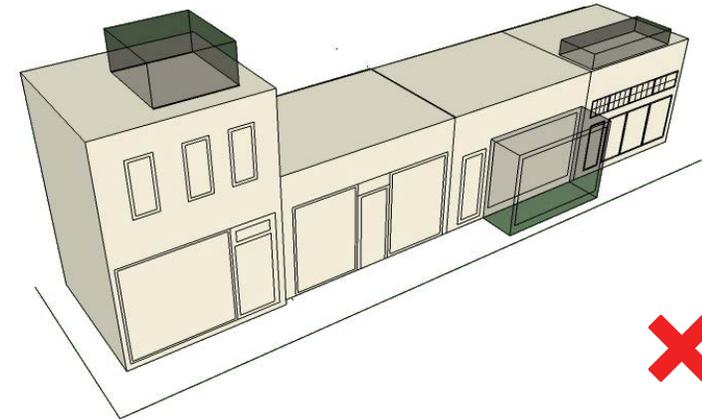
Tip: Preservation Brief 14 offers advice on how to appropriately build a compatible addition onto a historic building. <http://www.nps.gov/hps/tps/briefs/brief14.htm>

Appropriate



The trajectory of the arrow in the graphic above depicts the sight line from the public right-of-way. Notice that the rooftop addition is not visible from the sight line.

Inappropriate

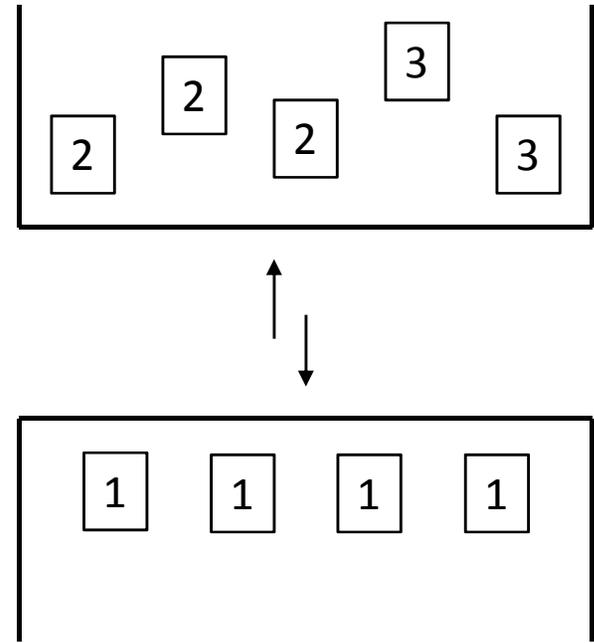


Do not construct additions in front of the building.

Guideline to Compatibility

To allow flexibility in the design of new construction, additions, and alterations of historic structures in the district, the following guidelines are provided:

- To the greatest extent possible, quantifiable character-defining elements (including, but not limited to, building setback, height, scale, massing, and orientation) shall not be greater than nor less than the element in question that characterizes other historic buildings, both within the block face and within the immediately-adjacent environment.
- To the greatest extent possible, non-quantifiable character-defining elements (including, but not limited to, ornamentation and roof type) shall be congruent with the dominant patterns that characterize other historic buildings, both within the block face and within the immediately-adjacent environment.
- Where the block has greater uniformity, the commission should attempt to maintain the character of this block, whereas blocks with greater variation should allow greater flexibility in design.



The arrows are pointing at the blockface on each side of the street. Each square represents a building on the blockface. The number within each square represents the number of floors in the building. The bottom blockface features more uniformity than the top blockface. The top blockface features more variation in height and setback, so greater flexibility of design should be allowed.

4.4: Commercial New Construction

New construction in the Lithonia Commercial Historic District is important to fill in existing gaps and replace inappropriate commercial infill. New commercial construction should be compatible with the historic buildings yet distinguishable from them. See the Guideline to Compatibility in the previous section for further explanation of this principle. Below are some guidelines for designing appropriate commercial buildings in the proposed Commercial Historic District.

Orientation, Setback, and Spacing

The orientation of a building refers to its directional placement in relation to the street. Setback refers to the distance between a building's façade and the sidewalk or street. Spacing refers to the distance between buildings. Scale refers to the overall size of a building with regard to height, width, and depth and its relationship to the surrounding buildings. New construction should be compatible with the surrounding historic buildings. Orientation, setback, and spacing of new construction should be consistent with the dominant pattern of the area. The common orientation of the commercial area in Lithonia is a street-facing facade with zero lot line setback and little or no space between buildings.

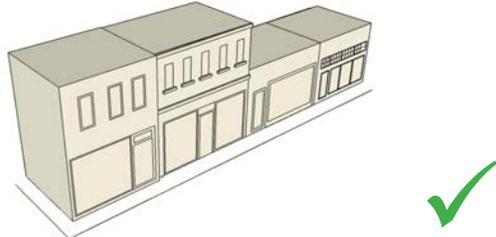
Recommended

- Orient the front façade to the street.
- Locate the building directly on the sidewalk with no setback.
- Locate the building so it is abutting adjacent buildings with no space between.
- Locate parking at the rear of the building.

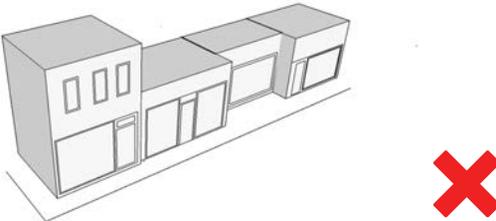
Not Recommended

- Do not set the building back from the sidewalk.
- Do not create space between buildings.
- Do not locate parking in front of the building.

Appropriate



Inappropriate



The second building from the right is set too far back.

Scale and Composition

Scale refers to the overall size of a building with regard to height, width, and depth and its relationship to the surrounding buildings. Composition refers to the organization of elements of the façade, such as the storefront, upper façade, and cornice, as well as the size and placement of the doors and windows. New construction should be compatible with the surrounding historic buildings and not vary dramatically from them.

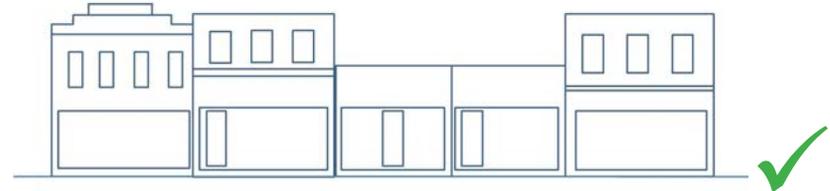
Recommended

- Design the building to be of similar height, width, and proportion as the surrounding historic buildings, preferably one or two stories.
- Design window size and placement, as well as storefront opening and height, to be consistent with surrounding historic building façades.
- Design roof forms to be consistent with adjacent historic buildings, generally flat with a parapet and not visible from the street.

Not Recommended

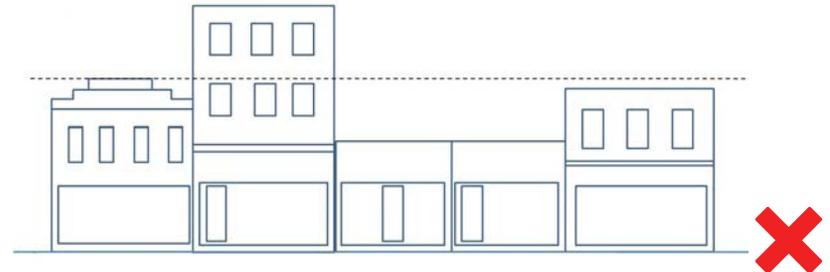
- Do not vary from the scale of surrounding buildings.
- Do not copy a historic building or exaggerate historic features.
- Do not use gable or hip roof construction.

Appropriate



These buildings are compatible in scale and composition.

Inappropriate



The second building from the left is too tall in relation to the other buildings.

Appropriate



Appropriate commercial infill respects the integrity of the historic district.

Inappropriate



This mansard roof is inappropriate for the historic period of downtown Lithonia.

Building Materials

Generally, façade materials should be traditional and based on historic precedent. Granite is the character-defining building material in the proposed Commercial Historic District. In order to maintain this character, granite is the preferred building material for new construction. As brick is the second most common historic building material, this is also acceptable. Roman brick is a modern form of brick that is a different size and shape from historic brick and should be avoided. Precast concrete or cast stone accents are encouraged, as well as wall accents of contrasting materials. Split or ground face concrete block, metal panels, vinyl, EIFS (Exterior Insulation and Finishing System), and synthetic stucco are inappropriate.



*Granite is an appropriate building material for new construction.
6979 - 6981 Main St.*



Lovely historic brick details at 6962 and 6964 Main St.

Recommended

- Use granite or brick as the preferred building material.
- If brick is used, it should be of the same size and profile as that found on adjacent historic brick buildings.
- Use wood for storefronts, door and window surrounds.

Not Recommended

- Do not use Roman brick, split or ground face concrete block, metal panels, vinyl, EIFS, or synthetic stucco for façades.
- Do not paint brick or masonry façades.



Wood trim remains at 6981 Main St.

4.5: Commercial Accessibility Requirements

In accordance with the Americans With Disabilities Act (ADA), commercial businesses must provide access to their buildings for all persons. Exterior changes to buildings that are made in accordance with ADA should be sensitive to the historic design of the structure in order to preserve the character of the commercial district.



This access ramp is constructed using brick and granite. These building materials are compatible with Lithonia's commercial historic character.

Recommended

- Construct ramps in materials that are compatible with the historic building or sidewalk materials of the commercial district.
- Locate access ramps in a way that does not obscure commercial storefronts.
- Use metal railing on access ramps to minimize visual impact.

Not Recommended

- Do not construct access ramps with building materials that are incompatible with the historic character of the commercial district, such as stucco or roman bricks.
- Do not locate access ramps in a way that obscures commercial storefronts.



This access ramp is constructed in a way that does not obscure the commercial storefront. 6980 Main St., Lithonia, Georgia.

Chapter 5

Design Guidelines for the
Residential Historic District

Design Guidelines for the Residential Historic District

5.1: Architectural Types and Styles

Residential Architectural Environment

The built environment of the Residential Historic District provides a tangible link to the community's shared past. The district contains an eclectic mix of houses, house styles, and other important elements which, together, reflect both the history and unique character of the city. As many of these elements are character-defining features of the district, careful consideration should be given when undertaking any project in which historic resources could be impacted.

The juxtaposition of older and newer historic houses helps to define the character of the neighborhood and provides evidence of the growth and housing patterns throughout Lithonia's history. Unlike many historic neighborhoods in which individual neighborhood blocks are often defined by similarities in architecture and landscape, the Lithonia Residential Historic District is heterogeneous. These houses also feature a variety of construction materials. Wood is often used in both construction and ornamentation, especially in the decorative spindlework, ornamentation, and brackets of the Queen Anne and Craftsman styles; ranch house types and styles often feature stone or brick masonry. Granite is also used prominently in the construction of chimneys, foundations, and retaining walls. Within the district, houses are typically one to two stories in height with no uniform road setbacks, although no houses are set back less than 20 feet from the street. Houses are situated on lots and often yard area is present at the front, back, and both sides of the buildings.

Topographically, the Residential Historic District varies from moderate hills to stretches of relatively flat ground accented with a variety of landscaping elements, which contribute to the aesthetic appeal of the neighborhood. Typical landscaping elements are granite retaining walls with grapevine mortar joints, wide streets lined with mature hardwood trees, magnolias, and hedge rows. Sidewalks are not present throughout the Residential Historic District, but, where they do exist, they are typically adjacent to planting strips, constructed with hexagonal pavers or concrete and lined with granite curbing.

Residential Type and Style

Type and style are two of the main definitions used to describe the physical elements of a building and classify them into a typology. Traditional types and styles are helpful in determining the historic character-defining features of a structure. It is important to note that some historic houses, rather than having a specific type or style, are an eclectic mix of several types and/or styles. The list below is comprised of the most common types and styles found in the City of Lithonia.

Residential Architectural Types

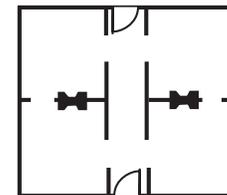
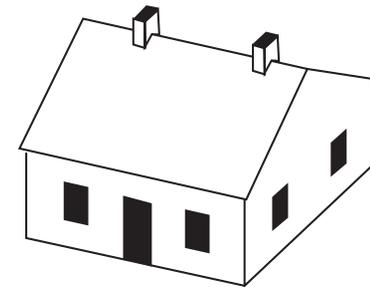
A simple definition of house type is the following formula: plan + height = type. Usually, a house type describes the unembellished form of the structure: room layout, the size and number of openings, and the form of the roof. As type is determined by the core of the original structure, additions are not considered part of the house type. The following descriptions are based on the Georgia Historic Preservation Division publication *House Types in Georgia*. <http://www.georgiashpo.org/sites/uploads/hpd/pdf/housetypes.pdf>

Georgian Cottage

Named after eighteenth-century English Georgian architecture, this type features a central hallway with four rooms, two on either side. The overall shape is usually square. The roof is commonly hipped, but some examples may feature a gabled roof. Chimneys are usually located between the rooms on either side of the hall; however, they may be located on exterior walls. The date range for this type is from the nineteenth to the early twentieth centuries, with a peak from 1850-90. An example of a Georgian Cottage is 6784 Church Street.



Georgian Cottage at 6784 Church St.

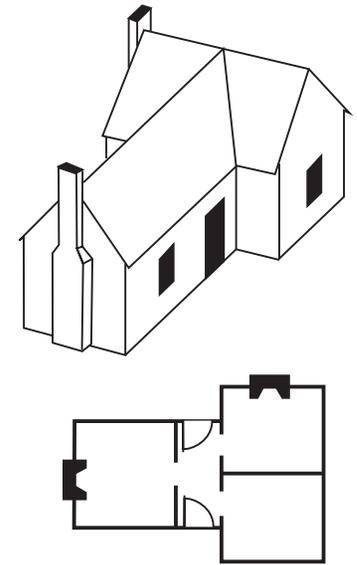


Gabled Wing Cottage

This is one of the most prevalent historic house types in Lithonia. Constructed in Georgia primarily from 1875 to 1915, the two most common layouts are L-shaped and T-shaped, also known as “gabled ell house” or “gable-front-and-wing.” These houses usually have a gabled roof, and the front door is in the recessed wing that leads directly into either a room or hallway. An example of this type is located at 2391 Randall Avenue.



Gabled Wing Cottage at 2391 Randall Ave.

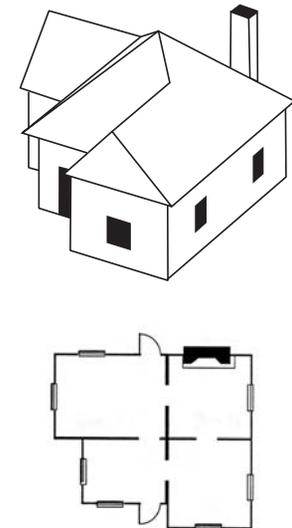


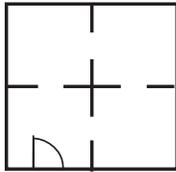
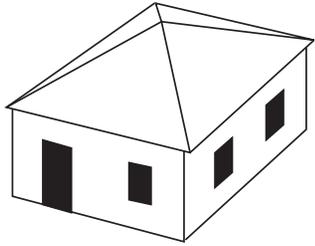
Queen Anne House and Queen Anne Cottage

The Queen Anne House and Queen Anne Cottage are distinguished by their height. Queen Anne Cottages are one story whereas Queen Anne Houses are two stories. The main characteristics of this type are a square main mass, an asymmetrical floor plan, projecting gables on the front and side, and no central hallway. The roof is usually a pyramid or hipped style with chimneys located in the interior. These houses were common in middle class neighborhoods. An example of a Queen Anne Cottage is located at 2987 Stone Mountain Street.



Queen Anne Cottage at 2987 Stone Mountain St. Courtesy of zillow.com.

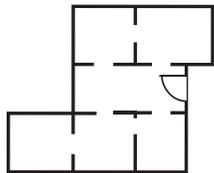
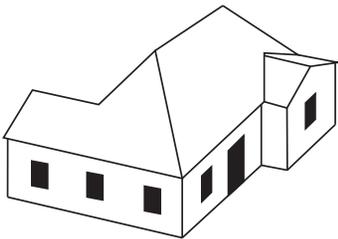




Pyramid Cottage at 2438 Randall Ave.

Pyramid Cottage

This type was popular in the early part of the twentieth century. Pyramid cottages are one story, usually feature a square main mass and four principle rooms without a hallway. The roof is pyramidal with a steep pitch. An example of this type with granite siding and porch columns can be found at 2438 Randall Avenue.



New South Cottage at 6765 Church St.

New South Cottage

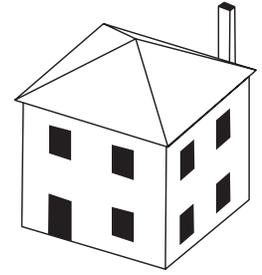
The New South Cottage is similar to the Queen Anne Cottage type due to the center square mass and hipped roof with projecting gables. However, it is symmetrical and usually features a central hallway. The centerpiece is the hallway, which usually connects to two rooms on each side. The front room(s) may project forward from the façade. Additionally, the façade may feature two front gables to add to the perception of symmetry. This type was popular during the economic boom from the 1890s to the 1920s. An example of this type featuring characteristic granite features is located at 6765 Church Street.

American Foursquare

The American Foursquare, an example of which can be found at 2546 Bond Street, was a popular house type for a short period from 1915 to 1930. These houses typically have a cubical mass with a pyramidal roof. Each floor has four rooms, and the front door is off-center. The room that contains the front door usually has stairs to the second floor. This type lacks a central hallway.



American Foursquare at 2546 Bond St.

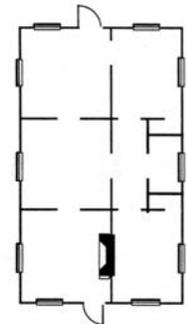
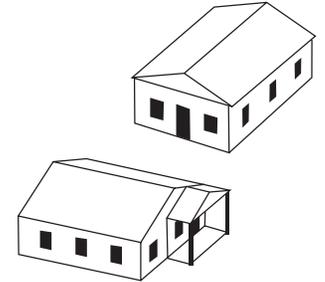


Bungalow

This type is usually rectangular with an irregular floor plan. The roof usually features a low pitch and wide overhangs. Porches are also a common feature. Bungalows peaked in construction from 1900 to 1930 and were as widespread in urban areas as they were in rural. There are four subtypes associated with bungalows. The front- and side-gable versions are the most common in Georgia. These feature a single gable that runs the length of the floor plan. The other two subtypes are known as hipped and cross-gable variations; these subtypes are rare in Georgia. Cross-gable Bungalows feature both a front and side gabled roof. A good example of the cross-gable type with Craftsman elements can be found at 6818 Church Street.

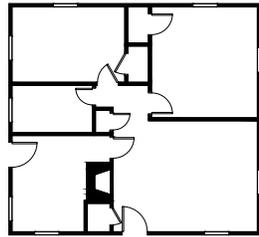
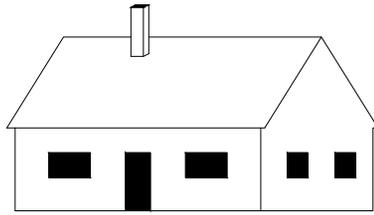


Craftsman Bungalow at 6855 Parkway Dr.





American Small House at 6872 Parkway Dr.

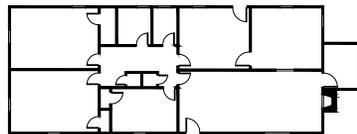
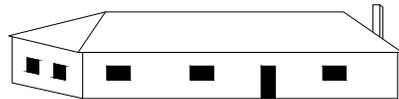


American Small House

This type is mostly associated with the post-World War II housing boom, although the American small house was first seen during the Great Depression. The proliferation of this type was intended to help returning soldiers purchase affordable starter homes. The overall floor plan gives this type a square footprint, although some are rectangular. Simple and tight massing is common with the American Small House. The roof is usually side gabled. Typically, there are three to five rooms in the floor plan, one or two of which are bedrooms. Hallways are not usually found in this type; if present, they are very small. The plan is generally symmetrical with the front door centered.



Linear Ranch House at 6717 College Ave.



Subtypes of Ranch Houses

Linear Ranch

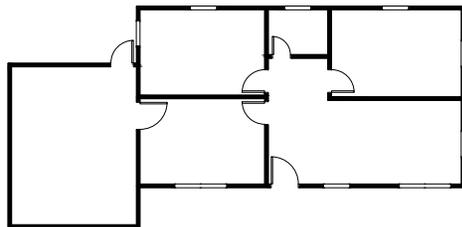
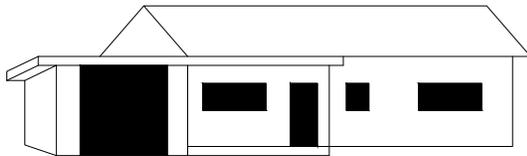
The Linear Ranch House is common in Lithonia and throughout Georgia. These houses were constructed primarily between the 1940s and the 1960s. They are characterized by a low-to-the-ground appearance and simple massing. This type has a long, narrow, and rectangular form with the front to side ratio being at least 2:1. Examples of Linear Ranch Houses in the Lithonia Residential Historic District are found at 2607 Reagin Street and 6717 College Avenue.



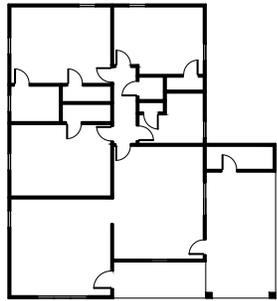
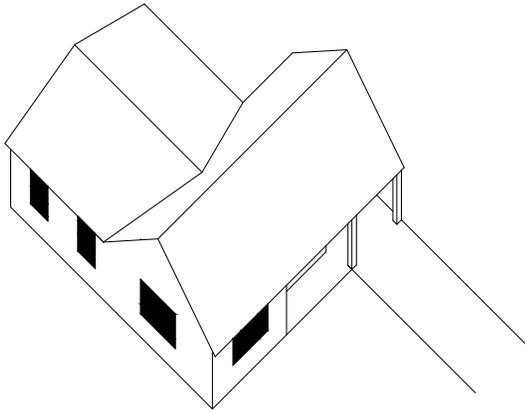
Linear Ranch House at 2607 Reagin St.

Compact Ranch

The Compact Ranch House dates back to California in the 1930s and began to appear in the Atlanta area in the 1940s. Similar to the Linear Ranch House, the Compact Ranch House is a small, simply massed ranch house, often with a gabled or hipped roof. Proportionally, the house is rectangular, but almost square with the front-to-side ratio of less than 2:1. This type may have integrated carports which give the house an appearance of being longer and lower. An example of a Compact Ranch House in Lithonia is 2592 Reagin Street.



*Example of a Compact Ranch House with rectangular form and gabled roof.
Courtesy of Georgia Department of Natural Resources, Historic Preservation Division.*



Transverse Linear Ranch

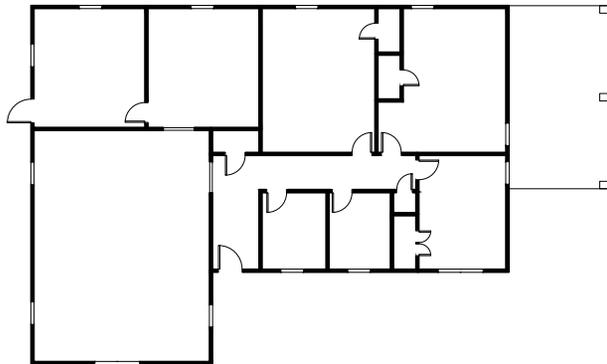
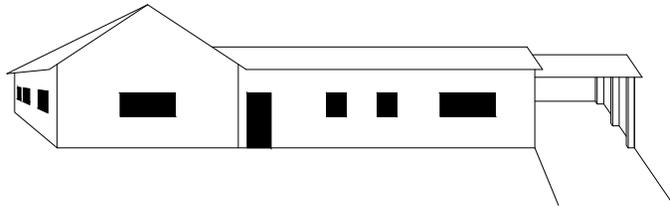
Transverse Linear Ranch Houses, like Linear Ranch Houses, were constructed between the 1940s and the 1960s. They are characterized by a low-to-the-ground appearance and simple massing. This type has a long, narrow, and rectangular form with the front to side ratio being at least 2:1. The distinguishing feature of the Transverse Linear Ranch type is its lot orientation, with the length of the house having a front-to-back lengthwise orientation rather than the side-to-side lengthwise orientation of other types of ranch houses.



Transverse Linear Ranch at 6865 Parkway Dr.

Linear with Cluster Ranch

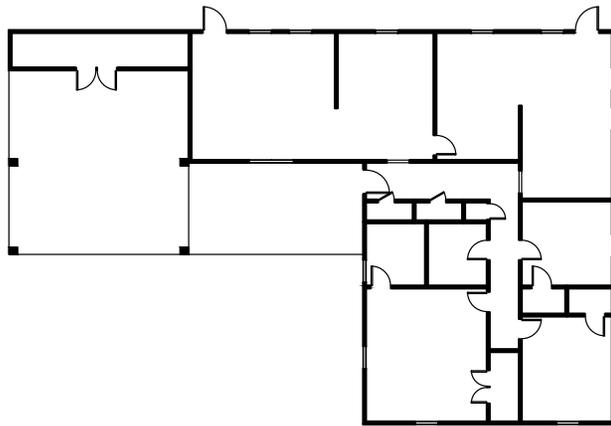
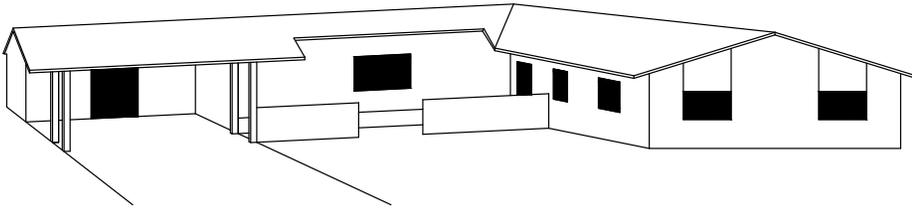
The Linear with Cluster Ranch House is differentiated from the Linear Ranch House by clusters of rooms, typically bedrooms, at one end of the house. These rooms can project to the front, back, or in both directions giving the house a T-shape or truncated L-shape. This type dates to the mid-1940s in Georgia and in DeKalb County in the 1950s. Examples of this house in the Lithonia Residential Historic District can be found at 6773 Church Street and 6788 Ida Street.



Linear with Cluster Ranch at 6788 Ida St.



Linear with Cluster Ranch at 6773 Church St.



Half-Courtyard Ranch

Half-Courtyard Ranch Houses began to appear in Georgia as early as the 1940s. Half-Courtyard or L-Shaped Ranch Houses are characterized by the intersection of two wings, the 90-degree angle forming a half-courtyard. While relatively rare in Georgia up to the 1950s, this type became far more common in the 1960s and is more common than Full-Courtyard Ranch Houses. A true Half-Courtyard Ranch House is formed by the intersection of two living spaces of the houses. Some “faux” Half-Courtyard types are Linear Ranch Houses, a carport or other non-living space providing the L-shaped appearance.



Half-Courtyard Ranch at 2622 Reagin St.

Residential Architectural Styles

Architectural style is defined as the overall form and ornamentation of a house. There are several key components to overall form, such as massing, symmetry or asymmetry, scale, and proportion. Additionally, overall form includes the ratio between voids (windows and doors) and solids, height, depth, and width. It is important to note that not all houses will have an architectural style. Historically, style has been influenced by the availability of materials, the technology of the time, as well as high fashion. Below are the architectural styles featured in the Lithonia Residential Historic District.

Craftsman

This architectural style originated in California and spread throughout America through pattern books and magazines. These houses were most popular from the 1910s through the 1930s. Craftsman style houses, such as the residence at 6818 Church Street, usually feature wide, overhanging eaves with exposed rafters. Gables may have decorative brackets or braces at the eaves. Another defining feature is the porch supports, which are usually short, square columns, set on heavy masonry piers that extend to the ground without a break at the floor of the porch.



Craftsman style house at 6855 Parkway Dr.



House with granite Craftsman elements at 6768 Church St.

Queen Anne

The Queen Anne style was one of the most popular house styles in Georgia during the nineteenth century. Characteristics of the Queen Anne style include complex roof and wall shapes and the use of a variety of detailing, materials, and textures. Projecting bays are common, as are materials that give the walls a textured appearance, such as patterned shingles. Porches are often asymmetrical and wrap around two sides of the structure. Additionally, porches are usually supported by slender turned posts and decorated with sawn brackets and spindlework friezes. A tower, either round or multi-sided, may be present.



Queen Anne style house located at 6791 Church St.

Subtypes of Ranch Styles

Colonial Revival Ranch

The Colonial Revival style of Ranch House first began to appear in the late 1940s. For this style of Ranch House, front porch porticoes, doorways with sidelights, and multi-paned windows and porch columns are stylistic features. Variations to this style are reflected in the number of porch columns, presence of shutters, and detailing of cornice moldings.



Colonial Revival Ranch at 2607 Reagin St.

Contemporary Ranch

The Contemporary Ranch is distinguished by low overhanging eaves and surfaces that contrast solids and voids. This style uses materials such as brick, wood, and stone. First appearing in Georgia in the late 1940s, many were built by one of Georgia's first African-American architects, Joseph Robinson, in the Collier Heights neighborhood in Atlanta. In Lithonia, an example of this style with its contrasting window shapes, use of wood and brick, and low, overhanging eaves can be found at 6717 College Avenue.



Contemporary Ranch at 6717 College Ave.

Plain-Styled Ranch

The Plain-Styled Ranch is the most popular Ranch House style in Georgia. This style is distinguished by the absence of ornamentation and its straightforward construction with an emphasis on functionality. As the "signature" Ranch House style of Georgia, this style is typically brick but can also be stone.



Plain-Styled Ranch at 2554 Bond St.

5.2: Residential Rehabilitation

Exterior Materials

Materials used on the exterior of a historic building play a vital role in the retention of its historic character. The methods and craftsmanship used in the construction of a structure also contribute to its character. Neighborhoods often share similar materials and craftsmanship that contribute to the overall identity of the area. These factors should be taken into consideration when rehabilitating historic structures within the residential district.

Siding

Wood and clapboard (a type of wood siding with a tapered edge along the top face) siding are the predominant materials used on building exteriors in Lithonia. Other types of siding materials, such as brick and asbestos shingles, can also be found, though less frequently, throughout the proposed Residential Historic District. Where wood siding is used, it typically covers all four façades of the structure.

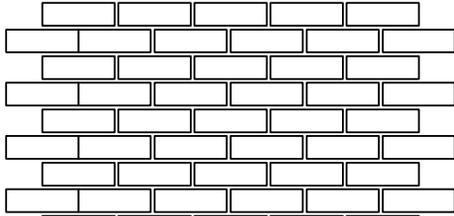
Recommended

- Retain historic wood siding whenever possible. Siding that is damaged or deteriorated should be carefully repaired.
- When repairing historic siding, the texture, color, design, composition, and visual appearance should match that of the historic siding.
- Only replace damaged siding, taking care to minimize harm to intact siding.
- If new material must be used, the material should be chosen based on visual, historic, or photographic evidence. All efforts must be made to ensure the new siding matches the composition and visual appearance of the historic siding.
- Wood surfaces should remain painted. If there is visible peeling, cracking, or blistering, loose paint should be removed by hand scraping before priming and repainting.
- Paint should be applied by hand with a brush or roller.

Not Recommended

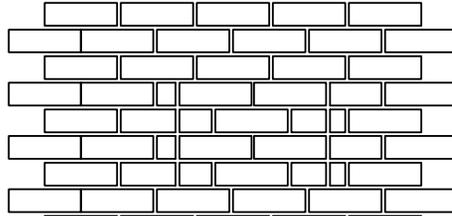
- Do not remove, damage, or cover historic wood siding.
- Remove paint only if the paint surface has been compromised or if architectural details of the structure are obscured because of multiple layers of paint.
- Do not use water blasting, sandblasting, or blowtorches to remove paint. These methods may mar or leave depressions in the wood surface.
- Only damaged wood siding should be removed and replaced—entire walls or other wooden architectural features should not be removed unless deteriorated or damaged.
- Do not use the following materials when repairing wood siding: masonry, stucco, synthetic materials, metal siding, vinyl siding, or wooden boards not of the same shape, color, and composition of the historic siding.

Appropriate

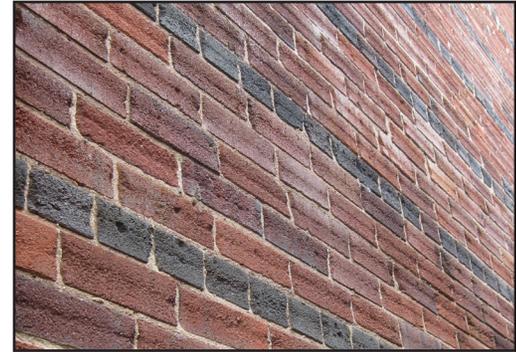


Appropriate patch of brick masonry material.

Inappropriate

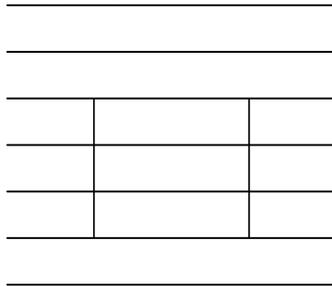


Inappropriate patch of brick masonry material.



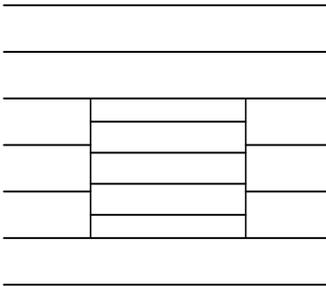
Example of sandblasted brick.

Appropriate



Appropriate patching technique for wood siding.

Inappropriate



Inappropriate patching technique for wood siding.

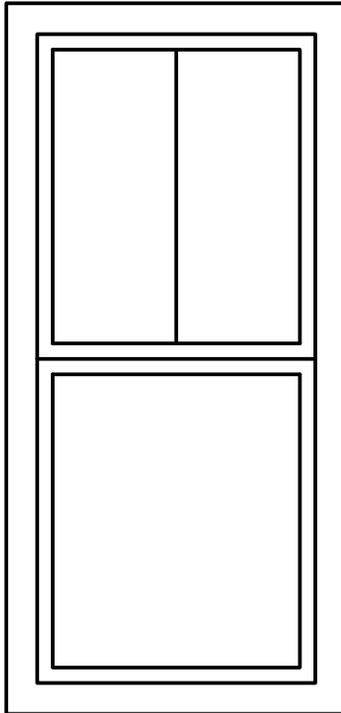


Example of lap siding.

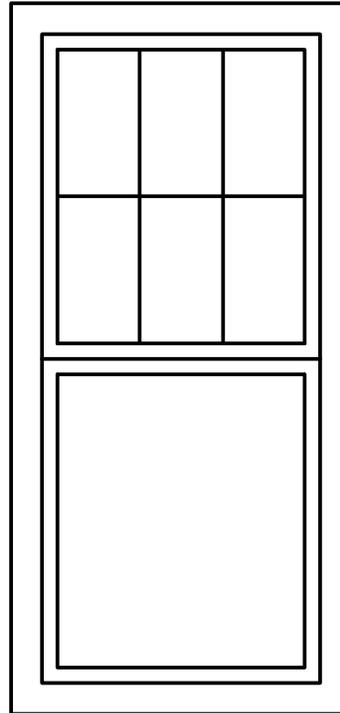
Windows

Windows are significant character defining features. Different architectural styles will have varying placement and types of window openings. Round windows, Palladian windows, as well as windows with cut glass embellishments are examples of windows in the Queen Anne and Craftsman style houses in the residential district. These houses include the following double hung window sash arrangements:

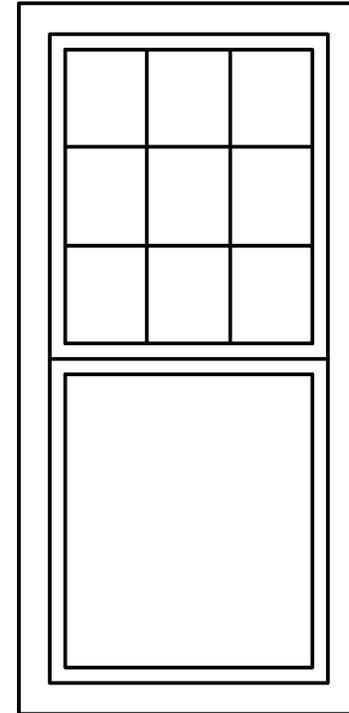
2/1 or two over one



6/1 or six over one

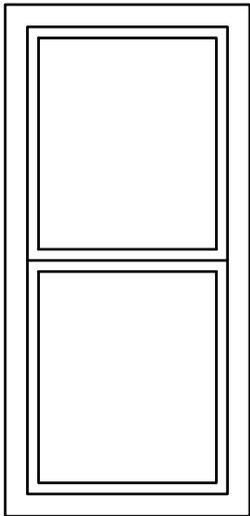


9/1 or nine over one

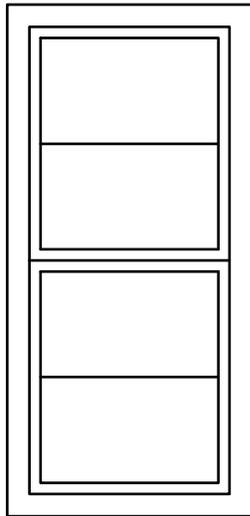


More recently built houses in the Residential Historic District have more symmetrical window arrangements. Ranch houses have varying window arrangements, usually featuring one or more of the following:

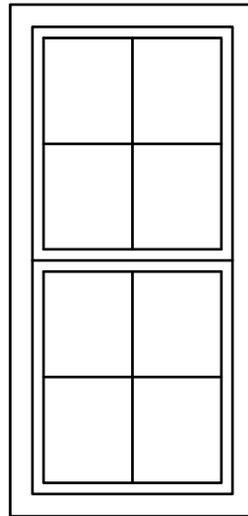
1/1 or one over one



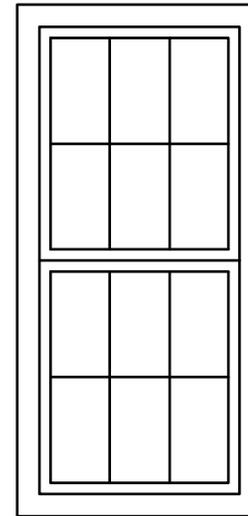
2/2 or two over two



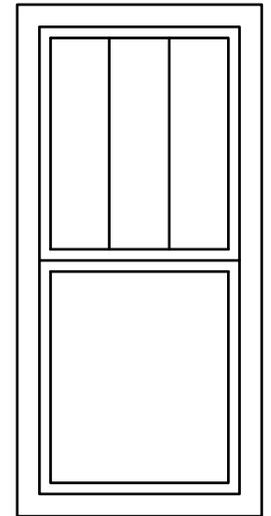
4/4 or four over four



6/6 or six over six



3/1 or three over one



Recommended

- Maintain and preserve historic windows and opening sizes.
- Retain the number, location, size, style, shape and proportions of historic windows.
- Repair windows with matching materials.
- Replacement windows should match historic windows.

Not Recommended

- Do not use window replacements that will disrupt the rhythm of openings.
- Do not replace windows with materials incompatible with the historic character of the house.

When shutters are present:

Recommended

- Shutters should be functional or at least appear so.
- Exterior shutters should appropriately fit the size of the window.
- Shutters, when open, should lay flat.

Not Recommended

- Do not use shutter styles and materials incompatible with the historic character of the house.
- Do not use shutters on houses that historically would not have had them.



Example of a two over two panel window.



Example of one-over-one panel window.



Example of typical Lithonia six over six window.



Example of a frieze-band window in Lithonia.



Example of a palladian window in Lithonia.

Awnings

The use of porches is common in the southern landscape, and often awnings are used to aid in that use. Awning shapes should be consistent with the period of the house, often having a triangular shape, occasionally with a hanging valance.

Recommended

- Fit awnings within the window frame and below the lintel.
- Fit the awnings to the shape and scale of the window.

Not Recommended

- Do not use metal, wood, fiberglass, plastic, vinyl or flammable materials.
- Do not install awnings if inappropriate to the historic style of the house.
- Do not mix and match awning styles, materials or colors.

Tip: Solution-dyed and acrylic coated cotton blends are a great alternative material in replicating historic awnings, with the durability of modern materials.



Example of an appropriate awning at 6842 College Ave.

Doors

Transoms, with or without stained glass, and sidelights surround some doors in the neighborhood. Doors are often constructed of solid wood and feature woodwork detailing. Commonly seen are screened doors which are especially useful for ventilation and keeping out insects.

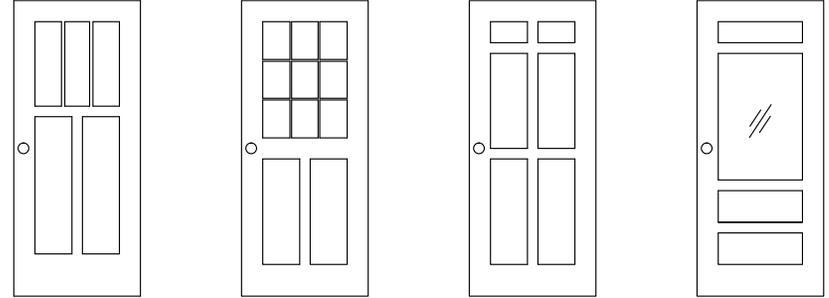
Recommended

- Retain historic doors and surroundings (transoms, sidelights).
- Maintain and preserve the location, style, size, shape and proportions.
- When doors are repaired or replaced, match the historic door in style, material, proportion, and form.
- Retain historic hardware.
- If installing screen doors they should be compatible, in style and proportion, to the door and character of the house.

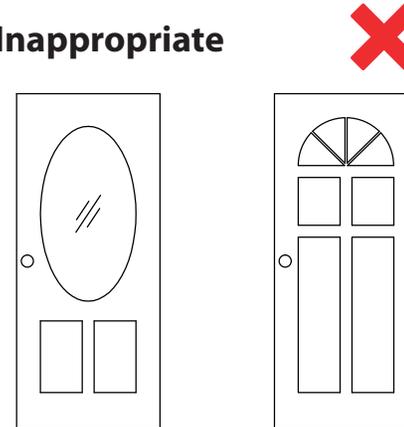
Not Recommended

- Do not block transoms and sidelights.
- Do not use doors that are not compatible with the character of the building.
- Do not replace doors using finishes inauthentic to the historic door or character.
- Do not install screen doors that do not match in proportion to the historic door.

Appropriate



Inappropriate



Porches

Porches are a central architectural element of many historic residential buildings. Porches can help identify the style, time period, and the geographic location of a building. In the proposed Lithonia Residential Historic District there are a variety of porch types: full width, partial, wrap-around, screened, closed, and covered stoops. Important elements of a porch include roofs, columns, column bases, decking, and balustrades. In full or partial porches, shed roofs are common, although hipped and flat roofs are also found. It is also common for ranch houses to have a covered stoop with a flat roof, pedimented gable, or awning.

There are a variety of columns found in the proposed Residential Historic District. Often columns have little ornamentation with simple capitals and are typically constructed from wood, granite, masonry, or metal. They can also be either full or partial with bases of granite or brick. Wood balusters are more common on full porches, while those made of metal are more common on covered stoops. The majority of porches in the district are raised on a foundation with a short staircase of concrete or masonry. Porch foundations in the district are typically solid enclosures with the primary materials being granite, concrete, or brick.

Recommended

- Preserve and maintain historically and architecturally significant porches and stoops, including roofs, balustrades, stairs, decking, columns, and architectural detailing.
- Maintain and repair porch materials. If necessary, the repair and replacement of historic porch materials and elements should be done with materials that match the texture, size, design, and overall visual appearance of the historic porch as closely as possible.
- Screening of porches is acceptable as long as it does not cover or detract from the historic elements of the porch. The screening should occur behind the columns and balustrade. Use non-obstructive materials like mesh screens or non-tinted glass.

Not Recommended

- Do not alter, remove, or damage the historic form, materials, and features of the porch.
- Do not remove historic porch elements, such as columns, steps, balustrades, and architectural details.
- Do not use tinted glass or solid materials to enclose a porch.

- Tip:** Rubber mats, rugs or indoor/outdoor carpeting can trap moisture and condensation and should not be used on a wooden porch floor.
- Tip:** Porch floors should slope down toward the outer porch edge for proper drainage. If drainage is inadequate, moisture buildup will cause deterioration of the floorboards.
- Tip:** Resealing of open joints and spot painting should be undertaken at least every other year. Heavily used stair treads may require more frequent paint touchup.



Example of full porch without balustrade at 2402 Randall Ave.



Covered stoop with a pedimented gable and granite base at 2615 Reagin St.

Roofs

The roof is a vital component of a building's historic character. Its defining features are shape, pitch, construction materials, and other architectural elements such as chimneys, cornices, and dormers. Throughout the proposed Lithonia Residential Historic District there are a variety of roof styles, including: front gable, hipped, pyramidal, side gable, cross gable, hip and valley, and flat. Predominant roofing materials are rectangular grey and black asphalt shingles. An important roof element common in many of the houses in Lithonia are chimneys. Examples of both single and double chimneys can be found. The primary chimney construction is of brick; however, there are a small number of houses with historic granite or stone chimneys. Architectural details such as cornice molding and brackets are also important roof elements that should be considered for preservation.

Tip: Air handling units placed in the attic space will require vents, which, in turn, require sensitive roof design. Installation of these into unused chimneys has been successful in the past.

Tip: Damage from water or ice is less likely on a roof that has good flashing on the outside and is well ventilated and insulated on the inside.

Recommended

- Preserve and maintain the historic pitch, style, materials, and architectural details of the roof.
- Roof materials such as asphalt can be replaced, but historic materials such as slate or ceramic tile should be repaired. If necessary, the repair and replacement of historic roof materials should be undertaken with materials that match the texture, size, design, and overall visual appearance as closely as possible.
- Install skylights, satellite dishes, and antennae in an area of the roof that is not visible from the public right-of-way, and in a manner that does not destroy historic details.
- New roof construction should be done based on historic evidence, including photographic or physical analysis. New roofs should match the character of the structure and neighborhood in relation to pitch, materials, design, and scale.

Not Recommended

- Do not alter, remove, or damage the original shape, pitch, materials, and features of the roof.
- Do not remove historic roof elements, including chimneys and dormers.
- Do not use materials that are incompatible with the historic materials.
- Do not construct or use decorative elements such as dormers, balustrades, and balconies, which are not compatible with the historic style of the structure.



Hipped roof with a side brick chimney at 2546 Bond St.



A house with a front gable roof at 6855 Parkway Dr.



Gabled-ell house with green asphalt shingles at 6785 Ida St.



Architectural detailing around cornice at Church St. and Bond St.

Foundations and Masonry

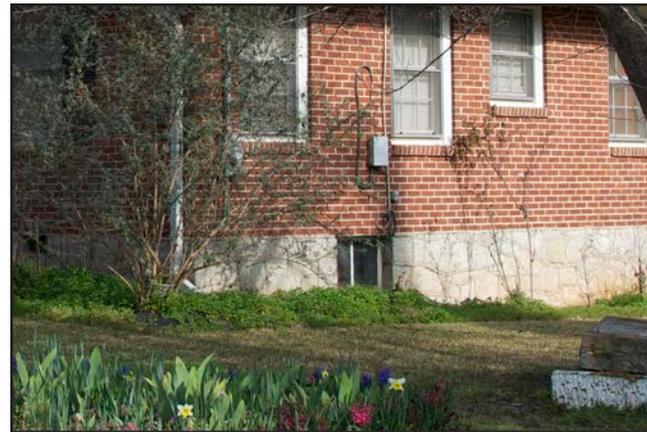
The foundation is an important element of a house's form; it contributes to a building's silhouette and footprint and adds to the visual character of a neighborhood. Foundations in the historic neighborhood are typified by the predominant use of brick masonry or Lithonia granite with the grapevine style of mortar joint. This style of mortar features a horizontal indented line in the center of the joint and is ideal for exterior, load bearing walls. Foundations are generally raised and solid (closed), which allows the characteristic granite masonry to be exposed. The rehabilitation and maintenance of granite foundations are fundamental in preserving Lithonia's historic character.

Recommended

- Preserve and maintain historic foundation materials and design. Limit replacement of foundation members to the damaged area only.
- Replacement materials should match historic materials in shape and size.
- Replace and repair crumbling mortar.
- Repointed mortar joints in historic foundations should match existing historic mortar joints in color, texture, and tooling.
- Painted masonry surfaces should remain painted.
- Unpainted masonry surfaces should remain unpainted.

Not Recommended

- Do not use foundation materials of a different shape, size, or texture than that of the historic foundation.
- Do not paint or apply stucco to previously unpainted masonry surfaces.
- Do not use artificial materials imitating stone or brick surfaces.
- Do not use oversize brick, stucco, exposed poured concrete, or exposed concrete blocks in structural foundations.
- Do not seal air vents built into the foundation.



Raised granite foundation, 2615 Reagin St.



Raised granite foundation, 2554 Bond St.

Driveways

Although driveways are a relatively modern feature in the American residential landscape, their presence helps to define the historic character of a neighborhood. In the Lithonia Residential Historic District, driveways are typically installed perpendicular to the street, are straight, to the side of the house, and are approximately one car in width. Concrete is the predominant paving material of driveways.

Recommended

- Pave or repair driveway with traditional paving material, such as concrete that matches the historic concrete.
- Locate additional parking at the rear of the house to minimize visibility from the road and preserve historic appearance.
- Driveways should be approximately one car in width.

Not Recommended

- Do not use materials such as loose stone, asphalt, or gravel as paving materials for driveways.
- Do not install off-street parking in the front of the house.
- Do not remove historic structures to install driveway.
- Do not install semi-circle driveways.



Concrete driveway, 6765 Church St.

Accessory Buildings

Accessory buildings that are original to the property, or are historic, should be preserved as significant site elements. Rehabilitation and maintenance of accessory structures are particularly important if the structures are visible from the public right-of-way. Detached garages, carports, and garden sheds are examples of accessory buildings in Lithonia that contribute to the historic character of the area. Apply the guidelines for residential rehabilitation to preserve rooflines, entryways, structural elements, ornamentation, building materials, and other character-defining components of a historic accessory building. While some accessory buildings may require updates for modern use, updates should not impact the historic integrity of the structure.

Recommended

- Rehabilitate accessory buildings that contribute to the historic character of the property.
- Rehabilitate with materials that match those traditionally used on the building being rehabilitated.
- Rehabilitate accessory buildings in accordance with the residential rehabilitation guidelines.
- Granite, if used previously, should be used in the rehabilitation of accessory structures to bolster historic appearance.

Not Recommended

- Do not rehabilitate with materials that do not match materials historically used on the building.
- Do not let historic accessory buildings deteriorate.
- Do not use ornamentation that detracts from the historic character of the building or creates a false historic appearance.
- Do not use granite in rehabilitations if not used previously.

Appropriate



Accessory building, 2615 Reagin St.

Inappropriate



This accessory building is inappropriate in scale and location.

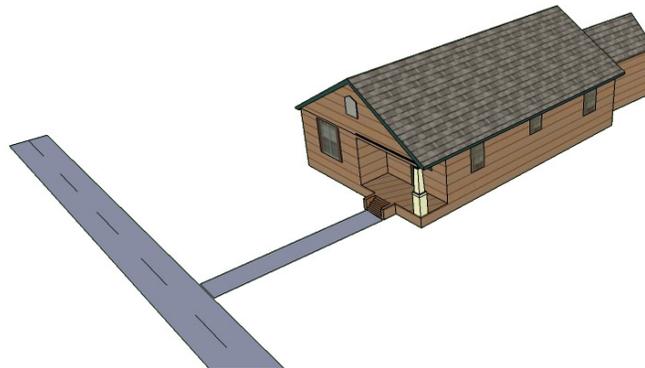
5.3: Residential Additions

For historic structures with small floor plans, expanding or constructing an addition may be desirable or even necessary. Such modifications have the potential to compromise both the historic structure and the character of the Residential Historic District. When planning an addition to, or expansion of, a historic structure within the district, careful consideration should be given to the subject and surrounding structures as well as the prevailing patterns and character of the neighborhood. Therefore, a variety of factors should be taken into account to ensure compatibility with the historic structure being added to, existing residential structures in the district, and environment.

Recommended

- Locate to minimize visibility from a public right-of-way, typically to the rear of the building.
- Avoid rooftop additions visible from the public right-of-way.
- Subordinate additions to the historic building in both scale and proportion.
- Respect the rhythm of openings (such as doors and windows) of the historic structure. Similar patterns should be continued in the new addition.
- Construct so that future removal is possible without compromising the structure of the historic building.
- Carry over design characteristics of the historic buildings to any additions.
- Clearly distinguish additions from the historic structure; one way is to simplify the ornamentation on the addition.
- Design of additions should be compatible with the historic structure, but should not seek to replicate and create a false sense of history.
- Porches of additions should be compatible with that of the historic structure.
- Construct the foundation of the addition with materials that are compatible, yet distinguishable from the foundation of the historic structure.
- Use wood, cementitious siding, brick, stone, and clapboard siding, for the exterior of additions.

Appropriate

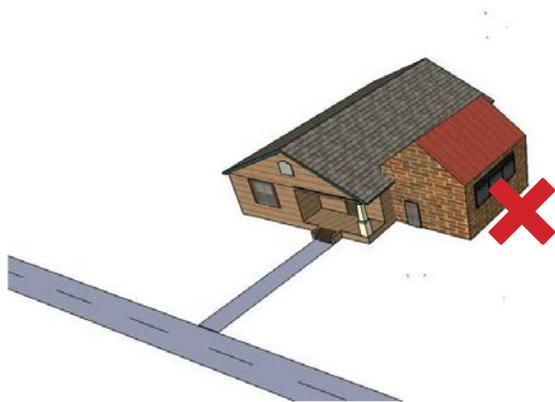


This addition is in an appropriate location behind the residence.

Not Recommended

- Do not construct additions to the front or side of a historic structure.
- Do not construct additions that are not clearly distinguishable from the historic building.
- Do not attempt to replicate historic features or characteristics of historic structures in new additions.
- Do not attempt to match the addition's foundation with the historic foundation by applying stucco or veneer to create a false impression of a continuous foundation.
- Do not construct a foundation that is out of scale with the existing foundation.
- Do not use vinyl siding, aluminum siding, Exterior Insulation and Finishing System (EIFS), or false stone on additions.

Inappropriate



This addition is inappropriately located and does not use compatible materials.



This addition is inappropriately located on the residence.

Inappropriate Residential Additions



Roof top additions visible from the public right-of-way are inappropriate.

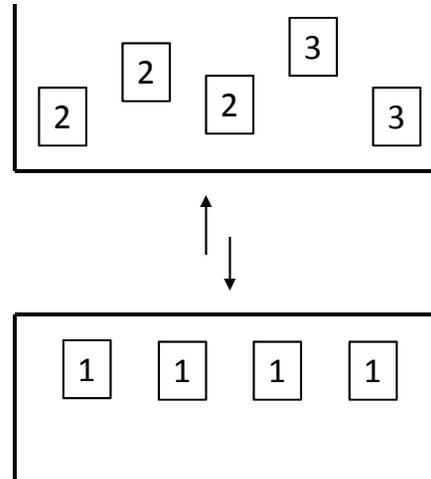


This addition is inappropriate in both scale and location.

Guideline to Compatibility

To allow flexibility in the design of new construction, additions, and alterations of historic structures in the district, the following guidelines are provided:

- To the greatest extent possible, quantifiable character-defining elements (including, but not limited to, building setback, height, scale, massing, and orientation) shall not be greater than nor less than the element in question that characterizes other historic buildings, both within the block face and within the immediately-adjacent environment.
- To the greatest extent possible, non-quantifiable character-defining elements (including, but not limited to, ornamentation and roof type) shall be congruent with the dominant patterns that characterize other historic buildings, both within the block face and within the immediately-adjacent environment.
- Where the block has greater uniformity, the commission should attempt to maintain the character of this block, whereas blocks with greater variation should allow greater flexibility in design.



The arrows are pointing at the blockface on each side of the street. Each square represents a building on the blockface. The number within each square represents the number of floors in the building. The bottom blockface features more uniformity than the top blockface. The top blockface features more variation in height and setback, so greater flexibility of design should be allowed.

5.4: Residential New Construction

New infill construction in the Residential Historic District is an appropriate means of replacing lost structures or utilizing vacant lots. When undertaking an infill construction project, careful consideration should be given to those aspects of new construction that can have a positive or negative impact on the character of the proposed Residential Historic District. Along with architectural type and style, factors such as scale, density, setbacks, and building orientation are important elements whose symbiotic relationship gives the proposed Residential Historic District its unique character. To ensure compatibility with surrounding and adjacent structures and the overall character of the historic residential environment, the following guidelines should be observed when undertaking new residential construction.

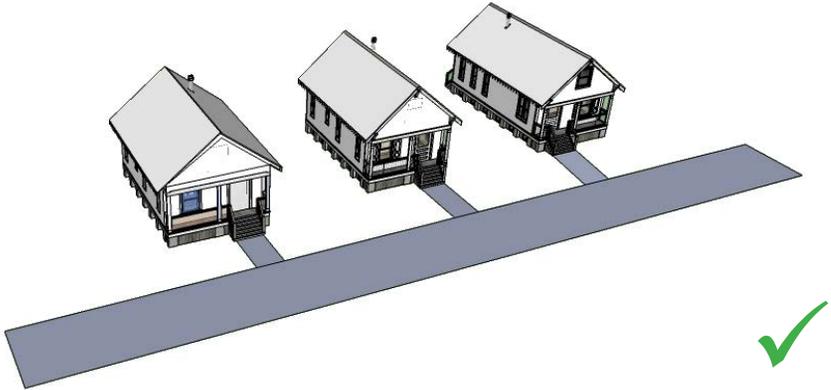
Recommended

- Conform to lot coverage of adjacent and surrounding buildings.
- Conform to the dominant setback and spacing patterns of adjacent and surrounding buildings.
- Conform to the orientation of buildings in the immediate vicinity.
- Respect the scale of surrounding and adjacent structures in the area.
- New construction should be distinguishable, yet compatible with historic buildings in both ornamentation and roof type.
- Use brick, granite, and wood. Cementitious siding can also be an acceptable material for the exterior of new buildings, depending on the type.
- Place the solids and voids in new buildings in a manner which is consistent with prevailing patterns in the surrounding and adjacent buildings.

Not Recommended

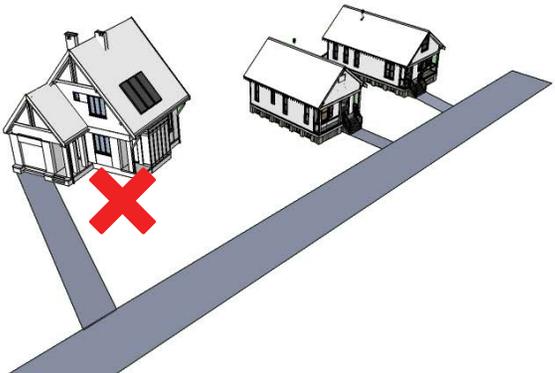
- Do not use materials or ornamentation intended to create a false sense of history in new buildings.
- Do not mimic historic buildings in materials or ornamentation.
- Do not use vinyl siding, aluminum siding, EIFS, stucco, or false stone in new construction.

Appropriate



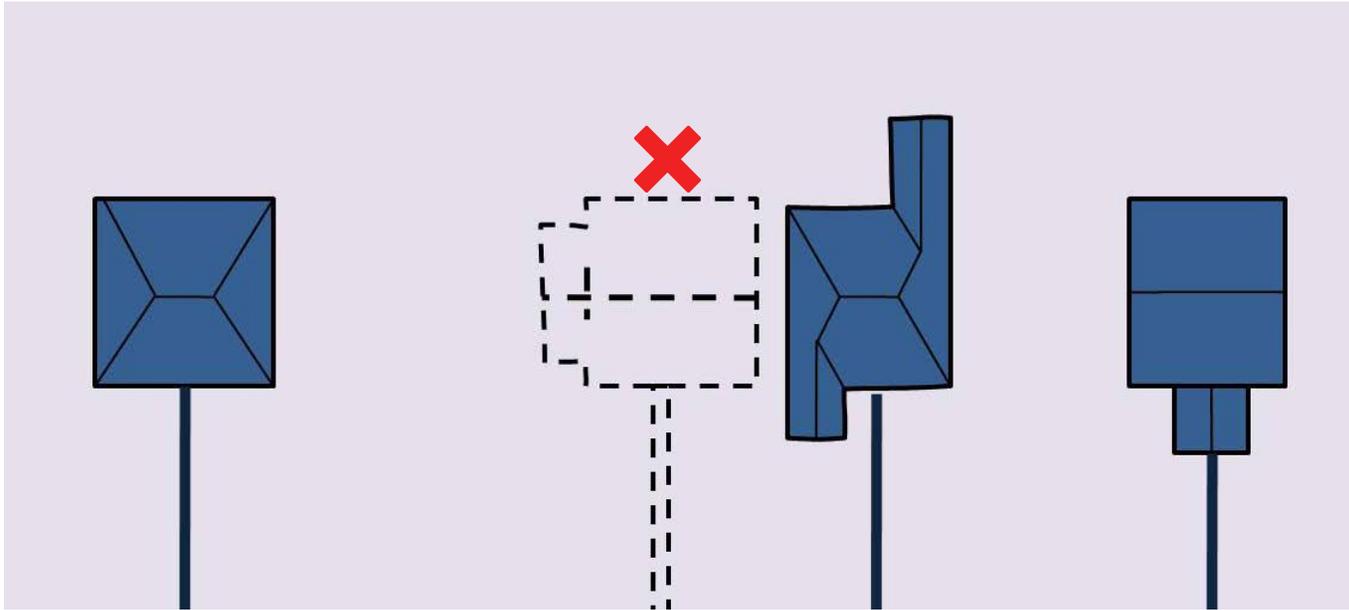
Appropriate new construction respects the scale, setback, and orientation of surrounding houses.

Inappropriate



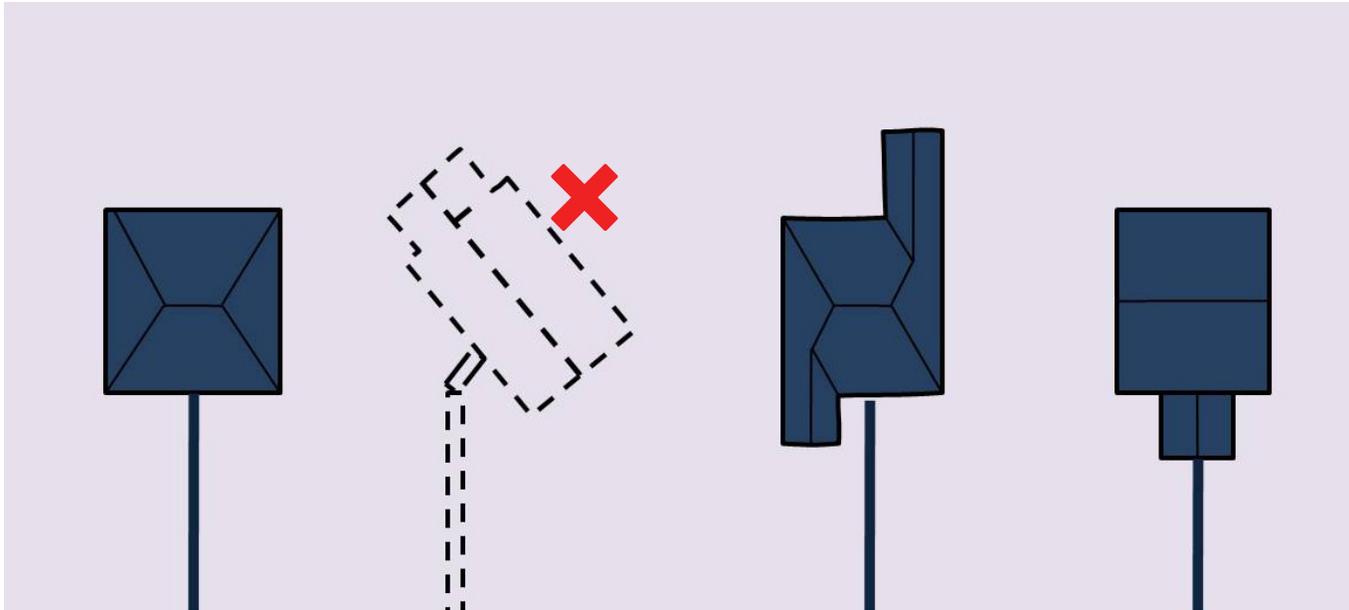
An example of new construction that is inappropriate in orientation, setback, and scale.

Inappropriate



Inappropriate spacing of new residential construction.

Inappropriate



Inappropriate orientation of new residential construction.

5.5: Residential Landscapes

Landscaping

Shrubs are typical border items used in front yards, lining the edge of the yard, side walk and foundations. Shrubs are low enough so to not obstruct the view of the house, though plantings along the side of the houses are commonly kept higher. Magnolia and Oak trees are prominent plantings in the Residential Historic District.

Recommended

- Maintain the placement of historic plantings and materials.
- When removal of trees or plantings is necessary, replace with the same species of trees, or another native species
- Reinforce the front property line with low walls, fences or shrubs.
- If a raised front porch is present, keep shrubs and hedges at floor level
- Keep hedges and shrubs trimmed to a height not greater than level with the window sills.
- Any stone planting enclosures should be maintained and preserved as such.
- If air conditioning units are visible from the front of the house, the use of shrubs or bushes to conceal them is recommended.
- Bushes, shrubs, or other plantings can be planted to conceal a building's foundation if visible from the front yard.

Not Recommended

- Do not use plantings that will obstruct the front view of the house.
- Do not use plantings that are not native to the South.



Shrubs, bushes, and stone planting enclosures are prominent in the Residential Historic District. Keep hedges and shrubs trimmed no higher than the window sills.

Retaining Walls

Retaining walls are a historic feature of Lithonia and contribute to the visual appeal and character of the Residential Historic District. Front retaining walls are typically constructed of granite, are elevated above the adjacent sidewalk or street, and are situated along property lines. Retaining walls can be found throughout the historic district and are prominently featured along Reagin Street, Church Street and Parkway Drive.

Recommended

- Maintain, preserve, and repair historic retaining walls with appropriate materials, mortar joints, size, and design.
- Use granite in construction of retaining walls.

Not Recommended

- Do not repair in such a way that is inconsistent with materials, size, or design of historic retaining walls.
- Do not cover retaining walls with non-compatible materials, such as stucco.
- Do not use concrete block, poured concrete, wood, or railroad ties to rehabilitate, replace or construct retaining walls.
- Do not exceed the average height of existing retaining walls.



Retaining wall, 6810 Parkway Dr.



Granite retaining wall, 6757 Church St.

Fences

Although fences do not dominate the landscape in Lithonia, there are examples in the residential district. It is important to note that fences that are present are complementary to the style of the houses. Fences, like shrubs, should be low enough not to obstruct the front view of the house from the street.



Fences should not obstruct the front view of the house from the street.



Example of a wood fence.

Recommended

- Maintain historic fences.
- Repair damaged fences to match the historic design, texture, and materials.
- New fences should be modeled after historic fences, using similar designs, texture, and materials.
- Front fences should be constructed of iron or wood.

Not Recommended

- Do not use chain link fences in front of the house.
- Do not use barbed wire, horse wire, concrete block, and split rail or basket weave fences.



Example of an iron fence.

Chapter 6

Other Considerations

Other Considerations

6.1: Public Streetscapes

Commercial Streetscapes

The streetscape of the commercial area acts as a unifying element of the visual landscape. Implementing standards for the placement and appearance of street furniture, lighting, parking, and sidewalks can enhance the integration into the historic character of Lithonia's proposed Commercial Historic District. A streetscape that is sensitive to Lithonia's existing historic structures will contribute to creating an inviting public space. This will enhance the downtown commercial district by promoting business activity and encouraging public interaction. The following recommendations are suggestions for the City of Lithonia, as the proposed Historic Preservation Commission would not have the authority to regulate public streetscapes, but would only review and comment on proposed city projects that affect the historic districts.

Streets and Curbing

Accommodating automobile traffic is a necessary element of streetscape design. The material, patterning, alignment, size, and scale of roads should be executed in a way that is sensitive to the historic built environment of commercial downtown Lithonia. New roads should not encroach upon the existing historic buildings. Look to fire insurance maps as evidence of historic road patterns, which can serve as a guideline for new road construction. The use of single and two-lane roads through the proposed Commercial Historic District will minimize automobile noise and encourage pedestrian traffic in the area. Additionally, the use of granite curbing in the Commercial Historic District is appropriate to the historic character of Lithonia.

Recommended

- Preserve the historic alignment of streets when considering new construction and rehabilitation of the built environment.
- Preserve granite curbing along streets.
- Repair, rather than replace, historic curbing materials.
- Make repairs with a material that is as close as possible to the consistency, size, appearance, and texture of the historic material.

Not Recommended

- Do not alter the width of a street without historic evidence that supports making a road wider or narrower.
- Refrain from building roads that will encroach upon historic structures.
- Do not replace historic curbing materials with incompatible materials such as concrete.



This sidewalk uses granite and brick. These materials are compatible with the historic character of Lithonia.



These granite curbs in Lithonia's Commercial Historic District should be preserved. The two-lane Main St. creates less automobile noise.

Sidewalks

Historically, the sidewalks of downtown Lithonia were made of granite. New sidewalk design has integrated brick pavers with square granite blocks. Sidewalks that are inviting to pedestrians will contribute to the sense of place of the commercial district and enhance the quality of life for those living and working in the area.

Recommended

- Maintain the materials used in sidewalks that reflect Lithonia's historic structures, such as granite and brick.
- Repair, rather than replace, historic sidewalk materials.
- Make repairs with a material that is as close as possible to the consistency, size, appearance, and texture of the historic material.
- Maintain sidewalks as a pedestrian right-of-way.
- Extend the current sidewalk design to all areas of the proposed Commercial Historic District.

Not Recommended

- Do not allow sidewalks to fall into disrepair.
- Do not replace historic sidewalk materials with incompatible material, such as concrete.

Street Furniture

Street furniture can be used in a way that encourages cleanliness and provides seating for visitors in the downtown area. When sensitively combined with elements such as landscaping and sidewalks, the effect can be welcoming to visitors while complementing the historic built environment.

Recommended

- Use street furniture that is complementary to the historic built environment without mimicking it.
- Place street furniture so that it does not impede the flow of pedestrian traffic.
- Dumpsters should be located behind commercial and public buildings.
- Install public trash receptacles that are complementary in scale with the streetscape.

Not Recommended

- Do not use street furniture that is incompatible in design with the historic built environment.
- Do not use street furniture that attempts to appear historic.
- Do not clutter the sidewalk with an excessive amount of street furniture.
- Refrain from allowing dumpsters to be visible from the public streetscape.



The benches are appropriately placed along the sidewalk and do not hinder the pedestrian traffic along the main walkway.

Landscaping

When combined with appropriate street furniture and streetscape design, landscaping can complement the historic built environment and enhance the pedestrian experience of the commercial district. Street trees and shrubs can be used to screen dumpsters and parking areas from view. Landscaping also provides shade for pedestrians and can act as a shield between the sidewalk and the road.

Recommended

- Preserve and maintain historic plant material that does not pose a safety or structural hazard.
- Implement landscape design that is complementary with the historic built environment and public streetscapes.
- Use landscaping materials that are of appropriate scale to the built environment.
- Choose plant materials that are appropriate for public spaces and native to the region.
- Create a regular maintenance routine for landscaping so that plants do not become overgrown or pose a hazard.

Not Recommended

- Avoid placing landscaping in a way that impedes the flow of pedestrian traffic.
- Avoid using plant materials that are inappropriate for public spaces, such as thorny bushes or street trees requiring heavy maintenance.
- Do not allow plants to become overgrown.
- Refrain from removing historic plant material that does not pose a safety or structural hazard.



This landscaping incorporates a retaining wall and sign made of granite and small-scale shrubs that are appropriate for pedestrian walkways.

Lighting

Lighting fixtures in a commercial district can be used to enhance the safety of the streetscape. Care should be taken to select lighting that is complementary with the historic streetscape without attempting to appear historic.

Recommended

- Preserve historic street lighting.
- Choose street lighting that is complementary in design with the historic built environment.
- Install street lighting that is sensitive in scale to the streetscape, commercial structures, and pedestrians.
- Provide street lighting in public spaces that are consistently used during evening and nighttime hours.
- When installing lighting on building exteriors, choose stylistically compatible lighting which is in scale with the building and does not mask architectural details.

Not Recommended

- Do not install street lighting in a way that impedes the flow of pedestrian traffic.

Retaining Walls and Fences

Retaining walls are often used to assimilate accessibility ramps into the public streetscape. They are also used to hold back soil to accommodate changes in topography. Additionally, they can screen utilities and dumpsters from public view. Granite is an appropriate building material for retaining walls and fences in Lithuania.

Recommended

- Preserve historic fences and retaining walls that do not pose a safety or structural hazard.
- Repair, rather than replace, historic fences and retaining walls.
- Select materials for fencing and retaining walls that are compatible with the historic built environment, such as granite.
- Maintain fences and retaining walls so they do not fall into disrepair.

Not Recommended

- Do not replace historic fences and retaining walls with incompatible materials, such as stucco.
- Do not install new fences with building materials that are not compatible with the historic character of the commercial district.

Parking

Parking is a critical component of any successful commercial district. It is necessary for retail businesses to provide parking, but when insensitively done, it can block pedestrian traffic, detract from the visual rhythm of the built environment, and clash with the historic character of a commercial area.

Providing parking along the street was a historically common practice in commercial districts. Cars parked along the street can provide a “screen” from the road for pedestrians traversing sidewalks. Additionally, landscaping can be placed in a way that shields the pedestrian from the parked cars. Large parking lots can disrupt the setback and visual pattern of the landscape, so a more sensitive placement that uses buildings to screen parking lots from view should be considered.

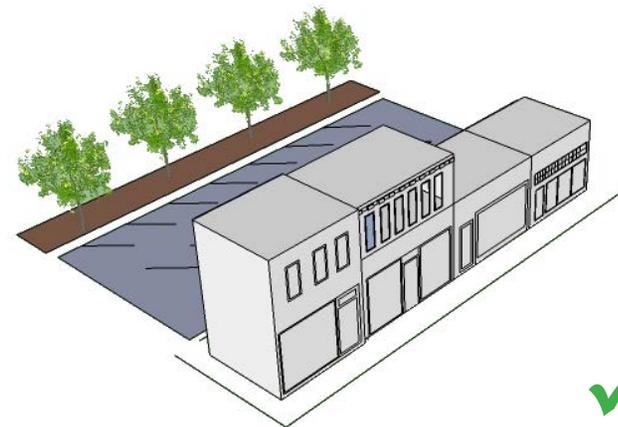
Recommended

- Allow parallel parking along the street in front of commercial businesses.
- Place large parking lots in the rear or to the side of commercial buildings so they are shielded from view from public streets and sidewalks.
- Encourage businesses to share allotted parking spaces.
- Use landscaping to help shield parking from view and delineate pedestrian walkways.

Not Recommended

- Do not build parking lots that disrupt the historic street patterns of the commercial area.
- Do not place parking lots in front of commercial businesses.

Appropriate



Parking lots should be placed behind commercial buildings and landscaping to encourage pedestrian traffic in the public streetscape.

Residential Streetscapes

The proposed Residential Historic District streetscape is characterized by wide asphalt roadways lined with mature hardwood trees, granite curbing, and overhead utilities. Concrete sidewalks are a common feature throughout the district but are not always present. As the streetscape is a distinguishing feature of the Residential Historic District, efforts should be made to maintain its character-defining elements.



Lithonia residential streetscape, Reagin St.

Sidewalks and Curbs

Sidewalks are historically significant elements that contribute to a neighborhood's inviting atmosphere, providing spaces for walking and personal interaction. Lithonia has intermittent sidewalks, typically constructed with either concrete or hexagonal pavers. Granite curbing, often separated from the sidewalk by a planting strip, is an important historic feature of Lithonia and should be preserved. New sidewalks should maintain the relationship to the street or property line characteristic of the block. When new sidewalks are installed, they should be compatible in width and color with the historic character of the streetscape of that block.

Recommended

- Preserve and maintain historic or traditional layout and materials of curbs and sidewalks.
- Rehabilitation of sidewalks and curbs should match the historic design, dimensions, surface texture, and appearance of paving.
- Historic sidewalk paving and curb materials, such as concrete and granite, should be used.
- Maintain consistent pattern of trees, shrubs, and turf in planting strips.
- New sidewalks should be constructed with the paving material that predominates on the block face or is historically appropriate.



Concrete sidewalk with granite curb, 2546 Church St.

Not Recommended

- Do not pave planting strips.
- Do not use asphalt as sidewalk paving material.
- Do not remove mature trees in streetscape unless they are a threat to public safety.



Hexagonal sidewalk pavers, 6783 Church St.

6.2: Community Landmarks

There are a number of historic properties in the City of Lithonia that are not located within the proposed Residential or Commercial Historic Districts and therefore would not be protected by the proposed Lithonia Historic Preservation Ordinance. Although the Seminary is listed in the National Register of Historic Places, this listing only provides some protection from possible federal actions. Local designation is needed to preserve and protect this and other historic properties from other potential negative impacts. According to section 4C of the proposed ordinance, a historic property can be designated because it is deemed worthy as: 1) an outstanding example of a structure representative of its era; 2) one of the few remaining examples of a past architectural style; 3) a place or structure associated with an event or persons of historic or cultural significance to the City of Lithonia, the state of Georgia, or the region; or 4) the site of natural or aesthetic interest that is continuing to contribute to the cultural or historic development and heritage of the municipality, county, state, or region.

The following list is not exhaustive, but representative of resources that should be considered for protection as Historic Properties in the City of Lithonia. The information was derived from the proposed Lithonia National Register nomination. Certainly any granite building or a building with significant granite elements that is more than fifty years old should be considered for designation as a historic property protected by the proposed ordinance.

Lithonia Women’s Club

Address: 3654 Wiggins Street

Date of Construction: 1928

A vernacular one-story building constructed in 1928 of locally quarried granite, the Lithonia Women’s Club has English Vernacular Revival elements with a gabled front roof projection and a massive stone chimney on the front façade. Double doors flank the chimney and there is a large stone patio with apron walls across the front. From 1929 to 1955 this building served as the Lithonia-Davidson branch of the DeKalb County Public Library. The building is now owned by the Arabia Mountain National Heritage Area Alliance and serves as a community meeting place.



Union Missionary Baptist Church

Address: 2508 Bruce Street

Date of Construction: 1911

Once called the “New Church” according to its cornerstone, Union Missionary Baptist Church was built in the Gothic Revival Vernacular style. The church has a granite foundation and walls, Gothic-inspired windows, an asymmetrical façade, topped by a white clapboard eave alongside the granite steeple. It houses an active congregation.





Antioch Baptist Church

Address: 2547 Parkway Drive

Date of Construction: 1911

Antioch Baptist Church is said to be the first African-American congregation organized in DeKalb County in 1869. In 1911 they built this granite structure with a temple front and projecting front central tower displaying purple and blue stained leaded glass. The church is a Gothic Revival style with a Greek cross plan constructed of locally quarried stone. Although the original congregation has moved to a new building, the Good News CME Church now uses this building.



St. Paul African Methodist Episcopal Church

Address: 2687 Klondike Road

Date of Construction: 1931

St. Paul African Methodist Episcopal Church was first organized in 1879. In 1931 the congregation moved to this structure now called the "Solid Rock" located at the intersection of Klondike Road and Magnolia Street. This building is constructed entirely of irregularly cut granite and has two pyramidal-roofed towers of different sizes flanking the main mass of the building. The church has a simple white wooden cross over its center, gabled-front façade, and a projecting arched granite entrance over the main door. It still houses an active congregation.

The Seminary

Address: 6886 Main Street

Date of Construction: 1895

Listed in the National Register of Historic Places

The Seminary was constructed on a portion of land donated by Benjamin Franklin George. Concerned about the education of his seven children, George decided to build a school on property adjoining his home. The independent day school opened in 1895 and operated on a tuition basis for white students until 1906. It was then sold to John Keay Davidson who changed the name of the building to the "Auto Rest Hotel." Under that name it served as a much-needed boarding house for quarry workers until 1917 when Davidson closed it and sold the property for a private residence. It was rehabilitated for offices in 2007.



Stewart Amphitheater

Address: Lithonia Community Park, Stadium Drive

Date of Construction: 1951

The Stewart Amphitheater was constructed of granite and concrete in 1951. The land for the amphitheater was donated by Dr. Thomas W. Stewart and dedicated in 1954 in Lithonia Community Park. Local residents have indicated that high school graduations were held at the amphitheater from the 1950s to the 1970s. It is currently being repaired and upgraded for community events.





6921 Born Street

Date of Construction: 1900

This is a rare example of the Second Empire style in Georgia. The Second Empire style dates from the Victorian era and was made popular in France during the reign of Napoleon III. The mansard roof—a dual-pitched, hipped roof, almost always with dormer windows—characterizes this style. This house is a wood frame structure, and the porch pillars are rough-cut Lithonia granite. It is currently for sale as a foreclosure.



Bruce Street School

Address: 2449 Bruce Street

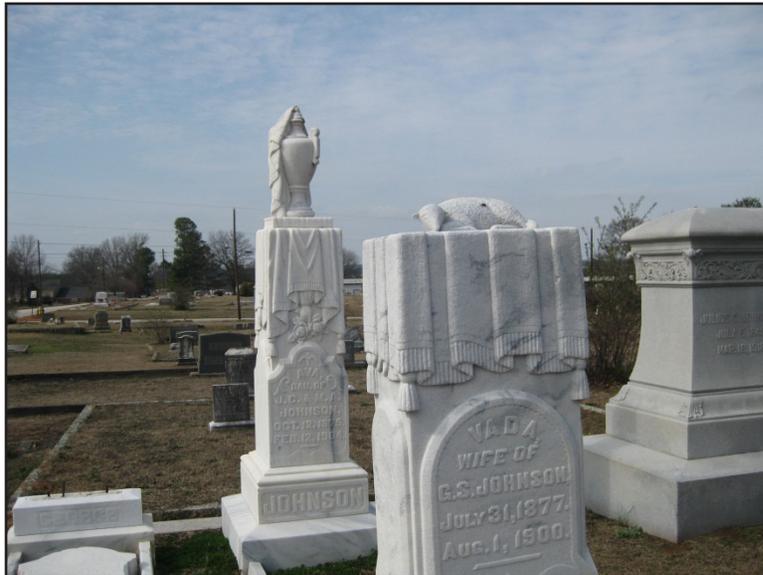
Date of Construction: 1938

The Bruce Street High School was constructed in 1938 with funds raised locally to purchase the six acres on which the school was built. It was closed in 1955 when Bruce Street Elementary and High School opened across the street. The original stone building burned in later years, and its granite ruins still stand on Bruce Street. The property currently belongs to the City of Lithonia.

Lithonia City Cemetery

Address: Tribble Street
Date of Construction: 1851

The Lithonia City Cemetery consists of 8.8 acres located at the intersection of Stone Mountain and Tribble Streets. The cemetery dates from 1851, with the majority of headstones constructed from locally quarried granite. A few family plots have wrought iron fencing around them, and the cemetery contains monuments to Scottish stoneworkers who came over to work in the granite industry. Over the years, the cemetery has expanded and crossed over both Randall Avenue to the west and Tribble Street to the south. There is no evidence that the cemetery was integrated; however, locally it is believed that some families buried slaves here. This cemetery is still in use.



Lithonia African American Cemetery #1 and #2

Address: Bruce Street and Walker Street
Date of Construction: #1-1913, #2-1963

Cemetery #1 consists of 6.7 acres located nWext to the Lucious Sanders Center off of Walker Street. There is a granite outcrop near the center of the cemetery terraced for grave plots. The cemetery has simple granite, brick, and concrete memorials, with individual graves often marked with concrete borders or covered in granite block, cement, or brick. Plots tend to be informal, with some family plots delineated by brick, stones, concrete blocks or pavers, while other plots involve informal groupings of family.

Across the street is another cemetery, locally known as Cemetery #2 and located behind the ruins of the Bruce Street School. The earliest burial is from 1963, and the cemetery is still in use.



6.3: Maintenance

Routine maintenance is defined as ordinary upkeep or repair of any architectural feature of a historic property to correct deterioration, decay, or damage. Any proposed maintenance work that does not involve a change in design, material, or exterior appearance may be allowed without an application for a Certificate of Appropriateness (COA).

For instance, asphalt roofing materials have a definite known lifespan and replacement of roofing is an anticipated action. Therefore, replacing an asphalt shingle roof with a new asphalt shingle roof would not require a COA, but a request to change the shape or slope of the roof would require one. Wood lap siding may require the replacement of only a board or two due to water infiltration or other damage, but properly-maintained wood siding typically does not need complete replacement. However, wholesale replacement of the siding would require review to ensure the new siding is consistent in design and materials with the historic structure.

The following is a brief list of some of the changes usually considered ordinary repair and maintenance that do not require a COA.

- Replacing asphalt shingle with asphalt shingle on a roof
- Replacing deteriorated boards on lap siding
- Replacing broken slats (in-kind) on a shutter
- Resurfacing damaged concrete in kind
- Replacing a broken pane of glass in kind
- Porch floor repair with in kind materials
- Adding landscape plantings

6.4: Demolition

Demolition of a historic building is seen as a permanent loss to the historic fabric of a neighborhood and should be undertaken only as a last resort. All opportunities to preserve, stabilize, or reuse a structure should be exhausted before considering demolition.

When seeking a Certificate of Appropriateness for demolition, consider the following standards included in the proposed Lithonia Historic Preservation Ordinance (Section V-F-1-C):

1. The historic, scenic, or architectural significance of the building
2. The importance of the building to the ambiance of a district
3. The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location
4. Whether the building is one of the last remaining examples of its kind in the neighborhood or the city
5. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be
6. Whether reasonable measures can be taken to save the building from collapse
7. Whether the building is capable of earning reasonable economic return on its value

6.5: Demolition by Neglect

Demolition by neglect is the failure to properly maintain or repair a structure, resulting in the deterioration of the structure by being exposed to outside elements. Property owners in the locally designated historic districts shall not allow the deterioration of their structures and structural systems by failing to provide ordinary maintenance and repairs. The proposed Lithonia Historic Preservation Ordinance has set standards for monitoring, identifying this problem, and enforcing remedial actions for demolition by neglect. Section VI of the Ordinance should be consulted for further information on these issues; Section VII should be consulted for information on penalties.

Monitoring

The Lithonia Historic Preservation Commission is charged with monitoring deterioration by neglect in the proposed local historic districts. Evidence of neglect includes but is not limited to: broken windows and doors, failing roof structures, and other openings that cause the structure to be exposed to outside elements. This type of neglect could become a threat to public safety if not remedied.

Identification

In the event the Commission determines a failure to provide ordinary maintenance or repair, the Commission will notify the owner of the property and explain the steps that need to be taken to remedy the situation. The owner of the property will have thirty days in which to undertake remediation.

Enforcement

In the event that the condition is not remedied within thirty days, the owner shall be penalized as provided in Section VII of this Ordinance and, at the direction of the Lithonia City Council, the Commission may perform such maintenance or repair as is necessary to prevent deterioration by neglect. The owner of the property shall be liable for the cost of such maintenance and repair.

6.6: Stabilization

If a building becomes vacant or is abandoned, it should be secured (mothballed) in order to prevent demolition by neglect.

Steps for stabilizing a historic structure:

1. Apply temporary coverings to window and door openings in such a manner as to not damage historic features or materials and to allow for ventilation.
2. Structurally stabilize the building as needed and provide and maintain a weather-tight roof. Temporary roofing may be installed if needed. Discontinue all utilities and remove flammable materials and debris from the building.
3. Provide adequate ventilation to the interior of the building through the use of vents in the window and door coverings. Inexpensive air duct covers set over square holes cut in plywood coverings are effective.
4. The building should be treated to prevent termite infestation, and any foundation or eave damage should be covered with wire screen.
5. Periodically monitor the building to insure the effectiveness of the mothballing program.
6. Cut back landscaping or remove any shrubs, small trees, and vines that may grow into the foundation, damage structural materials, or overtake the building. Visibility deters trespassers as well.

For additional information, see the National Park Service Preservation Brief 31 on mothballing historic buildings located online at <http://www.nps.gov/history/hps/tps/briefs/brief31.htm>

6.7: Relocation / Moving a Historic Building

Relocation is the removal of all or part of a historic structure to a new location, including a different placement within its parcel or on its lot. Relocation, like demolition, alters the historic character of a neighborhood. While relocation may be reversible, it is almost always a permanent action. Therefore, relocation of a structure should be a last resort taken only after all reasonable efforts have been exhausted to keep the structure on its original site.

When seeking a Certificate of Appropriateness for the relocation of a historic structure, consider the following standards included in the proposed Lithonia Historic Preservation Ordinance (Section V-F-1-B):

1. The historic character and aesthetic interest the building contributes to its present setting
2. Whether there are definite plans for the area to be vacated and what the effect of those plans will be on the character of the surrounding area
3. Whether the building can be moved without significant damage to its physical integrity
4. Whether the proposed relocation area is compatible with the historic and architectural character of the building

6.8: Economic Hardship Provision

Under Section 5G of the proposed Lithonia Historic Preservation Ordinance, the Lithonia Historic Preservation Commission would have the authority to modify strict compliance with these guidelines if it is proven that it would place an undue economic hardship on the owner. However, any modification must comply with the general purpose of the ordinance so that a property's historic integrity is preserved. In addition, "undue hardship" cannot be of the owner's own making.

Section 5G:

When, by reason of unusual circumstances, the strict application of any provision of this Ordinance would result in the exceptional practical difficulty or undue economic hardship upon any owner of a specific property, the Commission, in passing upon applications, shall have the power to vary or modify strict provisions, so as to relieve such difficulty or hardship; provided such variances, modifications interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historic integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this Ordinance. An undue hardship shall not be a situation of the person's own making.

6.9: Archaeology

Archaeological Sites

In the course of excavation for construction, it is possible to discover historic or prehistoric sites that no one knew were there. As archaeological resources are discovered, they should be protected and preserved. It is important to recognize sites and know what to do when they are encountered. Destruction of archaeological sites can be a serious offense as well as resulting in the loss of part of Lithuania's heritage.

Sites can range in size from a space the size of a well to a large cemetery, and even entire towns. Every site possesses artifacts, which can be made of anything including stone, fired clay (pottery), bone, plant or animal material, and human remains. A site may also contain other non-manmade objects that relate to the natural environment, such as pollen grains or food bones. These objects are found in a meaningful context, one in which the ground has not been significantly disturbed by recent activities. Artifacts can only be accurately understood when they are put together with the details provided by the place in which they are found. Artifacts out of context lose their interpretive value as clues to past events and cultures.



A brick well found during construction in Pittsburgh, Pennsylvania. <http://christinedavisconsultants.com/?cat=12>

Site Identification

The preservation of archaeological sites depends on careful management of site location information. Every site identified so far through research conducted in compliance with state and federal laws is recorded in the Georgia Archaeological Site File, at the University of Georgia in Athens. Public disclosure of locational information on known sites is not required under certain conditions (Official Code of Georgia Annotated 50-18-72), and currently is only available to properly authorized and permitted professionals working on projects that meet all legal guidelines. The aim of the current policy is to give access to appropriate parties, but to prohibit looters and vandals from obtaining this information for illegal activities.

Illegal removal of artifacts from private property, through trespass and theft, is punishable by law. Moreover, artifact removal without permission from the owner and without consulting the State Archaeologist is strongly discouraged. Contact the Historic Preservation Division for more information regarding state and federal laws that deal with archaeological resources.

It is not legal to surface collect, dig, or metal detect on state and federal land without appropriate permits. It is also generally illegal to dig human burials and/or collect human skeletal remains or burial objects. It is also unlawful to dispose of or possess any human body part, knowing it to have been removed from a grave illegally. (OCGA Section 12-3, Section 16-12, Section 31-21, and Section 36-72.)

To determine if there is the potential to find archaeological sites in a certain area, it is recommended that a professional archaeology consultant be contacted to do a preliminary evaluation of both the existing site information and the tract of land itself. The staff of the Historic Preservation Division, Georgia Department of Natural Resources, can be contacted for assistance in determining the appropriate course of action. For further information, consult the Georgia State Historic Preservation Office at <http://www.georgiashpo.org/archaeology/artifact>.



An urban archaeological site in Illinois.
<http://www.illinoisarchaeology.com/research.htm>

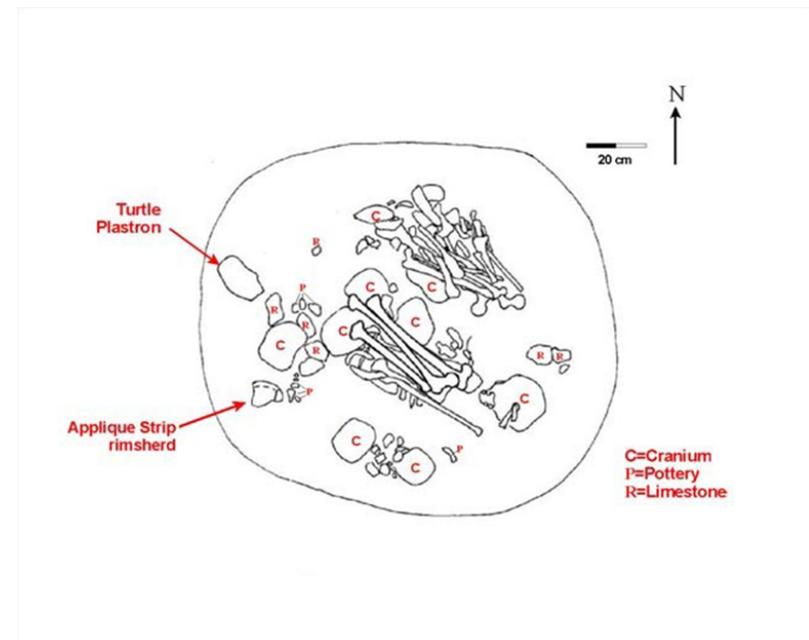
Burials

With regard to burial sites, and Native American burial sites in particular, it is important to understand that these sites can be difficult to recognize. Burials are often in shallow pits containing small bone fragments and associated burial objects, such as pots, beads, pipes, and ornate artifacts. However, unless careful scientific investigation is employed, it will be difficult to recognize most burials. For a nominal fee, many archaeological consultants will perform a risk-management survey, which will assess the likelihood of disturbing burials or other types of sites on a property. Excavation in the vicinity of known cemeteries is more likely to uncover unmarked graves than elsewhere unless surveys have been done.

In the event that a burial site is discovered, stop digging immediately. Protect the burial from harm and notify local law enforcement. Law enforcement will notify the coroner, local government, and the Georgia Department of Natural Resources. A plan will be developed to protect the burial. The Historic Preservation Division should be contacted for guidance by anyone encountering a burial. For more information, visit <http://www.georgiashpo.org/archaeology/consultants>.



Burial found in road construction in Texas in the early 1980s.
<http://www.texasbeyondhistory.net/plateaus/images/ap5.html>



Burial feature from Danbury, Ohio.
http://www.ohioarchaeology.org/joomla/index.php?option=com_content&task=view&id=97&Itemid=32

Appendix

I - V

I: Glossary of Terms

Architectural Details: Small details such as moldings and carved woodwork that add character to a building.

Architectural Review Boards: These groups, usually locally appointed or elected, are charged with judging whether an owner's proposed changes to his or her property are acceptable under written or implied guidelines for what is "appropriate" in the particular community or historic district.

Architrave: The lintel or beam that rests on the capitals of the columns.

Awning: A metal frame clad with fabric attached over a window, door, porch opening or storefront to provide protection from the weather.

Baluster: One of a series of short vertical posts, often ornamental, used to support a rail.

Balustrade: A railing composed of balusters and a top rail running along the edge of a porch, balcony, roof, or stoop.

Bay: A regularly repeating division of a façade, marked by fenestration.

Bay Window: A projecting form containing windows that rises from the ground or from some other support, such as a porch roof.

Bracket: A projecting angled or curved form used as a support, found in conjunction with features such as balconies, lintels, pediments, and cornices.

Bulkhead: The part of a storefront that forms a base for one or more display windows.

Canopy: A metal frame clad with fabric that projects from a building entrance over the sidewalk to the curb where it is supported on vertical posts.

Capital: The topmost member, usually decorated, of a column or pilaster.

Casement: A window sash that is hinged on the side.

Cast Iron: A type of iron, mass-produced in the nineteenth century, created by pouring molten iron into a mold; used for ornament, garden furniture, and building parts.

Clapboard Wood: Siding composed of horizontal, overlapping boards, the lower edges of which are usually thicker than the upper.

Certified Local Governments: A local government, certified or approved by the State Historic Preservation Office (SHPO) and the National Park Service, which has an appointed commission to oversee the survey and inventory of historic resources, to review areas for historically significant structures, and to develop and maintain community planning and education programs. Status as a Certified Local Government provides eligibility for designated funding.

Colonnade: A row of regularly spaced columns supporting an entablature.

Column: A vertical, cylindrical support. In classical design it is composed of a base (except in the Greek Doric order), a long, gradually tapered shaft, and a capital.

Cornice: A projecting molding that tops the elements to which it is attached; used especially for a roof or the crowning member of an entablature, located above the frieze.

Cresting: A decorative element, frequently of iron, usually located at the peak or edge of a roof.

Cupola: A small dome on a base crowning a roof.

Demolition by Neglect: Allowing a building to fall into such a state of disrepair that it becomes necessary or desirable to demolish it. Property owners have sometimes been accused of allowing demolition by neglect on purpose, in order to save rehabilitation costs.

Dentil: A small, square, tooth-like block in a series beneath a cornice.

Display Window: The large glazed portion of the storefront, and the associated framing, above the bulkhead and below the transom, extending from pier to pier. The display window is typically used for the display of goods and to provide daylight and visibility into the commercial space.

Doric: One of five classical orders, recognizable by its simple capital. The Greek Doric column has a fluted shaft and no base; the Roman Doric column may be fluted or smooth and rests on a molded base.

Dormer: A vertical structure, usually housing a window, that projects from a sloping roof and is covered by a separate roof structure.

Double Hung: A type of window with two sashes, each sliding on a vertical track.

Easement (Preservation or Conservation): Partial interest in property that can be transferred to a nonprofit organization or governmental entity by gift or sale to ensure the protection of a historic resource and/or land area in perpetuity.

Eave: The overhanging edge of a roof.

Entablature: A major horizontal member carried by a column(s) or pilaster(s); it consists of an architrave, a frieze, and a cornice. The proportions and detailing are different for each order, and strictly prescribed.

Entrance Recess: The recessed opening in the façade leading up to the doorway of a storefront or building entrance.

Exterior Insulation and Finishing System (E.I.F.S.): A type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system.

Façade front: The main exterior face of a building, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Fanlight: A semicircular or semielliptical window above a door, usually inset with radiating glazing bars.

Fascia: A horizontal, flat element often combined with a cornice and architrave.

Fenestration: The arrangement, proportioning and design of windows in a building.

Finial: The crowning ornament of a pointed element, such as a spire.

Flashing: Strips of sheet metal bent to fit the angle between any two roof surfaces or between the roof and any projection, such as a chimney.

Foundation: The lowest load-bearing part of a building.

Frieze: 1. The middle horizontal member of a classical entablature, above the architrave and below the cornice. 2. A similar decorative band in a stringcourse, or near the top of an interior wall below the cornice.

Gable Roof: A roof sloping downward in two parts from a central ridge, so as to form a gable at each end.

Glazing: The material, usually glass, that fills spaces between sash members (rails, stiles and muntins), commonly referred to as panes or lights.

Ghosting: Marks along brickwork that show evidence of a previous structure that is no longer in place.

Gutter: A shallow channel of metal or wood set immediately below and along the eaves of a building to catch and carry off rainwater.

Hipped Roof: A roof having sloping ends and sides meeting at an inclined projecting angle.

Historic Preservation Commission: A commission established to review proposed projects within historic districts for compliance with standards established for rehabilitation or alteration of historic buildings and landmarks or the construction of new developments.

Historic Preservation Feasibility Studies: Studies which examine all facets of a proposed preservation effort to determine if the structure or site's significance warrants saving it, as well as whether artisans, materials, funds, and community support are sufficient for the project.

Historic Preservation Ordinance: The framework for a local historic preservation program that will identify and designate special resources in the community, recognize and promote an awareness of its history, and define policies for the preservation of significant historic, archaeological, and cultural resources.

Historic Preservation State and Local Programs: Preservation programs funded by state or local governmental money and/or operated by a state or local government agency.

Historic Structure Reports (HSR): A planning document that analyzes a property's existing conditions through written and photographic evidence and records existing historic research and resources related to the property.

In-Kind Replacement: Repair or rehabilitation done with the same materials as the existing materials.

Jigsaw Carving: Wooden ornament cut with a thin narrow saw blade.

Lintel: A horizontal structural element over an opening that carries the weight of the wall above it.

Mixed Use: A variety of authorized uses for buildings and structures in a particular area. This could appear as, for example, a property's being used in more than one way, such as a street level market and upstairs apartments.

Mortar: A mixture of lime with cement, sand, and water, used in building to bond bricks or stones.

Muntin: A tertiary framing member that subdivides the sash into individual panes, lights or panels. Note: Grids placed between two sheets of glass are not considered muntins.

National Historic Landmark (NHL): Nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States.

National Register of Historic Places: Official inventory of "districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering or culture."

National Trust for Historic Preservation: A privately funded nonprofit organization that provides leadership, education, advocacy, and resources to save America's diverse historic places.

Palladian Window: A three-part window opening with a tall, round-arched center window flanked by smaller rectangular windows and separated by posts or pilasters.

Parapet: A low wall that serves as a vertical barrier at the edge of a roof, terrace, or other raised area; in an exterior wall, the part entirely above the roof.

Paver: A block of stone used in sidewalk or areaway paving.

Pediment: 1. The triangular space forming the gable end of a roof above the horizontal cornice. 2. An ornamental gable, usually triangular, above a door or window.

Pedestal: The usually square slab beneath the base of a column or pier.

Pilaster: An engaged pier or pillar, often with capital and base.

Pitched: Sloping, especially referring to a roof.

Pointing: The treatment of joints between bricks, stone, or other masonry components by filling with mortar.

Portico: A small porch composed of a roof supported by columns, often found in front of a doorway.

Preserve: To maintain a structure's existing form through careful maintenance and repair.

Public-Private Partnership: Joint ventures between community members and government or business or between corporations and government.

Pyramidal Roof: A hipped roof which lacks a ridge, with the four triangular planes of the roof meeting at a common apex.

Reconstruct: To re-create an historic building that has been damaged or destroyed; to erect a new structure resembling the old using historic, archaeological, architectural documents.

Rehabilitate: To repair a structure and make it usable again while preserving those portions or features of the property that are historically and culturally significant.

Repointing: Process of renewing mortar joints.

Restore: To return a building to its form and condition as represented by a specified period of time using materials that are as similar as possible to the original materials.

Retaining Wall: A wall built to support a bank of earth, loose rock, or water.

Return: The part of a molding cornice, or wall surface that changes direction, usually at a right angle, toward the building wall.

Revival: Used to describe later interpretations of historic styles. If the building was designed after the original style period, "Revival" is added to the style name.

Revolving Fund: A fund established for a certain purpose, such as making loans, with the stipulation that repayments to the fund may be used anew for the same purpose and whose income remains available to finance its continuing operations without any fiscal year limitation.

Sash: The secondary part of a window which holds the glazing in place; may be operable or fixed; usually constructed of horizontal and vertical members; sash may be subdivided with muntins.

Section 106: Provision in National Historic Preservation Act that requires federal agencies to consider effects of proposed undertakings on properties listed or eligible for listing in the National Register of Historic Places.

Shaft: The vertical segment of a column or pilaster between the base and the capital.

Shed Roof: A roof having a single slope.

Sidelight: A vertically framed area of fixed glass, often subdivided into panes, flanking a door.

Siding: Material, such as boards or shingles, used for surfacing the outside walls of a frame building.

Signage: Any lettering or logos in general, used to advertise a store, goods, or services.

Sill: 1. The lower horizontal part of a window frame or window opening; also the accessory member which extends as a weather barrier from frame to outside face of wall. 2. The horizontal member at the bottom of a window or door.

Smoked Glass: Glass manufactured with darkening materials incorporated, such that light passing through the glass is decreased.

Soffit: 1. The exposed underside of any architectural element, especially a roof. 2. The underside of a structural component such as a beam, arch, or recessed area.

Stabilize: To protect a building from deterioration by making it structurally secure, while maintaining its current form.

Stoop: The steps which lead to the front door.

Storefront: The façade that provides access or natural illumination into a space used for retail or other commercial purposes.

Street Furniture: Objects such as street lights, benches, and so forth that are part of a streetscape.

Stringcourse: A narrow horizontal band of masonry, extending across the façade, which can be flush or projecting, and flat surfaced, molded, or richly carved, also known as belt course or band course.

Stucco: A coating for exterior walls made from Portland cement, lime, sand, and water.

Transom Bar: A horizontal element that subdivides an opening, usually between a door and window.

Transom Window: The window above the transom bar of a door.

Wing: A part of a building projecting from and subordinate to a central or main part.

II: Contacts

Arabia Mountain Heritage Area Alliance

3787 Klondike Road
Lithonia, GA 30038
Phone: 770-847-6744

www.arabiaalliance.org

The Arabia Mountain Heritage Area Alliance is a group of volunteers and staff who work to promote and preserve the natural, scenic, cultural and historic resources within the Heritage Area.

Georgia Department of Natural Resources, Historic Preservation Division

254 Washington Street, SW
Ground Level
Atlanta, GA 30334
Phone: 404-656-2840

www.georgiashpo.org

The Historic Preservation Division (HPD) of the Georgia Department of Natural Resources is Georgia's State Historic Preservation Office. HPD administers a range of federal and state preservation programs for the state of Georgia, including tax incentives and grants.

DeKalb History Center

Old Courthouse on the Square
101 East Court Square
Decatur, GA 30030
Phone: 404-373-1088
Fax: 404-373-8287

www.dekalbhistory.org

The DeKalb History Center is dedicated to keeping the history of DeKalb County, Georgia, alive through preservation, education, and documentation.

The Georgia Trust for Historic Preservation

1516 Peachtree Street, NW
Atlanta, GA 30309
Phone: 404-881-9980
Fax: 404-875-2205

Email: info@georgiatrusted.org

www.georgiatrusted.org

The Georgia Trust for Historic Preservation is the statewide nonprofit dedicated to promoting an appreciation of Georgia's diverse historic resources and providing for their protection.

The National Trust for Historic Preservation

William Aiken House
456 King Street, 3rd Floor
Charleston, South Carolina 29403
Phone: 843-722-8552
Fax: 843-722-8652

Email: info@nthp.org

www.preservationnation.org

The National Trust for Historic Preservation is a nationwide preservation nonprofit dedicated to promoting an appreciation of national historic resources and providing for their protection.

National Park Service Heritage Preservation Services Technical Preservation Services

1201 "Eye" Street, NW, 6th Floor
Washington, DC 20005
Phone: 202-513-7270

Heritage Preservation: nps_hps-info@nps.gov

Technical Preservation: nps_tps@nps.gov

www.nps.gov

The National Park Service (NPS) assists in the preservation of natural and cultural resources nationwide. The Technical Preservation Services department of the NPS provides technical assistance with preserving and rehabilitating historic buildings.

Georgia Main Street Program, Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329
Phone: 404-679-0604

www.mainstreetgeorgia.org

www.dca.state.ga.us

The Georgia Department of Community Affairs (DCA), which houses the Main Street Program, focuses on economic development through downtown revitalization, heritage preservation and restoring a sense of place. The Georgia Main Street Program provides outreach, technical assistance, and educational services in order to assist communities in revitalizing their central business districts. The Better Hometown Program is Georgia's small-town Main Street Program and is under the direction of the Georgia Department of Community Affairs.

III: Preservation Briefs

The National Park Service provides a series of helpful documents providing technical assistance and advice for the preservation, restoration and rehabilitation of historic structures.

These Preservation Briefs can be found by following the link provided: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

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| 01: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings | 13: The Repair and Thermal Upgrading of Historic Steel Windows |
| 02: Repointing Mortar Joints in Historic Masonry Buildings | 14: New Exterior Additions to Historic Buildings: Preservation Concerns |
| 03: Conserving Energy in Historic Buildings | 15: Preservation of Historic Concrete: Problems and General Approaches |
| 04: Roofing for Historic Buildings | 16: The Use of Substitute Materials on Historic Building Exteriors |
| 05: The Preservation of Historic Adobe Buildings | 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character |
| 06: Dangers of Abrasive Cleaning to Historic Buildings | 18: Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements |
| 07: The Preservation of Historic Glazed Architectural Terra-cotta | 19: The Repair and Replacement of Historic Wooden Shingle Roofs |
| 08: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings | 20: The Preservation of Historic Barns |
| 09: The Repair of Historic Wooden Windows | 21: Repairing Historic Flat Plaster - Walls and Ceilings |
| 10: Exterior Paint Problems on Historic Woodwork | 22: The Preservation and Repair of Historic Stucco |
| 11: Rehabilitating Historic Storefronts | 23: Preserving Historic Ornamental Plaster |
| 12: Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass) | |

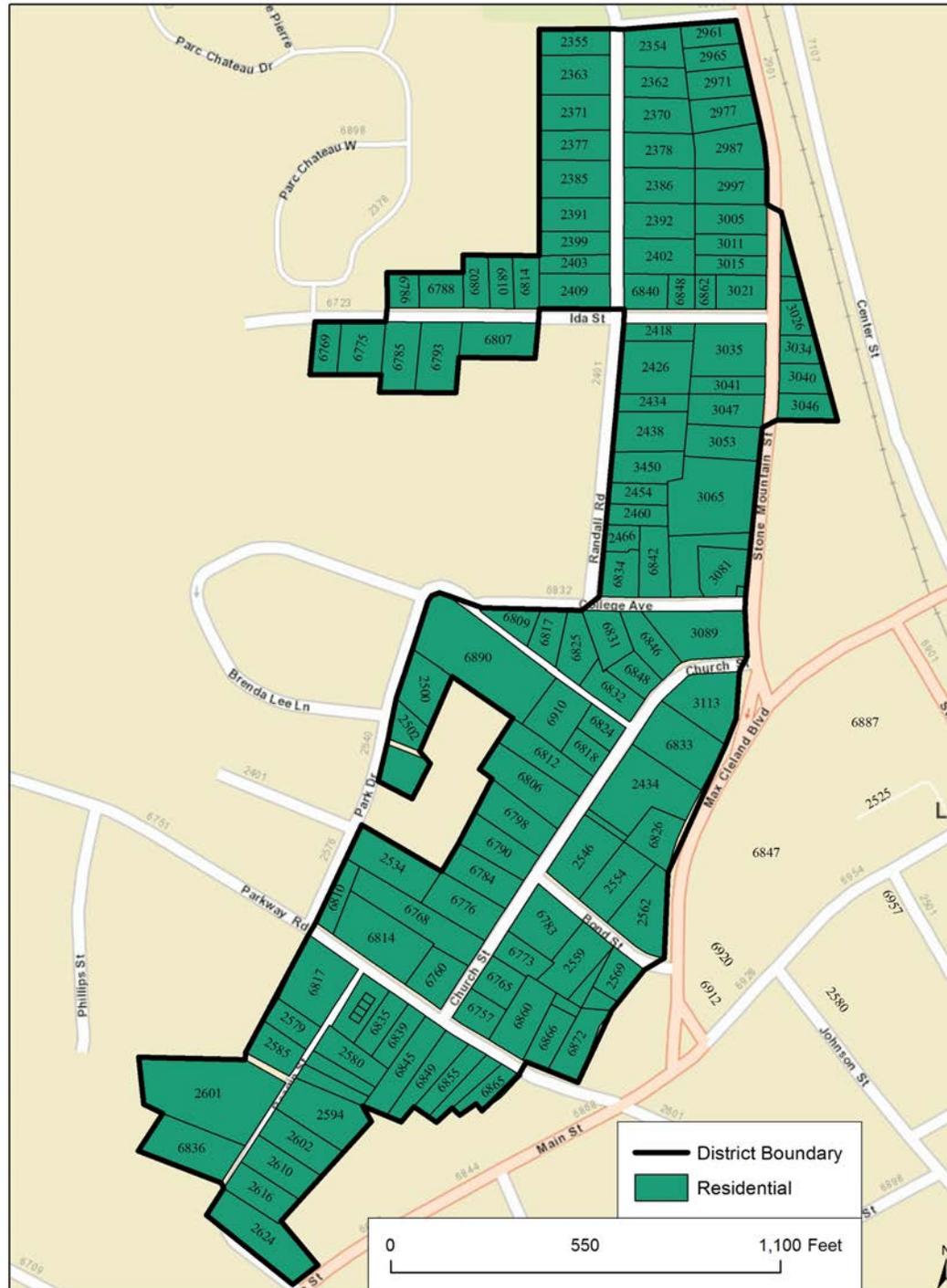
- 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- 25: The Preservation of Historic Signs
- 26: The Preservation and Repair of Historic Log Buildings
- 27: The Maintenance and Repair of Architectural Cast Iron
- 28: Painting Historic Interiors
- 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- 30: The Preservation and Repair of Historic Clay Tile Roofs
- 31: Mothballing Historic Buildings
- 32: Making Historic Properties Accessible
- 33: The Preservation and Repair of Historic Stained and Leaded Glass
- 34: Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
- 35: Understanding Old Buildings: The Process of Architectural Investigation
- 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- 38: Removing Graffiti from Historic Masonry
- 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- 40: Preserving Historic Ceramic Tile Floors
- 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
- 42: The Maintenance, Repair and Replacement of Historic Cast Stone
- 43: The Preparation and Use of Historic Structure Reports
- 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
- 45: Preserving Historic Wooden Porches
- 46: The Preservation and Reuse of Historic Gas Stations
- 47: Maintaining the Exterior of Small and Medium Size Historic Buildings

IV: Secretary of the Interior's *Standards for Rehabilitation*

The Secretary of the Interior's *Standards for Rehabilitation* provides a solid foundation for the rehabilitation of historic buildings. The *Standards* are an excellent guide to working with historic structures. The guidelines in this document are based upon these standards. The standards and guidelines can be found by following the link provided: <http://www.nps.gov/hps/tps/standguide/>

Standards for Rehabilitation

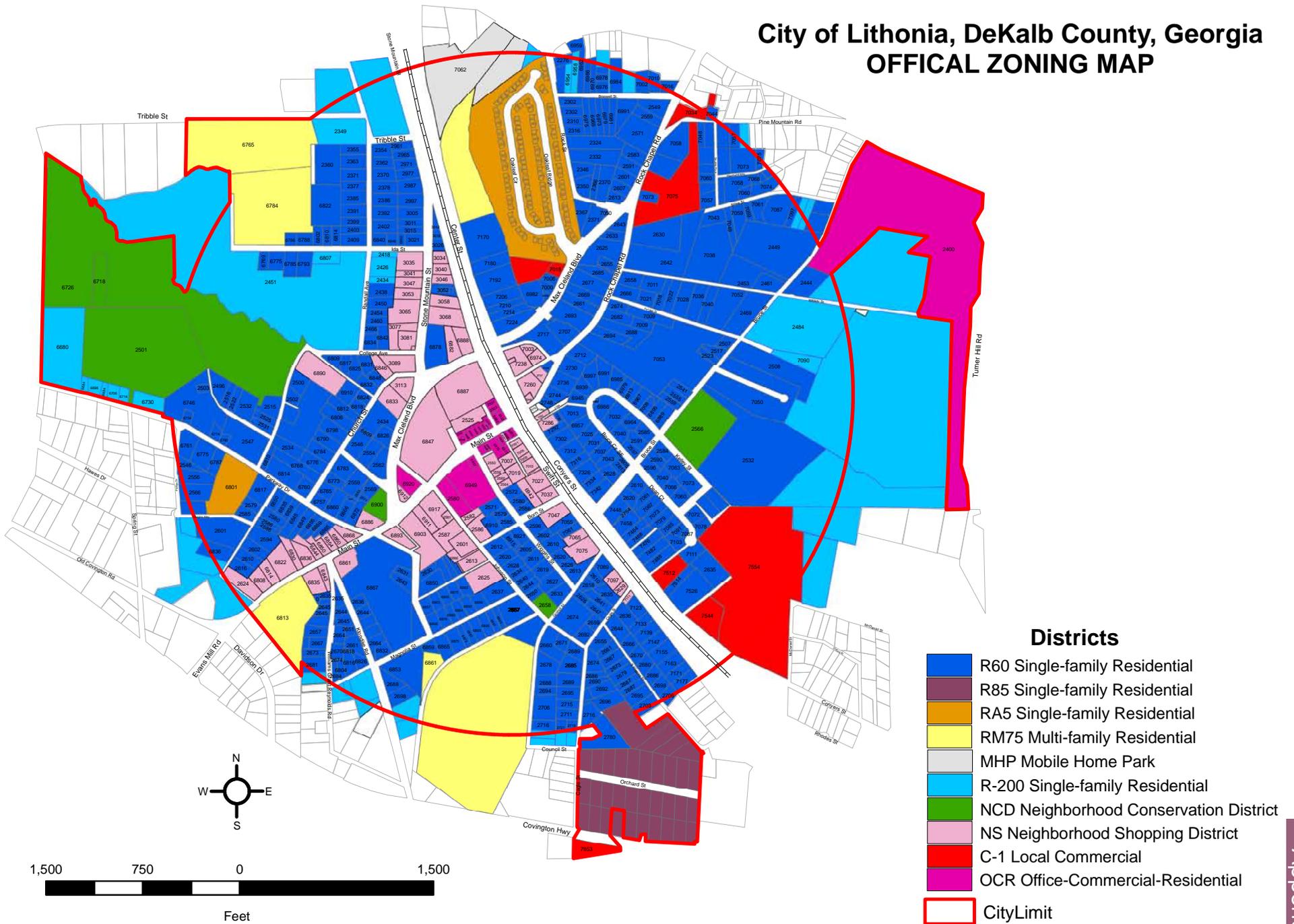
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Map of Proposed Residential Historic District

City of Lithonia

City of Lithonia, DeKalb County, Georgia OFFICIAL ZONING MAP



NOTE: Addresses and parcel boundaries are based on data provided by the DeKalb County, Georgia, GIS Department and are not guaranteed by the City of Lithonia to be accurate.

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ORDINANCE

AN ORDINANCE TO ESTABLISH A HISTORIC PRESERVATION COMMISSION IN THE CITY OF LITHONIA TO PROVIDE FOR DESIGNATION OF HISTORIC PROPERTIES OR HISTORIC DISTRICTS; TO PROVIDE FOR ISSUANCE OF CERTIFICATES OF APPROPRIATENESS; TO PROVIDE FOR AN APPEALS PROCEDURE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE LITHONIA CITY COUNCIL:

SECTION 1

Purpose

In support and furtherance of its findings and determination that the historical, cultural, and aesthetic heritage of the City of Lithonia is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity, and general welfare of the people;

In order to stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists and thereby promote and stimulate business;

In order to enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law; and

In order to provide for the designation, protection, preservation, and rehabilitation of historic properties and historic districts and to participate in federal or state programs to do the same;

The Lithonia City Council hereby declares it to be the purpose and intent of this Ordinance to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, objects, and landscape features having a special historical, cultural, or aesthetic interest or value, in accordance with the provisions of the Ordinance.

SECTION II

Definitions

- A. "Building" – A building is a structure created to shelter any form of human activity, such as a house, barn, church, hotel, or similar structure. Building may refer to a historically related complex such as a courthouse and jail or a house and barn.

- B. “Certificate of Appropriateness” – Means a document evidencing approval by the Historic Preservation Commission of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district.
- C. “Exterior Architectural Features” – Means the architectural style, general design, and general arrangement of the exterior of a building, structure, or object, including but not limited to the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the forgoing.
- D. “Exterior Environmental Features” – Means all those aspects of the landscape or the development of a site which affect the historic character of the property.
- E. “Historic District” – Means a geographically definable area, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history. A Historic District shall further mean an area designated by the Lithonia City Council as a Historic District pursuant to the criteria established in Section IV B of this Ordinance.
- F. “Historic Property” – Means an individual building, structure, site, or object including the adjacent area necessary for the proper appreciation thereof designated by the Lithonia City Council as a historic property pursuant to the criteria established in Section IV C of this Ordinance.
- G. “Material Change in Appearance” – Means a change that will affect either the exterior architectural or environmental features of a historic property or any building, structure, site, object, or landscape feature within a historic district, such as:
1. A reconstruction or alteration of the size, shape, or façade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
 2. Demolition or relocation of a historic structure;
 3. Commencement of excavation for construction purposes;
 4. A change in the location of advertising visible from the public right-of-way; or
 5. The erection, alteration, restoration or removal of any buildings or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features, except exterior paint alterations.
- H. “Object” – An object is a material thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.
- I. “Site” – A site is the location of a significant event, a prehistoric or historical occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure.
- J. “Structure” – A structure is a work made up of interdependent and inter-related parts in a definite pattern of organization. Constructed by man, it is often an engineering project large in scale. WWW

SECTION III

Creation of a Historic Preservation Commission

A. Creation of the Commission:

There is hereby created a commission whose title shall be “LITHONIA HISTORIC PRESERVATION COMMISSION” (hereinafter “Commission”).

B. Commission Position within the City Government:

The Commission shall be part of the planning functions of the City of Lithonia.

C. Commission Members: Number, Appointment, Terms, and Compensation:

The Commission shall consist of five (5) members {MUST BE A MINIMUM OF THREE} appointed by the Mayor and ratified by the City Council. All members shall be residents of Lithonia and shall be persons who have demonstrated special interest, experience or education in history, architecture or the preservation of historic resources.

To the extent available in the City, at least three (3) members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archaeology, or related professions.

Members shall serve three-year terms. Members may not serve more than two (2) consecutive terms. In order to achieve staggered terms, initial appointments shall be: one (1) member for one (1) year; two (2) members for two (2) years; and two (2) members for three (3) years. Members shall not receive a salary, although they may be reimbursed for expenses.

D. Statement of Commission’s Power:

1. The Preservation Commission shall be authorized to:

- a. Prepare and maintain an inventory of all property within the City of Lithonia having the potential for designation as historic property;
- b. Recommend to the Lithonia City Council specific districts, sites, buildings, structures, or objects to be designated by ordinance as historic properties or historic districts;
- c. Review application for Certificates of Appropriateness, and grant or deny same in accordance with the provisions of this Ordinance;

- d. Recommend to the Lithonia City Council that the designation of any district, site, building, structure or object as a historic property or as a historic district be revoked or removed;
- e. Restore or preserve any historic properties acquired by the City of Lithonia;
- f. Promote the acquisition by the City of Lithonia of façade easements and conservation easements, as appropriate, in accordance with the provisions of the *Georgia Uniform Conservation Easement Act of 1992* (O.C.G.A., Section 44-10.1 through 5)
- g. Conduct educational programs on historic properties located within the City and on general historic preservation activities;
- h. Make such investigation and studies of matters relating to historic preservation, including consultation with historic preservation experts, the Lithonia City Council, or the Commission itself may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources;
- i. Seek out local, state, federal, or private funds for historic preservation, and make recommendations to the Lithonia City Council concerning the most appropriate uses of any funds acquired;
- j. Submit to the Historic Preservation Division of the Department of Natural Resources a list of historic properties of historic districts designated;
- k. Perform historic preservation activities as the official agency of the Lithonia historic preservation program;
- l. Employ persons, if necessary, to carry out the responsibilities of the Commission;
- m. Receive donations, grants, funds, or gifts of historic property and acquire and sell historic properties. The Preservation Commission shall not obligate the City of Lithonia without prior consent.
- n. Review and make comments to the Historic Preservation Division of the Department of Natural Resources concerning the nomination of properties within its jurisdiction to the National Register of Historic Places; and
- o. Participate in private, state, and federal historic preservation programs and, with the consent of the Lithonia City Council, enter into agreements to do the same.

E. Commission's Power to Adopt Rules and Standards:

- 1. The Preservation Commission shall adopt rules and standards for the transaction of its business and for consideration of application for designation of Certificates of Appropriateness, such as by-laws, removal of membership provision, and design guidelines and criteria. The Preservation Commission shall have the flexibility to adopt rules and standards without amendment to this Ordinance. The Commission shall provide for the time and place of regular meetings and a method for the calling of special meetings. The Commission shall select such officers as it deems appropriate from among its members. A quorum shall consist of a majority of the members.

F. Conflict of Interest:

1. The Commission shall be subject to all conflict of interest laws set forth in Georgia Statutes and in the City of Lithonia Charters.

G. Commission's Authority to Receive Funding from Various Sources:

1. The Commission shall have the authority to accept donations and shall ensure that these funds do not displace appropriated governmental funds.

H. Records of Commission Meetings:

A public record shall be kept of the Commission resolution, proceedings and actions.

SECTION IV

Recommendation and Designation of Historic Districts and Properties

A. Preliminary Research by the Commission:

1. Commission's Mandate to Conduct a Survey of Local Historical Resources: the Commission shall compile and collect information and conduct surveys of historic resources within the City of Lithonia.
2. Commission's Power to Recommend Districts and Buildings to the Lithonia City Council for Designation: The Commission shall present to the Lithonia City Council recommendations for historic districts and properties.
3. Commission's Documentation of Proposed Designation: Prior to the Commission's recommendation of a historic district or historic property to the Lithonia City Council for designation, the Commission shall prepare a Report for Nomination consisting of:
 - a. a physical description;
 - b. a statement of the historical, cultural, architectural, and/or aesthetic significance;
 - c. a map showing district boundaries and classification *{i.e. contributing, non-contributing OR historic, non-historic, vacant, intrusive}* of individual properties therein, or showing boundaries of individual historic properties; and
 - d. representative photographs.

B. Designation of a Historic District:

1. Criteria for selection of historic districts: A historic district is a geographically definable area, which contains buildings, structures, sites, objects, and landscape features or a combination thereof, which:
 - a. has special character or special historic/aesthetic value or interest;
 - b. represents one or more periods, styles, or types of architecture typical of one or more eras in the history of the municipality, county, state or region; and
 - c. causes such area, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.
2. Boundaries of a Historic District: Boundaries of a Historic District shall be included in the separate ordinances designating such districts and shall be shown on the Official Zoning Map of the City of Lithonia or, in the absence of zoning, on an official map designated as a public record.
3. Evaluation of properties within Historic Districts: Individual properties within historic districts shall be classified as:
 - a. Contributing (contributes to the district);
 - b. Non-contributing (does not contribute to the district, as provided for in B.1.)

--OR --

- a. Historic (more than 50 years old);
- b. Non-Historic (less than 50 years old, yet possessing architectural character);
- c. Intrusion (structure less than 50 years old which do not contribute to the character of the district);
- d. Vacant.

C. Designation of a Historic Property:

1. Criteria for selection of Historic Properties: A historic property is a building, structure, site, or object; including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by reason of value to the City of Lithonia, the region or the State of Georgia for one of the following reasons:

- a. it is an outstanding example of a structure representative of its era;
- b. it is one of the few remaining examples of a past architectural style;
- c. it is a place or structure associated with an event or persons of historic or cultural significance to the City of Lithonia, State of Georgia, or the region; or
- d. it is the site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the municipality, county, state or region.

D. Requirements for Adopting an Ordinance for the Designation of Historic Districts and Historic Properties:

1. Application for Designation of Historic Districts of Property: Designations may be proposed by the Lithonia City Council, the Commission, or:
 - a. for historic districts – a historical society, neighborhood association, or group of property owners may apply to the Commission for designation;
 - b. for historic properties – a historical society, neighborhood association, or property owner may apply to the Commission for designation.
2. Required Components of a Designation Ordinance: Any ordinance designating any property or district as historic shall:
 - a. list each property in a proposed historic district or describe the proposed individual historic property;
 - b. set forth the name(s) of the owner(s) of the designated property or properties;
 - c. require that a Certificate of Appropriateness be obtained from the Commission prior to any material change in appearance of the designated property; and
 - d. require that the property or district be shown on the Official Zoning Map of the City of Lithonia and be kept as a public record to provide notice of such designation.
3. Require Public Hearings: The Commission or the Lithonia City Council shall hold a public hearing on any proposed ordinance for the designation of any historic district or property. Notice of the hearing shall be published in at least three (3) consecutive issues in the principle newspaper of local circulation, and written notice of the hearing shall be mailed by the Commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than ten (10) nor more than twenty days prior to the date set for the public hearing. A notice sent via the United States mail to the last-known owner of the property shown on the City tax digest and a notice sent via attention of the occupant shall constitute legal notification to the owner and occupant under this ordinance.

4. Notification of Historic Preservation Division: No less than thirty (30) days prior to making a recommendation on any ordinance designating a property or district as historic, the Commission must submit the report, required in Section IV.A.3, to the Historic Preservation Division of the Department of Natural Resources.
5. Recommendations on Proposed Designations: A recommendation to affirm, modify or withdraw the proposed ordinance for designation shall be made by the Commission within fifteen (15) days following the Public Hearing and shall be in the form of a resolution to the Lithonia City Council.
6. The Lithonia City Council Actions on the Commission's Recommendation: Following receipt of the Commission recommendation, the Lithonia City Council may adopt the ordinance as proposed, may adopt the ordinance with any amendments they deem necessary, or reject the ordinance.
7. Notification of Adoption of Ordinance for Designation: Within thirty (30) days following the adoption of the ordinance for designation by the Lithonia City Council, the owners and occupants of each designated historic property, and the owners and occupants of each structure, site, or work of art located within a designated historic district, shall be given written notification of such designation by the Lithonia City Council, which notice shall apprise said owners and occupants of the necessity of obtaining a Certificate of Appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated. A notice sent via the United States mail to the last-known owner of the property shown on the City tax digest and a notice sent via United States Mail shall constitute legal notification to the owner and occupant under this ordinance.
8. Notification of Other Agencies Regarding Designation: The Commission shall notify all necessary agencies within the City of Lithonia of the ordinance for designation.
9. Moratorium on Applications for Alteration or Demolition while Ordinance for Designation is Pending: If an ordinance for designation is being considered, the Commission shall have the power to freeze the status of the involved property.

SECTION V

Application to Preservation Commission for Certificate of Appropriateness

A. Approval of Material Change in Appearance in Historic Districts or Involving Historic Properties:

After the designation by ordinance of a historic property or a historic district, no material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or be permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the Commission. A Building Permit shall not be issued without a Certificate of Appropriateness.

B. Submission of Plans to Commission:

An Application for a Certificate of Appropriateness shall be accompanied by such drawings, photographs, plans, and documentation as may be required by the Commission.

C. Interior Alterations:

In its review of applications for Certificates of Appropriateness, the Commission shall not consider interior arrangement or use having no effect on exterior architectural features.

D. Technical Advice:

The Commission shall have the power to seek technical advice from outside its members on any application.

E. Public Hearings on Applications for Certificates of Appropriateness, Notices, and Right to Be Heard:

The Commission shall hold a public hearing at which each proposed Certificate of Appropriateness is discussed. Notice of the hearing shall be published in the principal newspaper of local circulation in the city and written notice of the hearing shall be mailed by the Commission to all owners and occupants of the subject property. The written and published notice shall be provided in the same manner and time frame as notices are provided before a Public Hearing for Rezoning. The Commission shall give the property owner and/or applicant an opportunity to be heard at the Certificate of Appropriateness hearing.

F. Acceptable Commission Reaction to Applications for Certificate of Appropriateness:

Commission Action: The commission may approve the Certificate of Appropriateness as proposed, approve the Certificate of Appropriateness with any modifications it deems necessary, or reject it.

1. The Commission shall approve the application and issue a Certificate of Appropriateness if it finds that the proposed material change(s) in the appearance 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 making this determination, the Commission shall consider, in addition to any other pertinent factors, the following criteria for each of the following acts:

a. Reconstruction, Alteration, New Construction, or Renovation:

The Commission shall issue Certificates of Appropriateness for the above proposed actions if those actions conform in design, scale, building materials, setback, and site features, and to the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

b. Relocation: A Decision by the Commission approving or denying a Certificate of Appropriateness for the relocation of a building, structure, or object shall be guided by:

1. the historic character and aesthetic interest the building, structure, or object contributes to its present setting;
 2. whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
 3. whether the building, structure, or object can be moved without significant damage to its physical integrity;
 4. whether the proposed relocation area is compatible with the historical and architectural character of the building, structure, site, or object.
- c. Demolition: A decision by the Commission approving or denying a Certificate of Appropriateness for the demolition of buildings, structures, sites, trees judged to be 50 years old or older, or objects shall be guided by:
1. the historic, scenic, or architectural significance of the building, structure, site, tree, or object;
 2. the importance of the building, structure, site, tree, or object to the ambiance of a district;
 3. the difficulty or the impossibility of reproducing such a building, structure, site, tree, or object because of its design, texture, material, detail, or unique location;
 4. whether the building, structure, site, tree, or object is one of the last remaining examples of its kind in the neighborhood or the city;
 5. whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
 6. whether reasonable measures can be taken to save the building, structure, site, tree, or object from collapse;
 7. whether the building, structure, site, tree, or object is capable of earning reasonable economic return on its value.

G. Undue Hardship:

When, by reason of unusual circumstances, the strict application of any provision of this Ordinance would result in the exceptional practical difficulty or undue economic hardship upon any owner of a specific property, the Commission, in passing upon applications, shall have the power to vary or modify strict provisions, so as to relieve such difficulty or hardship; provided such variances, modifications interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this Ordinance. An undue hardship shall not be a situation of the person's own making.

H. Deadline for Approval or Rejection of Application for Certificate of Appropriateness:

1. The Commission shall approve or reject an application for a Certificate of Appropriateness within forty-five (45) days after the filing thereof by the owner or occupant of a historic property, or of a building structure, site, or object located within a historic district. Evidence of approval shall be by a Certificate of Appropriateness issued by the Commission. Notice of the issuance or denial of a Certificate of Appropriateness shall be sent by United States mail to the applicant and all other persons who have requested such notice in writing filed with the Commission.
2. Failure of the Commission to act within said forty-five (45) days shall constitute approval, and no other evidence of approval shall be needed.

I. Necessary Action to be Taken by Commission upon Rejection of Application for Certificate of Appropriateness:

1. In the event the Commission rejects an application, it shall state its reasons for doing so, and shall transmit a record of such actions and reasons, in writing, to the applicant. The commission may suggest alternative courses of action it thinks proper if it disapproves of the application submitted. The applicant, if he or she so desires, may make modifications to the plans and may resubmit the application at any time after doing so.
2. In cases where the application covers a material change in the appearance of a structure which would require the issuance of a building permit, the rejection of the application for a Certificate of Appropriateness by the Commission shall be binding upon the building inspector or other administrative officer charged with issuing building permits and, in such a case, no building permit shall be issued.

J. Requirement of Conformance with Certificate of Appropriateness:

1. All work performed pursuant to an issued Certificate of Appropriateness shall conform to the requirements of such certificate. In the event work is performed not in accordance with such certificate, the Commission shall issue a cease and desist order and all work shall cease.
2. The Commission and the Lithonia City Council shall be authorized to institute any appropriate action or proceeding in a court of competent jurisdiction to prevent any material change in appearance of a designated historic property or historic district, except those changes made in compliance with the provisions of this ordinance or to prevent any illegal act or conduct with respect to such historic property or historic district.

K. Certificate of Appropriateness Void if Construction not Commenced:

A Certificate of Appropriateness shall become void unless construction is commenced within {SIX (6) MONTHS} of date of issuance. A Certificate of Appropriateness shall be issued for a period of {EIGHTEEN (18) MONTHS} and is renewable.

L. Recording an Application for Certificate of Appropriateness:

The Commission shall keep a public record of all applications for Certificates of Appropriateness, and/or all the Commission's proceedings in connection with said application.

M. Acquisition of Property:

The Commission may, where such action is authorized by the Lithonia City Council and is reasonably necessary or appropriate for the preservation of a unique historic property, enter into negotiations with the owner for the acquisition by gift, purchase, exchange, or otherwise, to the property or any interest therein.

N. Appeals:

Any person adversely affected by any determination made by the Commission relative to the issuance or denial of a Certificate of Appropriateness may appeal such determination to the Lithonia City Council. Any such appeal must be filed with the Lithonia City Council within {FIFTEEN (15) DAYS} after the issuance of the determination pursuant to Section V.H1 of this Ordinance or, in the case of a failure of the Commission to act, within {FIFTEEN (15) DAYS} of the expiration of the forty-five (45) day period allowed for the Commission action, Section V.H 2 of this Ordinance. Appeals for properties within the City of Lithonia shall be made to the Lithonia City Council. The Lithonia City Council may approve, modify, or reject the determination made by the Commission, if the governing body finds that the Commission abused its discretion in reaching its decision. Appeals from decisions of the Lithonia City Council may be taken to the Superior Court of DeKalb County in the manner provided by law for appeals from conviction for the City of Lithonia ordinance violations.

SECTION VI

Maintenance of Historic Properties and Building and Zoning Code Provisions

A. Ordinary Maintenance or Repair:

Ordinary Maintenance or repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material, or outer appearance thereof, does not require a Certificate of Appropriateness.

B. Failure to Provide Ordinary Maintenance or Repair:

Property owners of historic properties or properties within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The Commission shall be charged with the following responsibilities regarding deterioration by neglect.

1. The Commission shall monitor the condition of historic properties and existing buildings in historic districts to determine if they are being allowed to deteriorate by neglect. Any conditions which allow moisture and vermin to enter, such as leaky roofs, broken windows, doors and exterior openings or the deterioration of a buildings structural system shall constitute failure to provide ordinary maintenance or repair.
2. In the event the Commission determines a failure to provide ordinary maintenance or repair, the Commission will notify the owner of the property and set forth the steps which need to be taken to remedy the situation. The owner of such property will have {THIRTY (30) DAYS} in which to do this.
3. In the event that the condition is not remedied in {THIRTY (30) DAYS}, the owner shall be punished as provided in Section VII of this Ordinance and, at the direction of the Lithonia City Council, the Commission may perform such maintenance or repair as is necessary to prevent deterioration by neglect. The owner of the property shall be liable for the cost of such maintenance and repair performed by the Commission.

C. Affirmation of Existing Building and Zoning Codes:

Nothing in this Ordinance shall be constructed as to exempt property owners from complying with existing City building and zoning codes, nor prevent any property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.

SECTION VII

Penalty Provisions

Violations of any provisions of this Ordinance shall be punished in the same manner as provided for punishment of violations of validly enacted Ordinances of the City of Lithonia.

SECTION VIII

Severability

In the event that any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjunction shall in manner affect the other sections, sentences, clauses, or phrases of this Ordinance, which shall remain in full force and effect, as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally part thereof.

SECTION IX

Repealer

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION X

Effective Date

This Ordinance shall become effective on _____.

THEREFORE BE IT RESOLVED, that the Lithonia City Council do hereby ordain, resolve, and enact the foregoing Historic Preservation Commission Ordinance for the City of Lithonia.

Adopted this ____ day of _____.

Date of Implementation: ____ day of _____. APPROVED:

LITHONIA CITY COUNCIL

BY:

(Mayor)

ATTEST:

(City Clerk)

LITHONIA, GEORGIA