

CHAPTER SIX: MAINTENANCE

A prolonged lack of maintenance results in demolition-by-neglect, which is the preventable demise of a historic building due to willful lack of maintenance. Property owners are encouraged to maintain their properties to the best of their abilities per Article 7-8-090.A (Code 1978, § 7-5009; Ord. No. 5575, 6/12/96; Ord. No. 6157, 8/9/2000, § 2; Ord. No. 6180, 10/11/2000, § 2) that states a “building or structure classified as historic or any part thereof, or any appurtenance related thereto, include, but not limited to, walls, fences, light fixtures, steps, paving, and signs, shall only be... maintained in a manner that will preserve the historical and architectural integrity of the structure, building, or appurtenance thereof.”

Furthermore Article 7-8-090.D (Code 1978, § 7-5009; Ord. No. 5575, 6/12/96; Ord. No. 6157, 8/9/2000, § 2; Ord. No. 6180, 10/11/2000, § 2) states:

Historic buildings shall be maintained to meet the requirements of the standard housing code and building code. The standard housing and building codes are hereby incorporated herein by reference as though fully set forth herein. A copy of said codes shall be maintained on file with the city clerk for inspection and review by the public.

6.1 Demolition

Because demolition is irreversible, all alternatives that preserve a threatened historic structure should be explored. Demolition of structures designated as “historic” is discouraged because of the negative impact it has on the surrounding area and the historic fabric of the district. The loss of a historic building creates a void in the streetscape. New construction often cannot replace the quality of materials, design and craftsmanship of historic structures.

Article 7-8-090.B (Code 1978, § 7-5009; Ord. No. 5575, 6/12/96; Ord. No. 6157, 8/9/2000, § 2; Ord. No. 6180, 10/11/2000, § 2; Ord. No. 7505, 11/10/10) states:

Demolition of Historic Buildings:

1. Subject to the review and approval by the Marietta City Council in cases where a property owner shows that a building classified as historic is unable to earn a reasonable economic return on its value and the board fails to recommend the issuance of a certificate of approval for demolition within 12 months following a hearing before the board, such building may be demolished subject to compliance with this section. Prior to any hearing by the board under this section, the board shall give public notice of such hearing and the hearing shall be held in public by the board in compliance with Georgia law.

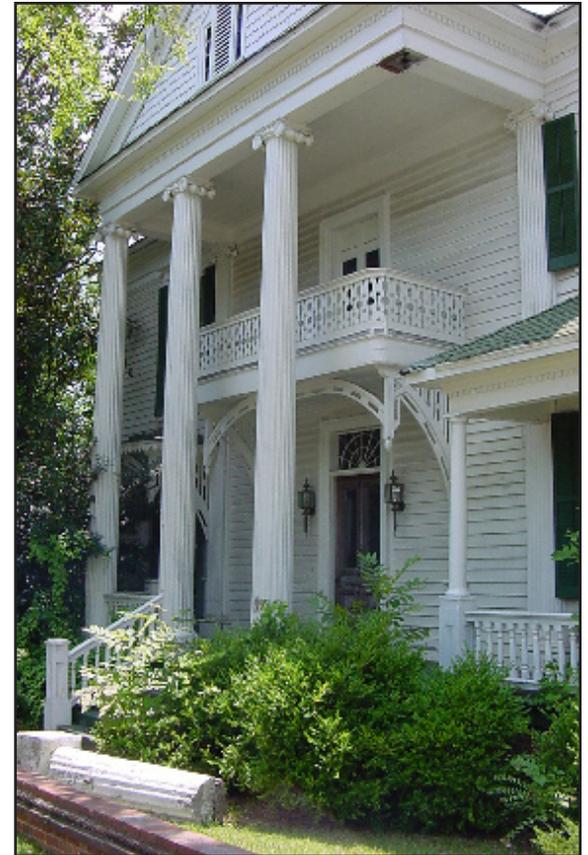


Figure 6.01: This residential building in south Georgia has not received regular maintenance causing the rightmost column to fall into such disrepair that it has been lost.



Figure 6.02: This small outbuilding is not being utilized by its current owners, but its roof has been maintained and broken windows have been covered so that the building is secure from the elements and vandals.



Figure 6.03: The removal of a historic property creates a void in the historic district that affects the integrity of its National Register listing.

2. Procedure for the demolition of the structure or building proceeds in the same manner as all other demolition projects taking place in the city.
3. The purpose of this section is to preserve historic buildings which are important to the education, culture, traditions and the economic values of the city, and to afford the city, interested persons, historical societies and/or organizations the opportunity to acquire and/or arrange for the preservation of such buildings.

6.1.01: The HBR should place the following conditions on an approved application for demolition of a “contemporary” (see 1.1.5 of this document) building or structure within the district: *Plans for the redevelopment of the site should be approved through the Design Review process by the HBR prior to issuing approval for the application.*

6.2 Relocation

Article 7-8-8-090.C (Code 1978, § 7-5009; Ord. No. 5575, 6/12/96; Ord. No. 6157, 8/9/2000, § 2; Ord. No. 6180, 10/11/2000, § 2) states:

Historic buildings may not be relocated on another site unless it is shown that the preservation on its existing site is not consistent with the purpose of this section, or such building will not earn an economic return for the owner of such building on such site.

- 6.2.01: The HBR should place the following conditions on an approved application for relocation of a “historic” (see 1.1.5 of this document) building or structure within the district:
1. The site that the building or structure is relocated to should have similar characteristics (grading, neighborhood feel, visibility) as the building or structures original site.
 2. The building or structure should be moved as a single unit. If unable to be moved as a single unit, only partial disassembly is recommended.
 3. The site should be landscaped in a similar manner as the original if historically significant or important.
 4. The building or structure should be relocated within the district.
 5. Archival photographs of the building or structure, its views and vistas, and significant site elements should be submitted to the City of Marietta for retention.
 6. Measured drawings (site plan, floor plans and elevations) should be drafted of the building prior to relocation.



Figure 6.04: The Adair House in Lawrenceville, Georgia is an antebellum plantation house that has been moved twice to avoid road construction. The first time it was completely disassembled and rebuilt; and the second time it was moved as one whole building.



Figure 6.05: It is important when relocating a historic property that utilities and other possible obstructions are dealt with appropriately.

EASTERN CIRCLE JOINT VENTURE PROPERTY

Community Business Bank was constructed on a site where fourteen early twentieth-century buildings once stood. Of these buildings one is an example of a gabled wing cottage and thirteen are examples of front-gabled bungalows. Within the bungalows there were three floor plan variants.

FRONT GABLED BUNGALOWS*

Sometimes mistakenly referred to as a style, bungalow house forms are long and low with irregular floor plans within an overall rectangular shape. Integral porches are common, as are low-pitched roofs with wide overhangs. Bungalows were very popular in all regions of Georgia between 1900 and 1930, both in rural areas, as well as cities and towns. The bungalow type is divided into four subtypes based on roof forms and roof orientation: front-gable, side-gable, hipped, and cross-gable. The front- and side-gabled versions were the most popular. Illustrations A - C (bottom and right) depict the three floor plan variants found of the front-gabled bungalows once on this property.

*This text was taken from Georgia's Living Places: Historic Houses in Their Landscapes and Settings.

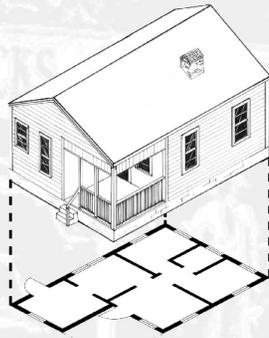


Illustration B

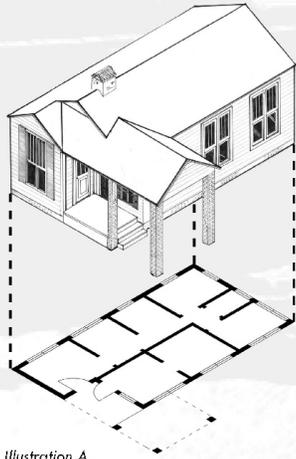


Illustration A

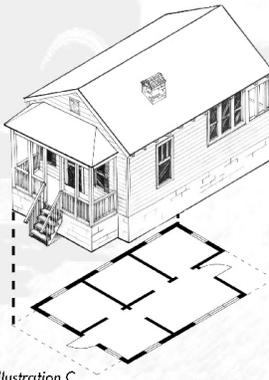


Illustration C

GABLED WING COTTAGES**

Of the late-19th century house types in Georgia, the gabled wing cottage perhaps has the most examples. In plan, it is T- or L-shaped, and it usually has a gabled roof. Sometimes called the gable-front-and-wing house type, the gabled ell cottage consists of a gable-front at one end of a recessed wing that is parallel to the facade. The front door, located in the recessed wing, may lead into a hallway or directly into the room in the wing. Fairly evenly distributed across Georgia, the gabled wing cottage was popular in both rural and urban areas and in both modest and well-to-do neighborhoods. Its period of greatest popularity was from 1875 through 1915. The photograph at the right is an example of a typical gabled wing cottage, and was one of the original fourteen residences.

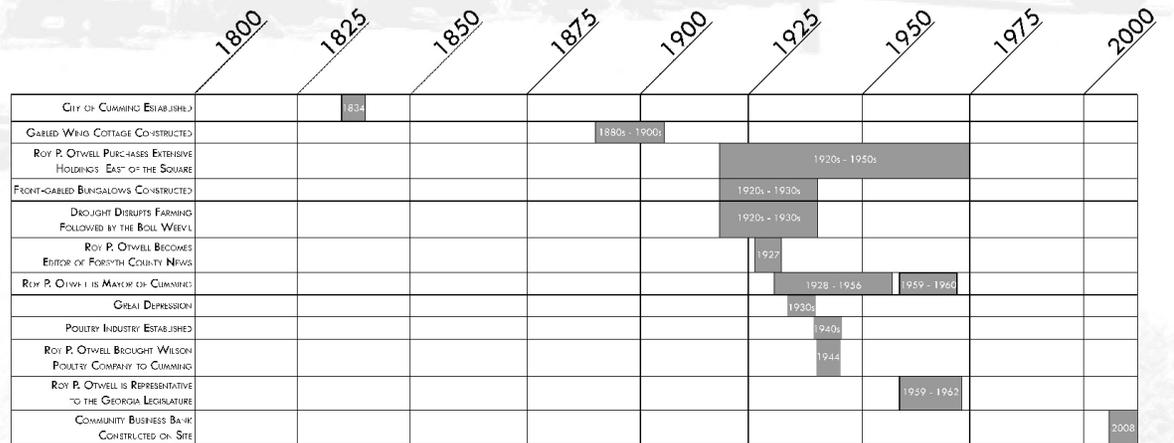
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DEVELOPMENTAL HISTORY

Roy P. Otwell (1894 - 1988) began acquiring property starting in the 1920s as part of his expanding real estate portfolio. When Otwell purchased the property, 308 Pirkle Ferry Road, was present. Soon after the purchase, thirteen front-gabled bungalows were constructed. It is clear from oral accounts, as well as local written history, that Otwell (a local banker with extensive commercial and residential real estate holdings) was a dynamic individual with varied political interests. At the beginning of Otwell's career the economy of Forsyth County was primarily agricultural. In the 1920s the city of Cumming experienced growth in its commercial economy as it became the business center of the county. In the 1940s, like the rest of rural Georgia, the poultry industry dominated the agricultural economy. This industry rapidly grew, in part thanks to Otwell, who persuaded the Wilson Poultry Company to construct a processing plant in Cumming.

Otwell through his business interests and political career took note of this economic growth leading him to establish rental housing within the city limits. Ultimately providing the impetus for the construction of rental housing on the property.



The Jeager Company © 2008 • Watermark is a sketch of a photograph in the Georgia/Bagley Collection, Forsyth County Public Library.

Figure 6.06: This interpretive panel was designed to go in the lobby of a bank in Cumming, Georgia as mitigation for the demolition of a neighborhood of 14 houses so that the bank could be built.