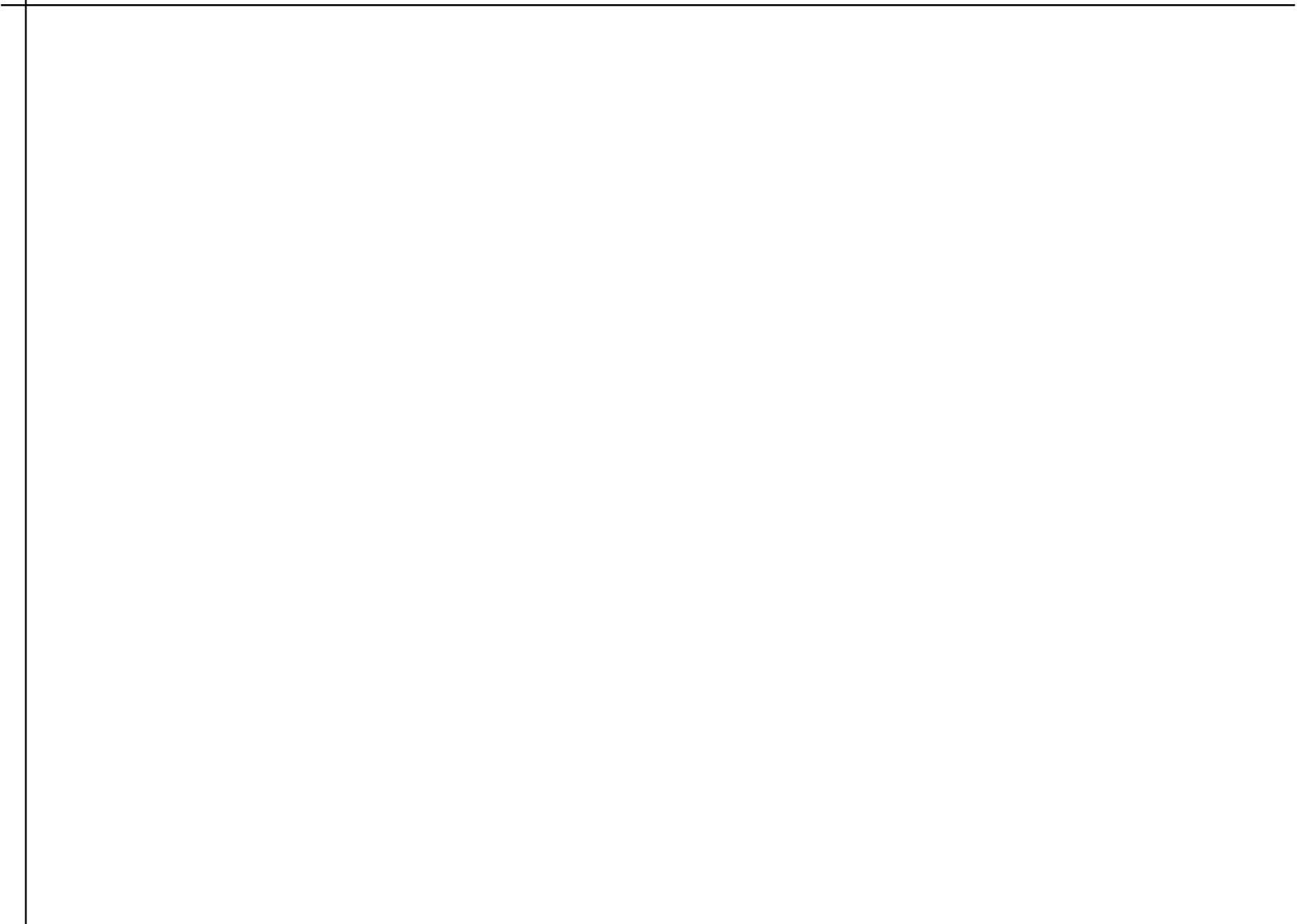


SECTION A

INTRODUCTION

Chapter 1:
Owning Historic Property in
Marietta

Chapter 2:
Recognized Preservation Practices



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1.1. Why DO Older Homes Require Special Attention?

Owners of historic homes should see themselves as stewards of their buildings, constructed of materials that will outlast generations if cared for properly. For this, owners are encouraged to retain or repair all original materials and features with guidance from the Marietta Historic Preservation Commission (HPC) using this Handbook. Without individual homeowners having an understanding of their uniquely-designed older homes, there could be a great loss of historic value through “repair-by-replacement.” Any item lost, salvaged, demolished by neglect, or sent to a landfill is lost from Marietta forever!

The treatment and care for all exterior features (windows, doors, walls, specific brick type, etc.) should respect the original intent of construction. The nature of older materials is much different than contemporary materials. Most historic buildings were built to be energy efficient and can be adapted to new technologies as long as the nature of the materials and construction is respected and not irreversibly altered.

Providing this handbook to owners of historic residential property is an important part of the City of Marietta’s efforts to recognize and protect its historic resources. By preserving and maintaining visual character, the HPC enables that future generations will enjoy the benefits of Marietta’s rich architectural heritage.

THIS HANDBOOK WILL HELP THE OLD-HOME OWNER:

- Respect each home as an individual element within the traditional character of each historic neighborhood, reinforcing community identity and appearance.
- Retain the architectural character and historic, quality materials of buildings during the course of maintenance, renovation or rehabilitation by suggesting “best practice” remedies and proven preservation-industry standards (The Secretary of the Interior’s Standards, National Trust for Historic Preservation and/or National Park Service) that will also be required for significant tax or monetary incentives.
- Promote compatibility of proposed additions to existing buildings and new construction. This includes helping owners identify setback, spacing, and scale. This handbook will help owners define characteristics of new construction by noting existing building traits (such as local or regional construction details, the orientation of structures, mass and scale, window patterns or openings, or materials) within the immediate vicinity of a project site.
- Avoid Demolition-by-Neglect.
- Preserve significant site features, such as landscaping, trees, pedestrian features and a visually attractive hierarchy of the pedestrian and/or auto-oriented environments.
- Protect property owner investment by encouraging all owners within historic districts to use the standards within so that all properties are respected with the same care.

WHAT THIS HANDBOOK WILL NOT DO:

- It does not apply to the use of your property. If change in use is desired please contact the Marietta Department of Development Services.
- It does not apply to the design or alteration of interiors. However, there are suggestions with regard to built-in elements (such as windows, changes to interior surfaces, or wall treatments) that will affect the stability of exterior building materials.
- It does not apply to what color to paint your property. However, the application of paint or sealants on unpainted surfaces (or the type of paint removal) of older or historic materials can greatly introduce problems. Following appropriate suggestions and industry-accepted standards is very important for the health of the building fabric.
- This Handbook does not, under current City ordinances, require a property owner within the Church Cherokee Historic District trying to obtain a Building Permit to undergo design review.

1.2. The Nature of Traditional Materials

The “Villains” that Threaten Your House

Since the dawn of civilization, shelter has been created to keep out this cast of characters and protect inhabitants from their effects. These same villains pose a threat to the physical components of your house! Historic (older, traditional) construction is generally made of more living (vs. synthetic) parts and materials. In some ways this makes older homes more susceptible to weather, but also more resilient. The more natural a component is at the time of installation, the greater its chance for reconditioning or basic repair. If these villains are kept from reaching quality materials, those materials could last hundreds of years with only minor repairs and maintenance.

During the past 200 to 300 years, building components and structural forms have become increasingly more intricate and more difficult to repair. In the past 120 years, mass-production of very intricate building components has become common. But **ONLY** since about 1940 have our building materials and methods become generally more synthetic and engineered (including lumber). These villains are still around, however, and they affect new materials in different ways.



Physical Properties: Natural “Ground Rules” that Regulate the Game

This handbook is written for historic home owners and is based on keeping the “villains” listed on the previous page out of your home and away from house components. Owning a home constructed of higher-quality materials that you will want to save rather than replace requires a basic understanding of some physical ground rules of nature.

If you accept these proven rules of basic physics then you will be adequately prepared for the care, expansion, and future enjoyment of your older home. These are backed by decades of research and greatly encouraged by national preservation standards (see Pg A.13).

If you have found a product that states any one of these natural phenomenon do not apply, then it’s generally too good to be true. The use of certain products can permanently, adversely affect the natural properties of the original material they are applied to, or may cause an unbalanced, greater occurrence of one of the other properties within the home’s system.

Of course, there are many more physical processes occurring within a building system. However, the following are key physical properties. With every problem, cause, solution or fix, each of these properties and its effects should be weighed and explored:

#1) HEAT RISES

The taller the space the greater the power of warm air drawing upwards will be. Rooms with higher ceilings are cooler and the use of interior door transom windows or lowering top sashes of double-hung windows (while keeping the lower sashes closed) can create a “draw” of air throughout the house. (Most older homes were designed by their builders to use this property to create air movement to combat #2-#5 listed here.) Unconditioned and non-infilled high attic spaces in traditionally tall, pitched roofs are a feature that use rising heat during the day to pull air through the walls and even up out of rooms. This only works when the attic is adequately vented at the top and has the proper draw of air through eaves to pull in outside air. Grand homes had cupolas, towers and roof monitors to create a “chimney effect” to draw air from as far away as cool crawl-spaces during the night, then closed during the majority of the next, hot day to keep cool air in until it was time to open windows and draw breezes through. Whole house fans later did this job. The natural drawing power of rising heat has almost been forgotten and many physical features disassembled in the contemporary desire for “air tight” interiors.

#2) WATER FLOWS DOWNHILL

Water will always have a certain amount of surface tension to “find” the lowest point on material and then drip off. Often times the point that one may see water dripping is far from the source of its entry. “Drip caps” or edges were often routed into carved and machine-cast materials to cause water to drip away from other materials.

#3) HUMID AIR IS “DRAWN” TO DRY AIR

This is very important with “conditioned” internal spaces vs. outside air. Modern HVAC can create unintended differences. This phenomenon is so powerful in combination with condensation (#4) that materials such as sands, salts and even masonry can be moved over time. (More in “Vapor Diffusion” Pg. D.2 “Green Glossary” section of this handbook.)

#4) CONDENSATION FORMS WITH TEMPERATURE DIFFERENCES

This phenomenon is so important to understand because condensation is the creation of moisture from literally “nothing” and water is “Enemy #1” to materials! Having unwanted moisture forming in places you cannot see, where materials touch, and on things like iron nails, is dangerous. Freezing water and rust can break apart fasteners and even split concrete or solid rock. Condensation will always occur on single pane window glass, similar to that on a glass of ice water, if you run your AC too cold or do not install storm windows.

#5) LIVING ORGANISMS NEED WATER TO SURVIVE

This is true in making sure vermin do not get into your crawlspace or “bats in your belfry.” Moisture also attracts termites, mold and rot that “eat” your house. (Note: there’s no such thing as “dry rot,” it just looks that way and needs water too, see Pg. D.20). Stop water, dry things out, and you won’t have unwanted “guests” in your walls.

#6) MOVEMENT IS GOOD FOR THE “BONES”

Both material and air movement are needed and related. Often it is said “old buildings need to breathe” - that’s true of all materials and buildings, but older buildings tend to require more air movement throughout their core to “condition” properly. Original owners depended on windows being opened for adequate draw of breezes in warm weather and didn’t expect to get tropical interior temps in the dead of winter (when storm windows were also intentionally installed). Buildings have materials that are intended to expand or contract alongside each other (i.e. brick and soft mortar) in different heat and humidity conditions.

#7) EVERYTHING AGES

Need this say more? Be gentle on your old home (and clean with the gentlest methods).

- *If you own a synthetically engineered house, then read the instructions on the box and use synthetically engineered materials and methods to maintain it.*
- *If you own a traditional house built with old growth or natural materials that require scheduled care and the understanding of physical processes, then get to know your old house!*

It can be argued that every building is “engineered” by someone using the best understood methods of construction of the time of construction. Components are used for protecting the inhabitants and structure from water, sun, elements, and wildlife. This has not changed to this day, and we’re working with the same physical principles or rules (see previous pages) of nature.

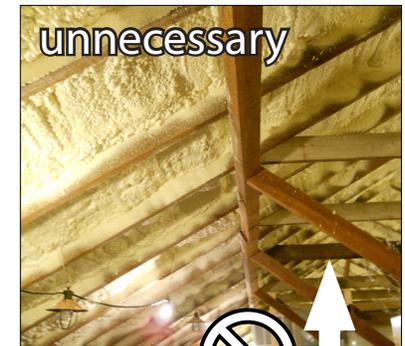
What is found inside the walls of new homes from the past three or four decades is the use of lumber from forced-growth forests with fast-curing processes, dependence on adhesives over mechanical fasteners, veneers, molded or extruded components, PVC (which is very susceptible to UV degradation), wraps, penetrants and sealers, and even pre-laid, engineered masonry wall units. This also applies to the repair techniques and products supported by “quick-fix” marketing, as well as the general public’s and the general contractor’s understanding of how to repair things. Repair **BEGINS** with total understanding of, not just the materials, but the system in which the materials are going.

The synthetically engineered home and its replacement products are often referred to as “maintenance free” or “guaranteed for life”... until their lifespan is up. Then they cannot be maintained and you’re past the warranty. Your only choice is to go to the replacement industry.

The older, traditionally built home is constructed of materials that have a built-in “lifetime guarantee” of their own if cared for on an understood maintenance schedule and have not had the physical conditions they require (humidity, air, temperature) dramatically changed.



JB+a Photo Archives, 2011



Crawlspace (bottom) and attic (top) of same 100+ year-old structure; JB+a Photo Archive, 2011

(Above) Simple, cost-effective use of removable batting insulation and wrapped ducts in the unconditioned attic space of a 1895 home in Grant Park, Atlanta (note: rafters & purlins left exposed).

(Top right) Another attic of a 1905 structure. The original construction is over-protected and encapsulated with newly engineered foam insulation (as well as eaves and wall cavities, difficult to remove). This was coordinated with a full window replacement and offset the balance of physical properties of the interior environment, reducing the building’s ability to “breathe.” Floors warped and walls molded from excess moisture built up from the dirt crawlspace. This set into motion the need for new floors and more technology in the crawlspace (\$10,000+ in dehumidifiers, vents and thick vapor barriers (bottom right)). Forced air being blown into rooms is now cracking woodwork leading to new problems yet to be solved. The cost of never being able to turn the systems off cannot be calculated.

NOTE: The ability for the home owner to visually inspect an attic and the underside of the roof members for leaks is greatly diminished when the whole system is encapsulated. This is even more so for attics that are fully converted to conditioned space without room for air flow to building components.

1.3. Recognize Important Changes

Changes made to individual buildings will also affect the district as a whole. It is appropriate to study any features - even those that have been altered - and make a determination as to whether they should be retained. This allows the district to be flexible in terms of its own established history. For example, the change in the storefronts found on N. Sessions St. at Campbell Hill St. reflect its use as a small neighborhood commercial intersection. Those same changes would not be recommended if applied to any house in the Church-Cherokee neighborhood.

Changes and additions to residential structures are often more subtle and can tell the story of who lived there. They include small feature changes or complete home alterations. The decision to remove any added elements should take into account the original building's condition and the potential for irreparable damage caused by the changes themselves.

The exact replication of historic building styles with new construction to "fool" the viewer is discouraged. New buildings that respect the predominant forms, scale, setting and materials in context to their immediate surroundings (see Section C, Chapter 6.1) can be designed using contemporary elements to allow the Marietta local historic district to retain character and support new architecture.

Today, saving what is original and invaluable is paramount, and change at the cost of losing history should not occur. This Handbook will help determine what is relevant to study and preserve, case-by-case.



Marietta, 2010

A "Prairie-Style" Craftsman-era brick porch may not have been the original porch to this wood, gable-el cottage; however it was done in a style (and well designed not to obscure the original house lines) that these two eras of change can be preserved.

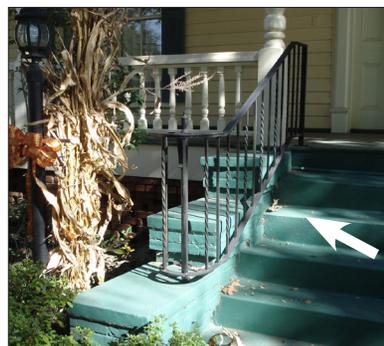


Image: Fort Valley, Everett Square NRHD (2010)

Appropriate handrail transition of two eras of modifications. Here, early-20th-century porch upgrades and poured cement steps were added to a Victorian home with a wood porch. The mid-20th century wrought iron railing intentionally does not match.



Marietta, 2011

Entire design and style changes may have been made to this ranch home on Campbell Hill St. to give it a Frank Lloyd Wright-inspired aesthetic. This complete change is well executed and did not obtrusively change the original house form or scale.



Marietta, 2011

Often storefronts (or the business signage) are different from the time period of the building and represent change of use, style or marketing over time. Small neighborhood commercial storefronts on N. Sessions St. are significant.

A INTRODUCTION

Chapter 1 OWNING HISTORIC PROPERTY IN MARIETTA

1.4. Neighborhood Context

While Marietta's history is unique, development patterns and the "bones" of the built environment are similar to those of most small cities in Georgia. The overall in-town residential area of Marietta consists of many different character areas. Each has a story to tell about Marietta's physical and social growth (see examples below). This mix and arrangement of environments creates a distinct "sense of place."

Building owners should be mindful of the fact that EACH structure is an individual expression of:

- **FORM**- the shape of the building envelope based on its original function,
- **STYLE** - character of the period it was built or significant changes applied from other periods of its history,
- Individual or regional **DETAILS** - materials or fenestration applied by its builder or generations of users,
- **ENVIRONMENT** - topography, climate, building direction, social conditions, landmark buildings, or specific development patterns.

The context and history of each area to the whole district becomes a sum of its parts that becomes what is uniquely "Marietta."



Church St.-Cherokee St. NRHD, Marietta



From residential homes and lots, small and large, with an urban canopy of 100 year+ mature trees and city sidewalks connecting centrally to a courthouse square/central business district, Marietta is a traditional Georgia county-seat. The pedestrian environment is well connected and visually engaging throughout the varied local in-town historic districts. In-town residences from the mid-1800s to the mid-1900s reflect decades of differing social trends and classes.



Marietta, 2010

Church St.- Cherokee St. District:
Mostly residential, north of downtown along Church & Cherokee Streets, 19th-century country estates became turn-of-the-20th century subdivided lots and commissioned homes post-WWII. Yards are generally large. Edges of the neighborhood blend into 20th-century bungalow & ranch communities.



Marietta, 2010

Washington Avenue District:
A very pedestrian-oriented environment with some of the oldest residential buildings, grand Victorians and modest Folk-Victorian cottages, closely spaced with small yards. Continuing the tight street grid east off the Marietta square, most homes have been converted to professional offices.



Marietta, 2010

Atlanta-Frasier District:
This is a small strip of grand homes and bungalows, many converted to professional use, that has been somewhat isolated with 20th-century road expansions SE of Marietta downtown. However, yards flow into each other and it retains a rural character.



Marietta, 2010

Northwest Marietta District:
Includes the Brumby (historic rocking chair industry) Lofts and the businesses and residences off of Kennesaw Avenue (old Dixie Highway) auto corridor. The street pattern corresponds to the railroad. The environment is mostly commercial and industrial.

1.5. Benefits of Living In Historic Districts

The HPC and concerned neighborhood citizens have been nominating neighborhoods to the National Register of Historic Places (<http://www.nps.gov/nr/>) since the 1970s. Generally, all of Marietta's listed historic districts were identified based on character and significant dates of development from the early 1800s through the 1930s. However, properties may gain "historic significance" each year (per a National Park Service standard "50 Year Rule").

"In ... smaller towns and cities across the state, local historic district status was a positive factor in determining the value of a house. For example... houses in the local historic district sold for 11% more than comparable non-district houses, while [other statewide] district houses sold for 36% more."

- Study by John Kilpatrick - *Historic Districts Are Good for Your Pocketbook: The Impact of Local Historic Districts on Home Prices in South Carolina*

Benefits of Local Historic Districts

Information sourced from: The National Alliance of Preservation Commissions (NAPC) & The National Trust for Historic Preservation

Local districts protect the investments of owners and residents. Buyers know that the aspects that make a particular area attractive will be protected over a period of time. Real estate agents in many cities use historic district status as a marketing tool to sell properties.

Local districts encourage better design. It has been shown through comparative studies that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within historic districts than in areas without historic designations.

Local districts help the environment. Historic district revitalization can, and should, be part of a comprehensive environmental policy, thus minimizing the impact on landfills. Adaptation and re-use of existing buildings (made often of irreplaceable, maintainable materials) extends the life of resources and the "latent" energy that was put into their original creation.

The educational benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of ourselves and our communities.

A local district can result in a positive economic impact from tourism. A historic district that is aesthetically cohesive and well promoted can be a community's most important attraction. The retention of historic areas as a way to attract tourist dollars makes good economic sense.

The protection of local historic districts can enhance business recruitment potential. Companies continually re-locate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.

Local districts provide social and psychological benefits. A sense of empowerment and confidence develops when community decisions are made through a structured participatory process rather than behind closed doors or without public comment.

A INTRODUCTION

Chapter 1 OWNING HISTORIC PROPERTY IN MARIETTA

The Marietta HPC has an obligation to take into account features or buildings that contribute to the character of each district and for naming additional districts to the National Register of Historic Places. The HPC has helped maintain and increase property value through recognition; the home owner's responsibility is through care.

The federal *Secretary of the Interior's Guidelines for the Treatment of Historic Properties* (see pg. A.13) should be considered for all properties 50 years old or older, but especially those on the National Register. This Handbook was written on the principles of the Secretary of the Interior and the National Park Service to help owners keep up good appearances and preservation standards.

See Map Figure 1.1, pg. A.11.

Financial Incentives for Restoration Work

If your property is located in a NRHD, 50 years old or older, or individually listed to the National Register: you can apply for significant, additional local tax benefits for proper renovation following this Handbook. Properties considered "eligible contributing" to an existing National Register Historic District or properties that choose to get individually listed may apply for 20% of their qualified rehab/restoration costs as federal tax credits (for income producing properties) and up to 25% state tax credits (residential properties), in ADDITION to potential property tax abatements available ONLY to them. More information on whether your property is eligible can be found by researching your property address through links provided by the Georgia State Historic Preservation Office at www.gashpo.org, or see Appendix III in this handbook for details on more financial incentives and restoration.

Maintenance & Restoration: Relationship to Zoning

Knowing the construction materials and style origins of your historic home is only the start of protecting the established character of an area. This handbook will promote appropriate procedures when physical changes are made for homes. This handbook does not, however, regulate the use of buildings within a local or national historic district.

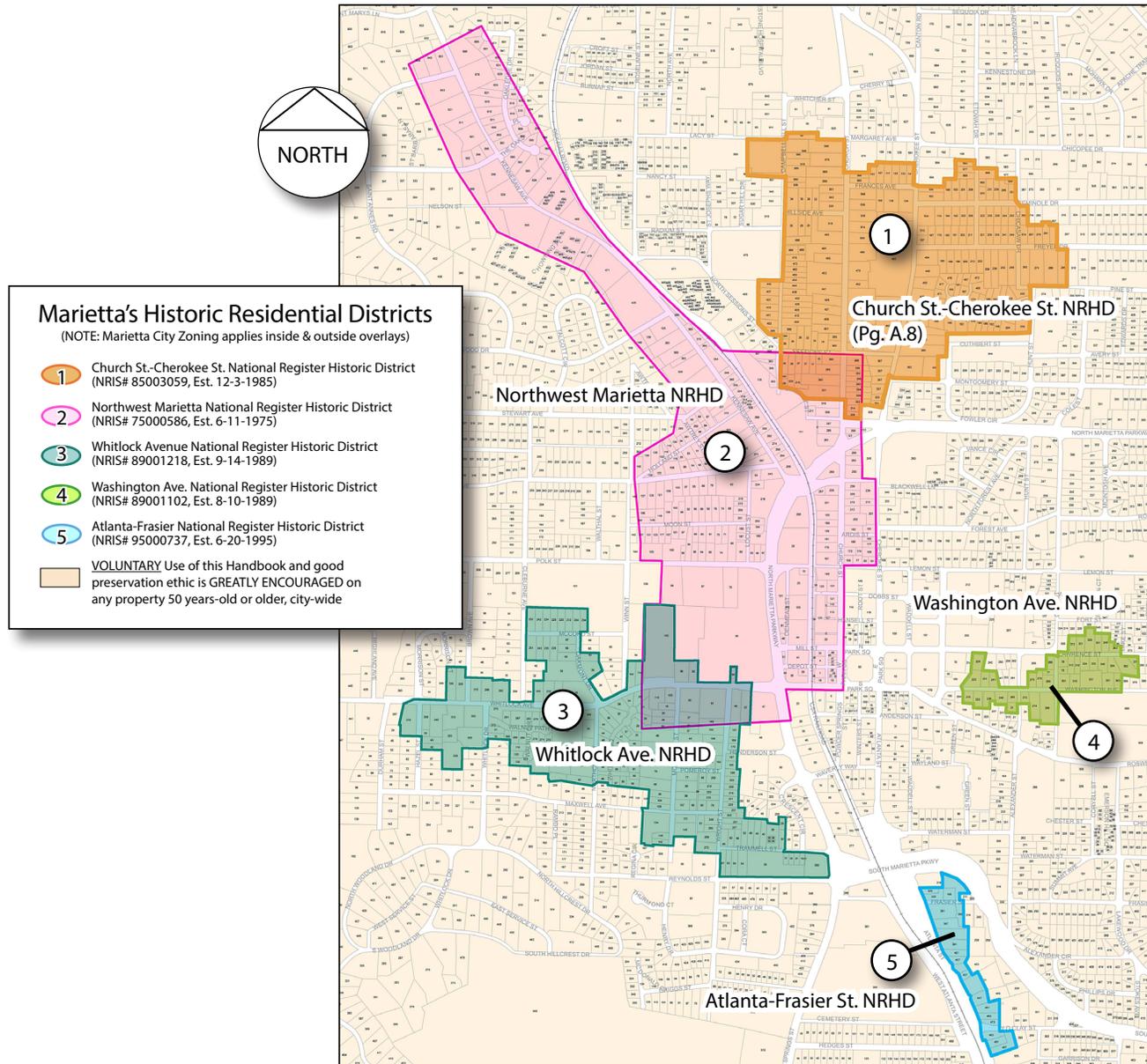
The Marietta Planning & Zoning Department has maps that delineate permitted land uses for each parcel inside the city limits based on an assigned zoning district. Development standards are also prescribed for each zoning district to, at a minimum, regulate the size and placement of a building.



Marietta Downtown National Register Historic District (ca. 1940)
Image courtesy of: Vanishing Georgia Photo Archive (#COB-667)

1.6. Marietta's National Register Historic Districts

Fig. 1.1: Marietta National Register Historic District Boundaries



These National Register of Historic Places Historic Districts (NRHDs) are recognized by the US Department of the Interior, National Park Service and kept on file and review at the Georgia State Historic Preservation Office (SHPO), part of the Georgia Dept. of Natural Resources, Historic Preservation Division (HPD).

Color classifications represent separate districts that have been established over the past four decades. Attention to design, restoration/maintenance, preservation of original materials and context-sensitive new construction (and additions) are greatly encouraged within these areas.

At the time of producing this Handbook there are five (5) outlined National Register Historic Districts composed mainly of residences, but also including traditional commercial structures and some highway-commercial (auto-oriented) buildings along corridors such as Kennesaw Avenue (the old, historic "Dixie Highway"). Note that some areas of overlap occur where historic significance and character may have overlapped in time periods of significant development.

Map Source: City of Marietta, 4-2011

2.1. Four Levels of Preservation Effort

“Preservation” is defined as taking the action needed to retain a building, district, object, or site as it exists at the present time. Levels of preservation effort include different practical and philosophical aspects to achieve this outcome, from preventing further deterioration or loss of significant historic elements, all the way to highly-researched restoration techniques. Any work that is completed for every level of effort should always follow “best practice” preservation principles (see Secretary of the Interior’s Standards on the next page.)

How is the proper level of preservation effort chosen for a specific project? The condition of the property, the degree of authenticity, the significance of the property, the desired outcome, and the amount of funding available usually dictate how one preserves a historic property. Following is a list of four accepted preservation levels by the National Park Service:

1. Stabilization

This begins with making a building weather resistant and structurally safe, enabling it to be rehabilitated or restored in the future. Stabilization techniques include covering the roof and windows so that rainwater cannot penetrate, removing overgrown vegetation, pest control, carrying out basic structural repairs, securing the property from vandalism and other steps to prevent additional deterioration of the property. For a building that is not currently in use, a common stabilization approach would be to “mothball” the building until a suitable use is found.

2. Rehabilitation

Rehabilitation involves undertaking repairs, alterations, and changes to make a building suitable for contemporary use, while retaining its significant architectural and historical features. Rehabilitation often includes undertaking structural repairs, updating the mechanical systems (heating and air conditioning, electrical system, and plumbing), making additions for bathrooms, and repairing damaged materials such as woodwork, roofing, or paint. Rehabilitation can accommodate the adaptive use of a building from residential to office or commercial use. Physical changes, such as additions for offices, parking and signage, may result. Good rehabilitation projects make changes in a way that does not detract from the historic character and architectural significance of the building and its setting.

3. Restoration

Restoration is practically a science. This method involves returning a building to its appearance during a specific time in its history by removing later additions and changes, replacing original elements that have been removed, and carefully repairing parts of the building damaged over time. Restoration is a more accurate and often more costly means of preserving a building. It entails detailed research into the history, development and physical form of the property; skilled craftsmanship; and attention to detail.

4. Reconstruction

This is the most philosophical and can be the most controversial of the preservation efforts. Reconstruction entails reproducing, by new construction, the form and association of a vanished building or part of a building as it appeared at a specific time in its history. Methods could infringe on creating “a false sense of history” when aged materials are used, which can deceive someone concerning the exact age of a building. The Secretary of the Interior’s Standards make it possible for “contemporary-compatible” construction, where expressly contemporary materials are used in a traditional form in context to what it is either replicating or with the immediate surroundings. When reconstructing elements that are missing from historic architecture, it can be done with distinctly modern materials based on evidence in scale, placement and form (physically compatible with original materials) not to “falsify history” with subjective decoration.

2.2. The U.S. Secretary of the Interior's Standards

The U.S. Secretary of the Interior's "Standards for Historic Rehabilitation" were initially developed for use in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. First developed in 1976 and revised in 1990, the U.S. Secretary's Standards for the Treatment of Historic Properties are considered the basis of sound preservation practice. The standards allow buildings to be changed to meet contemporary needs while ensuring that the features that make buildings historically and architecturally distinctive are preserved. The standards

have meaningful application to virtually every type of project involving historic resources (see Levels of Preservation Effort previous page).

The *Secretary of the Interior's Standards for Rehabilitation* provide the framework for this Handbook. These standards are used to place consistency on suggested Maintenance and Restoration practices.:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.