

Clarkdale Design Manual

Design Guidelines
for
Clarkdale Mill Village Historic District
Cobb County, Georgia

Kissane/Banse

1999

Design Guidelines Manual

Clarkdale Mill Village Historic District -- Cobb County, Georgia

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Introduction

This design manual is intended to help residents of the Clarkdale Mill Village Historic District care for their properties in ways that will enhance rather than detract from the community. Design guidelines included in the manual are not strict requirements that Clarkdale's historic buildings be "preserved" in one particular way. Rather, the guidelines serve as a framework for determining the appropriateness of proposed changes to buildings in the historic district. The design guidelines manual is thus an educational tool that can inform property owners and tenants about the purposes of local preservation and sound approaches to building maintenance and rehabilitation. It is also used by the Cobb County Historic Preservation Commission during the design review process.

The first three sections of this manual provide background material on the history and physical appearance of Clarkdale (Section 1.0), local historic preservation and the design review process in Cobb County (Section 2.0), and successful approaches to caring for historic properties (Section 3.0).

Design guidelines for the Clarkdale Historic District are divided into four sections: 4.0 Design Guidelines for Residential Maintenance & Improvements; 5.0 Design Guidelines for Community & Streetscape Improvements; 6.0 Design Guidelines for Additions & New Construction; and 7.0 Design Guidelines for Demolition & Relocation. These guidelines are intended to address the types of proposed changes to historic resources that are most likely to come before the Cobb County Historic Preservation Commission. Property owners and

residents should use these guidelines to help prepare proposals that will be in keeping with the goal of retaining Clarkdale's unique historic character.

Section 8.0 is a glossary of common historic preservation and related terms and Section 9.0 is a bibliography and sources of further information and assistance.

* * *

1.0 History, Architecture & Landscape Design

1.1 Historic Sketch

The Clarkdale Mill Village Historic District is a residential community planned and built in the early 1930s. A fine, intact example of a planned industrial community, Clarkdale is believed to be the last "company town" developed in Georgia.

The Clark Thread Company, a Scottish firm, moved its American operation from New Jersey to Georgia in 1931, with the construction of a plant at Clarkdale. Sewing thread was the only product of the Clarkdale mill, and its success may well have been aided by the economic distress caused by the Depression -- many people during that period made their own clothing at home rather than buying manufactured items.

Clarkdale was planned by the J. E. Serrine Company of Greenville, South Carolina, a firm noted throughout the southeast for progressive mill village planning. Among Serrine's most successful earlier projects was Chicopee Mill and Village (1927) located southwest of the Hall County, Georgia, town Gainesville. Serrine worked at Chicopee with acclaimed early 20th century planner and landscape architect Earl Draper, who was involved with more than 150 mill villages during his career. Draper was known for designing picturesque communities, and it is likely that he influenced Serrine's approach to the Clarkdale project. Fisk Carter Construction Company, also from South Carolina, served as builders for the project.

An interesting aspect of Clarkdale Mill Village was the 1933 formation by the mill company of the Clarkdale Civic Club. Each employee was given automatic membership in this organization and dues of 50 cents per year, per family were deducted from paychecks. Mill managers served as the Board of Directors of the Civic Club, which functioned as a conduit for Clarkdale's recreational, social and educational improvements. Under the auspices of the Civic Club, the following improvements were made over the years: 1933 - local post office established; 1934 - community center and ballpark constructed; hospitalization plan implemented; frame multi-family automobile garages constructed; 1936 - swimming pool (now filled in) and tennis court constructed south of the mill plant; 1947 - \$5,000 given to build a Baptist and Methodist Church on the north side of Highway 278; 1950 - Pineview Lake created and stocked with fish; federal credit union formed.

In the 1960s, Coats and Clark began selling houses in the mill village to residents at what were considered reasonable prices. The mill operation closed down at that time as well.

* * *

1.2 Physical Analysis

The Clarkdale Mill Village is located along the west side of Austell-Powder Springs Road in southwestern Cobb County. The community is very intact, and today one may clearly witness the primary landscape features planned for Clarkdale Mill Village in the early 1930s. These include large shade trees lining the community's streets as well as curbed and guttered streets with sidewalks to either side and the informally landscaped front yards of individual houses.



The Clarkdale Mill Village Historic District

Architectural Characteristics

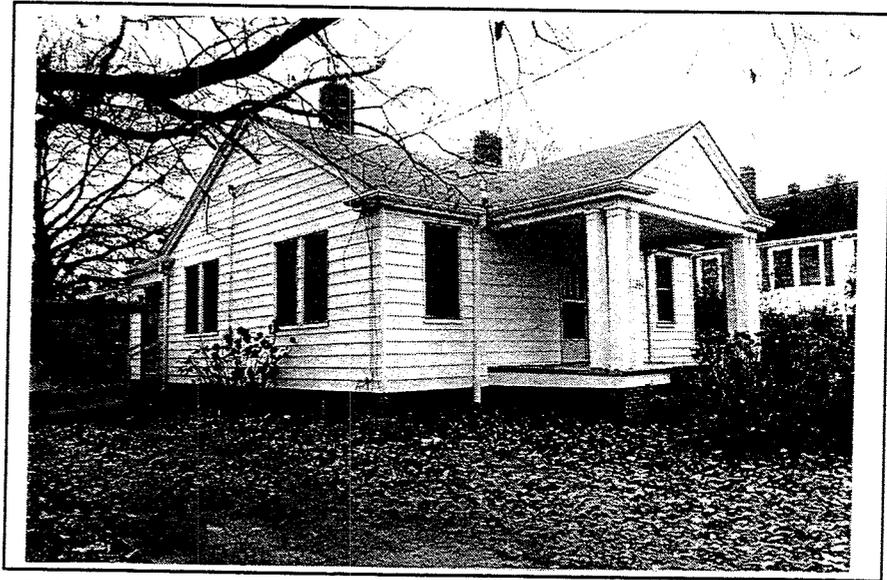
The dwellings of the Clarkdale Mill Village Historic District -- a combination of single-family residences and duplexes -- are relatively simple buildings that do not exhibit a high degree of stylistic detail. All are wood-framed buildings that were originally sided with clapboards. All were built with modern kitchens, bathrooms, indoor plumbing, and electricity. Stylistic detailing is minimal and makes references to prevailing Colonial Revival and English Tudor styles of suburban residential design. Common details include grouped Doric porch supports, cornice returns, and cornerboards. Typical alterations include aluminum or vinyl siding, nonfunctional shutters, and porch enclosures. All of Clarkdale's dwellings were originally painted white with black trim. Today most houses remain white, although relatively few retain the distinctive black trim.

House Types

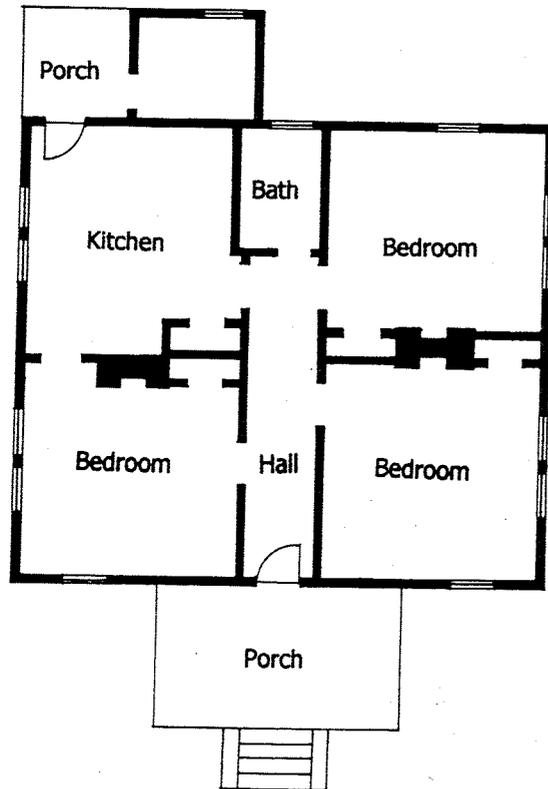
There are six distinctive house types in the Clarkdale Mill Village Historic District. All six types are relatively small, and subtle variations in roofline, gable orientation and porch arrangements differentiate among them. One of these types includes three variations of a basic plan with correspondingly different exterior appearances. Clarkdale's range of house types -- from duplexes with quite small accommodations to considerably larger, Tudor-styled, single-family supervisors' cottages -- reflects the hierarchy of mill employees and contributes to the historic character and significance of the community.

Single 4-Room House

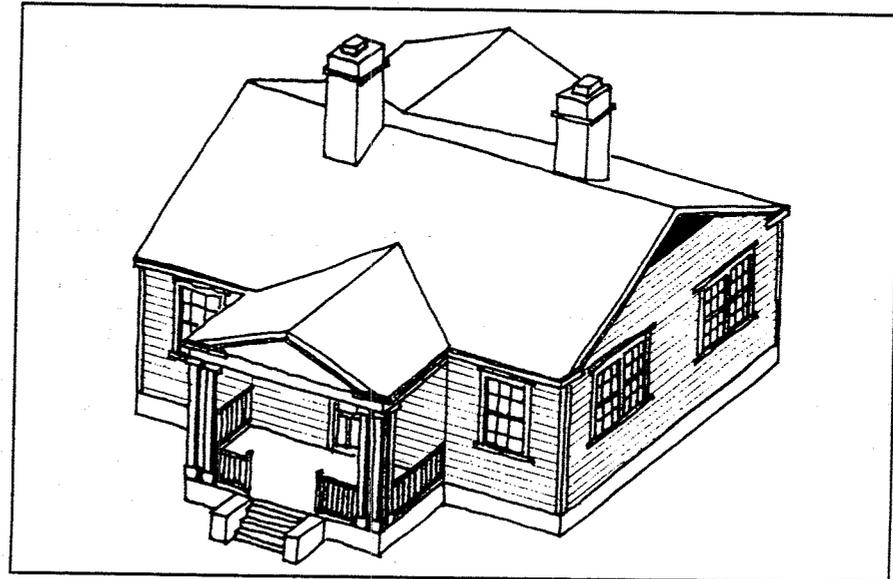
The Single 4-Room House is a symmetrical, side-gabled dwelling that features a central entrance situated beneath a front-gabled entrance porch. Windows are 6-over-6, paired as well as individual. The interior arrangement consists of a very narrow (5') central hallway with two front rooms (both indicated on the original plans as being bedrooms) and two back rooms (bedroom and kitchen) as well as a small bathroom at the far end of the hall between the two back rooms. A small gabled wing extends off the rear of the house and consists of a wood room and an entry porch.



Single 4-Room House



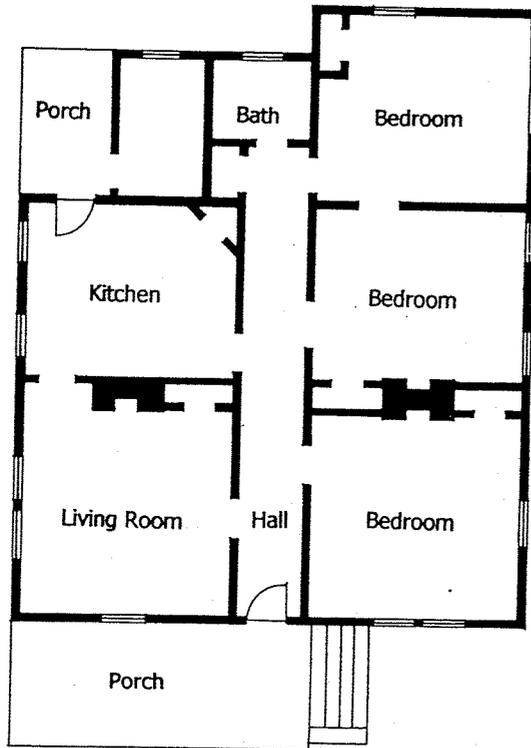
Single 4-Room House -- Floor Plan



Single 4-Room House -- Isometric View

Single 5-Room House

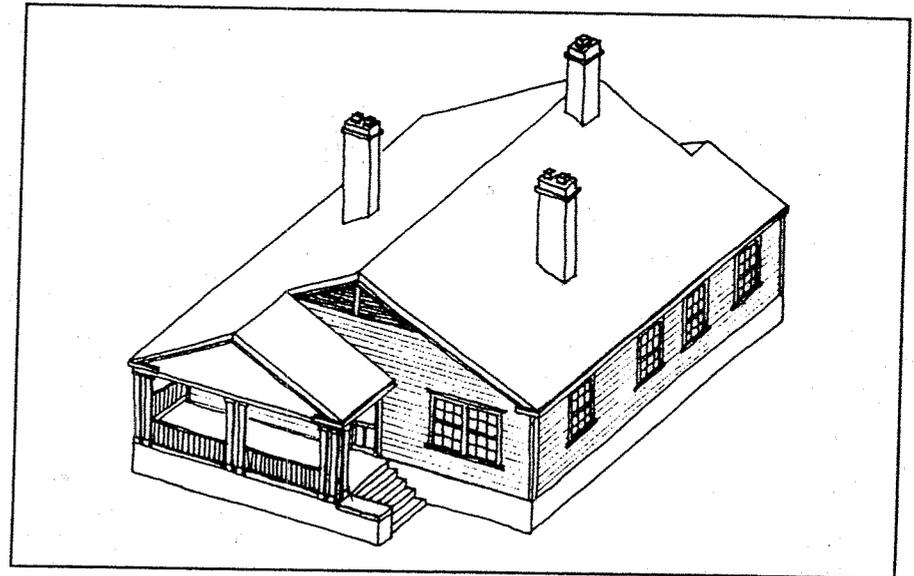
The Single 5-Room House is an asymmetrical, front-gabled dwelling that features a central entrance and an off-center, front-gabled entrance porch. Windows are 6-over-6, paired as well as individual. The interior arrangements consists of a very narrow (5') central hallway around which are organized three ranges of rooms. There are two equal-sized (15' 2" x 13' 9") front rooms (living room and bedroom), two slightly smaller (13' 2" x 13' 9") middle rooms (bedroom and kitchen), and finally a range of back rooms that includes a normal-sized bedroom, a small bathroom, a wood room, and an entry porch.



Single 5-Room House -- Floor Plan



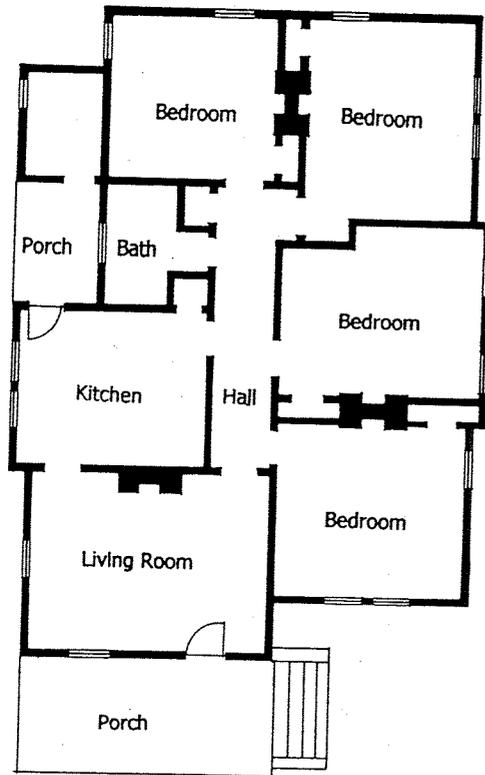
Single 5-Room House



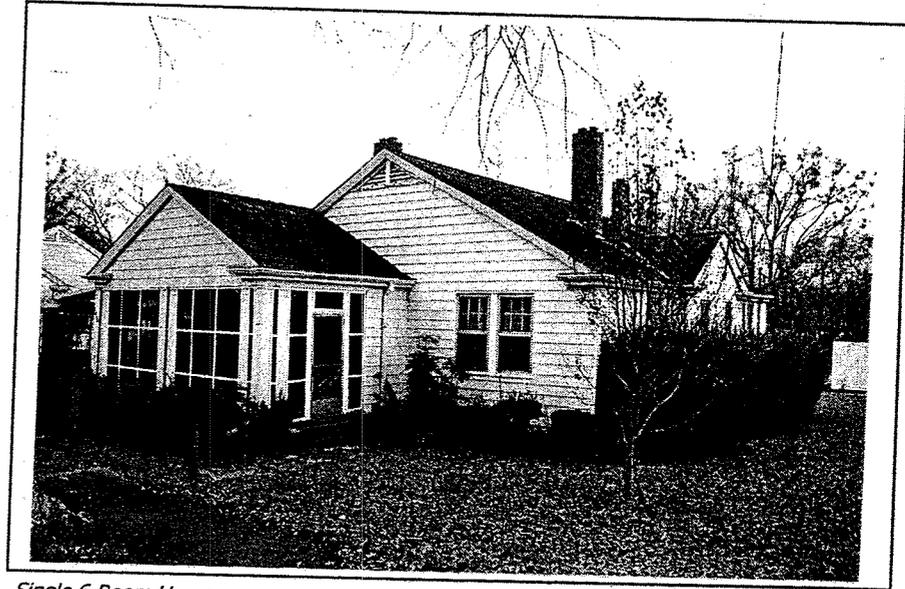
Single 5-Room House -- Isometric View

Single 6-Room House

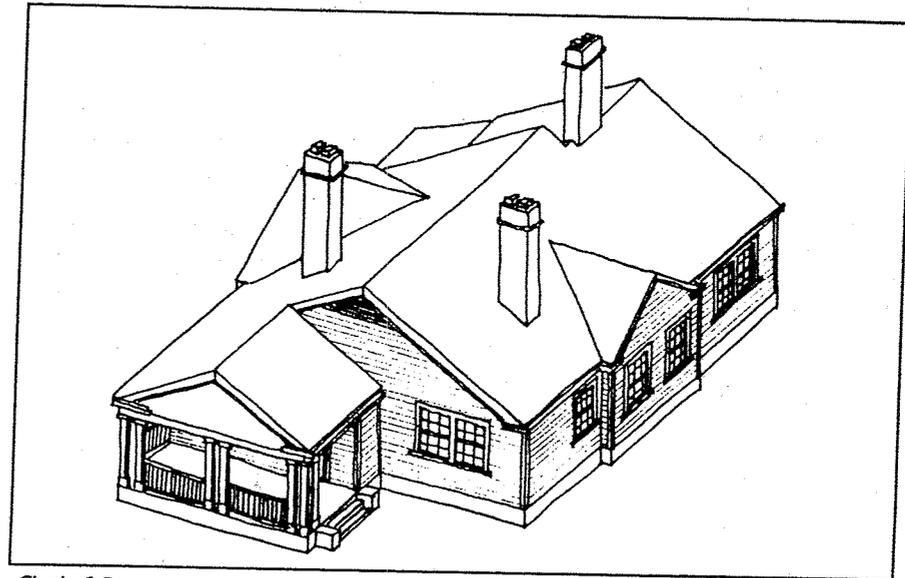
While very similar in appearance to the Single 5-Room House, the Single 6-Room House is somewhat larger and features a more complex floorplan. It includes a large (19' 3" x 14' 3") living room, four bedrooms of varying sizes, and a kitchen, as well as a bathroom, a wood room, and a back entry porch.



Single 6-Room House -- Floor Plan



Single 6-Room House



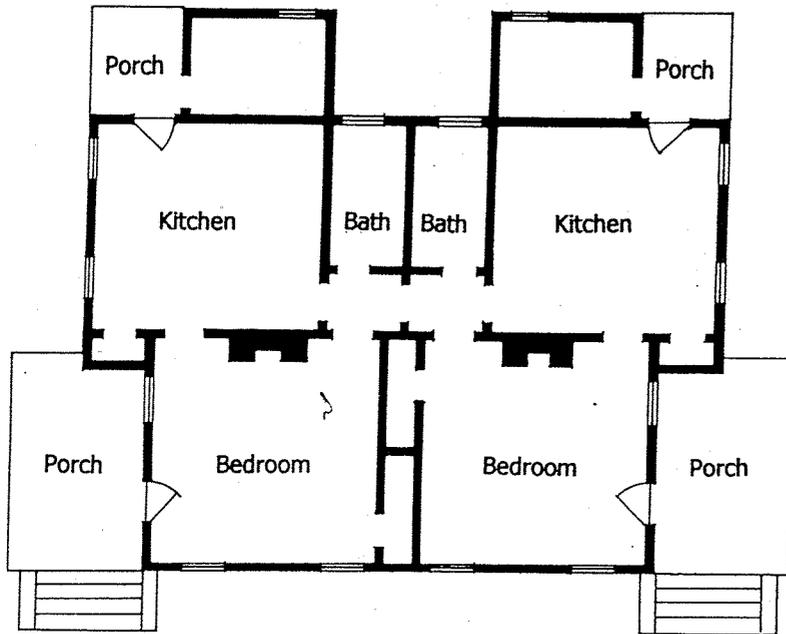
Single 6-Room House -- Isometric View

Double 2-Room House

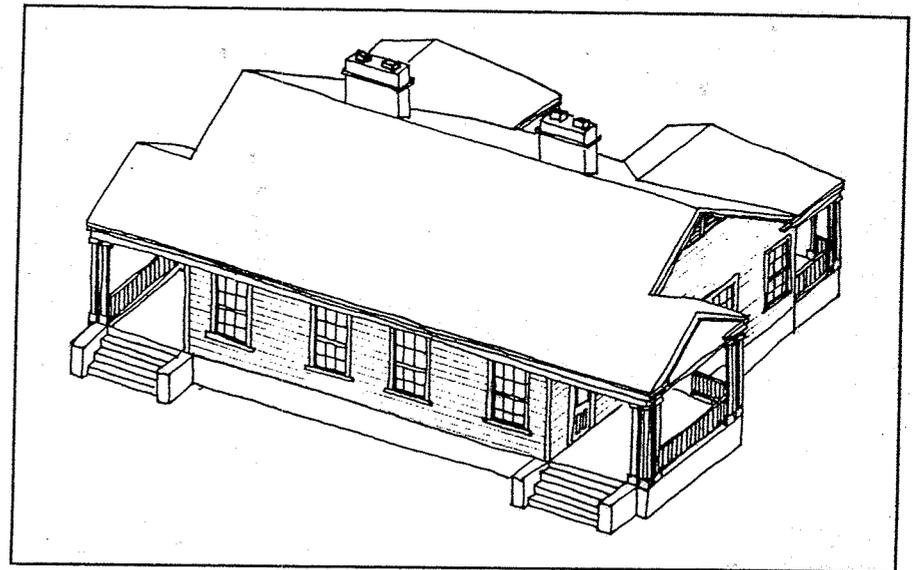
The Double 2-Room House is a symmetrical, side-gabled duplex that features two front entrance porches located at the two front corners. There are also two small, hipped extensions off the rear facade, one per dwelling unit. The interior arrangement consists of two dwelling units, each a mirror image of the other. From the entrance porch, one enters the primary living space (denoted as "bedroom" on the original house plans and measuring 13' 9" x 14' 0"). Behind the primary living space is a kitchen situated next to a small bathroom. Each dwelling unit also has a small rear entry porch and wood room.



Double 2-Room House



Double 2-Room House -- Floor Plan

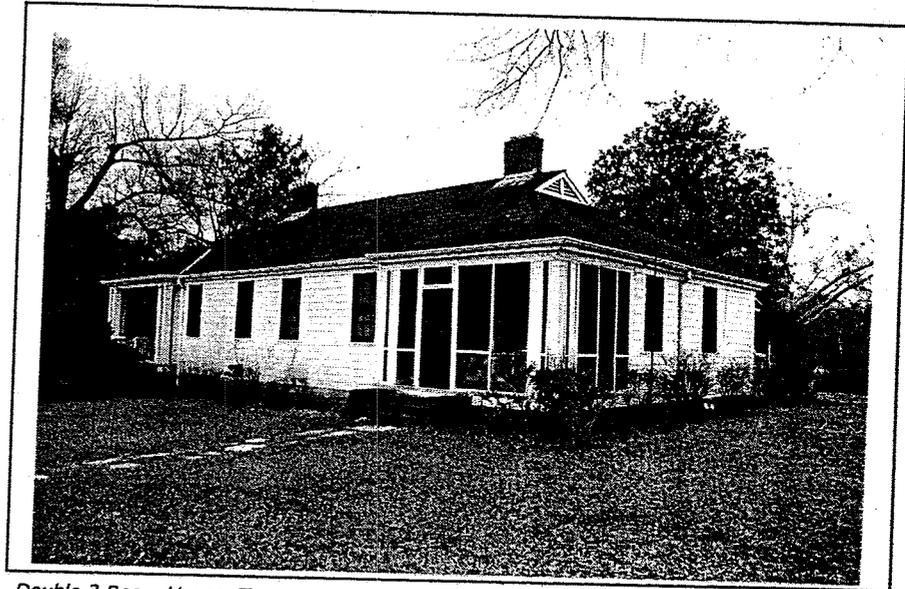


Double 2-Room House -- Isometric View

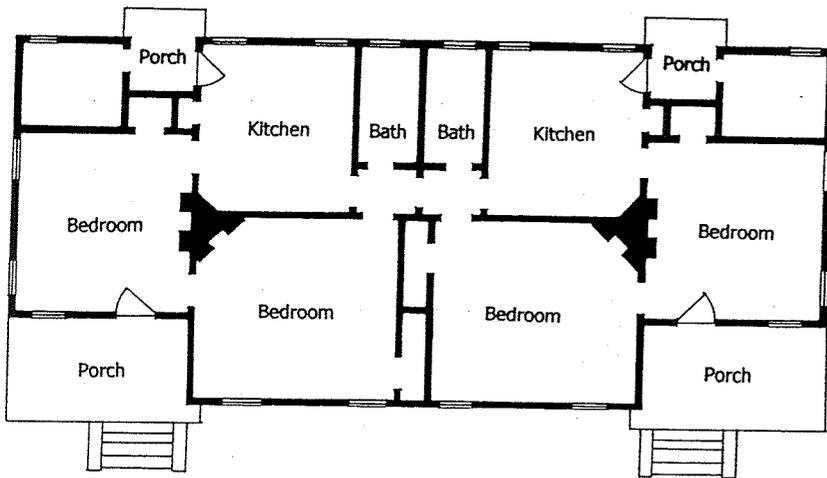
Double 3-Room House

Three variations of the Double 3-Room House type were constructed in the Clarkdale Mill Village. The primary differences among the three have to do with porch and roof treatments, as the arrangement and sizing of rooms is quite similar among the variations. All are symmetrical and exhibit a parallel orientation to the street. Each dwelling unit (two per house) consists of a front entrance porch, two bedrooms, a kitchen, a bathroom, a wood room and a small rear entry porch.

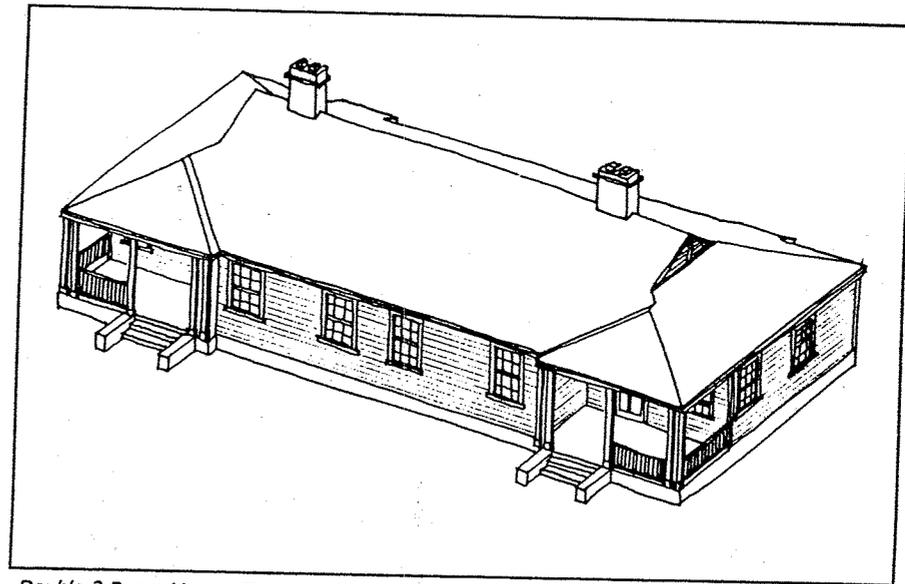
Double 3-Room House Type A is the most common of the three variations, as there are 21 examples in the village divided into two sub-types. Type A/sub-type 1 features a gable-on-hip roof with a pair of shallow extensions that come forward and contain partially-integral entry porches. Type A/sub-type 2 exhibits a hipped roof with gabled extensions that contain porches of size and function similar to those of sub-type 1.



Double 2-Room House, Type A/sub-type 1



Double 3-Room House, Type A/sub-type 1 -- Floor Plan



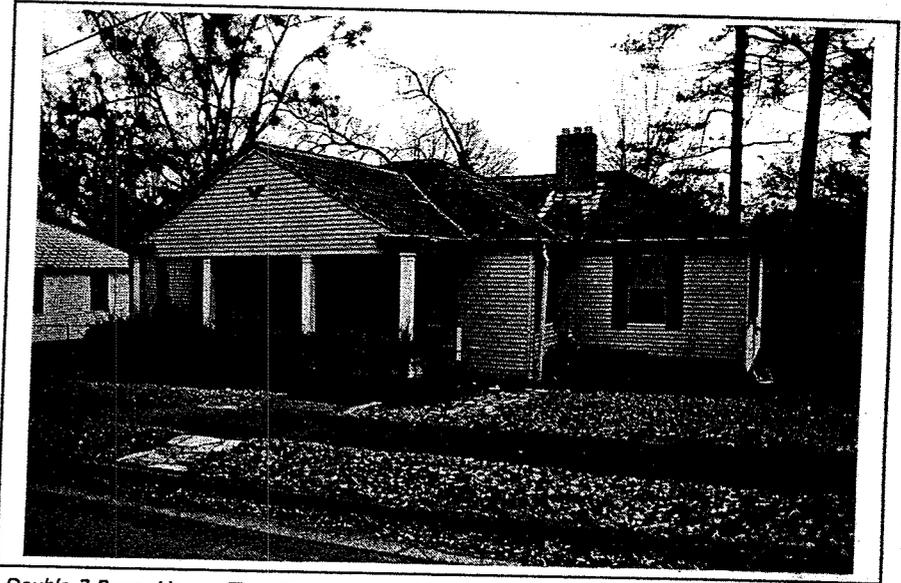
Double 2-Room House, Type A/sub-type 1 -- Isometric View

Double 3-Room House Type B, of which there are 12 examples in the mill village, features a hipped roof over the large, central portion of the building and also a gabled extension to either side. The porches are gabled and extend fully forward from the building's primary front elevation.



Double 3-Room House, Type B

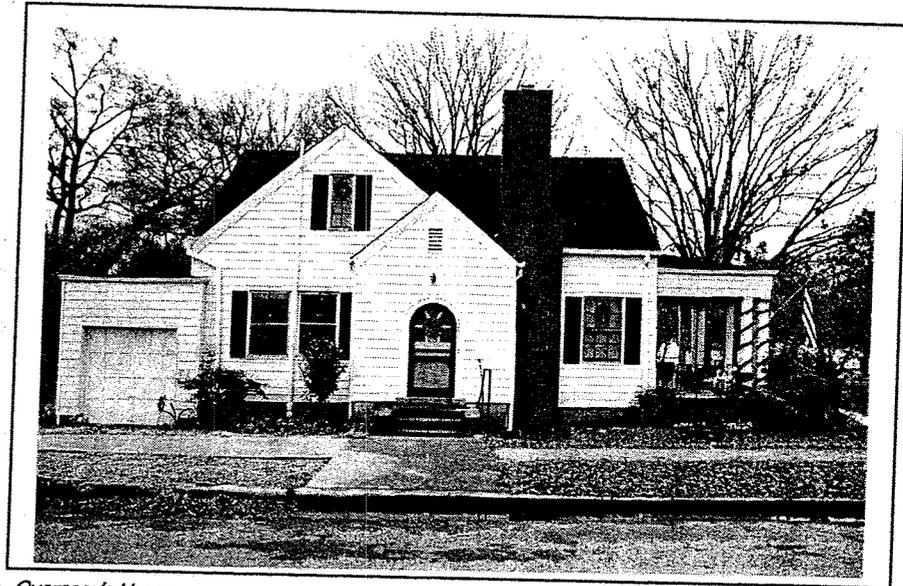
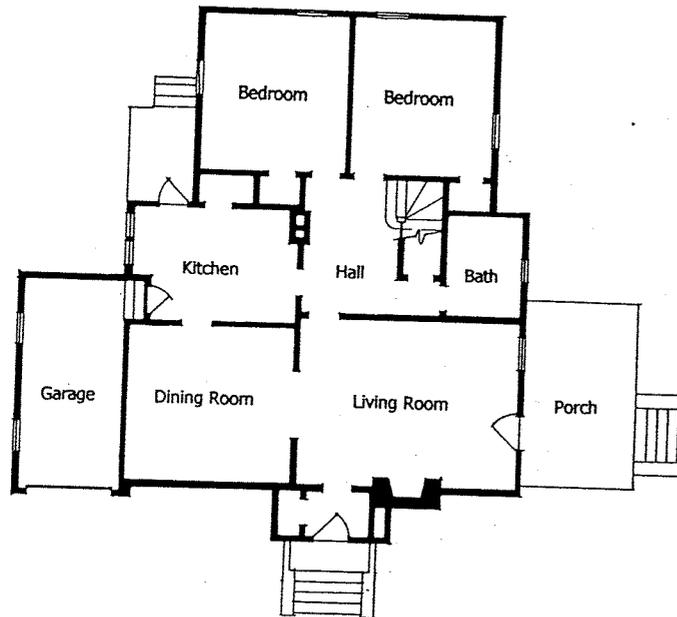
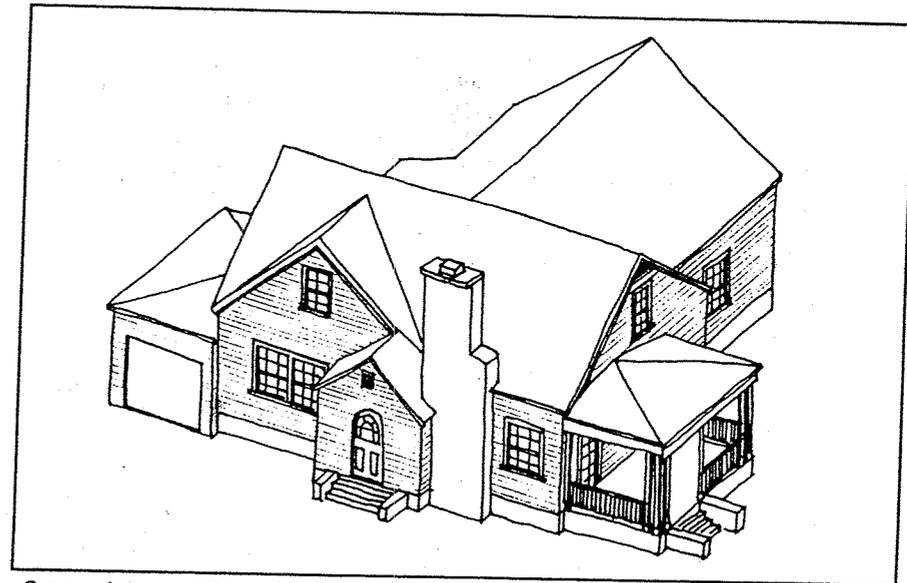
Double 3-Room House Type C, of which there are only three examples in the mill village, features a hipped central section that is somewhat smaller than that of Type B and a large hipped extension to either side. A single, gabled central entry porch is shared by the two dwelling units.



Double 3-Room House, Type C

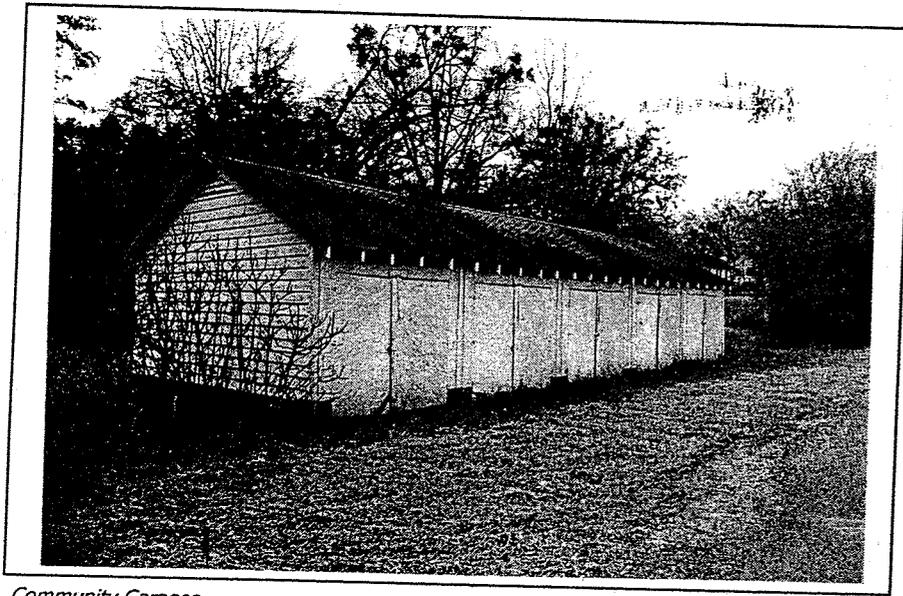
Overseer's House

The Overseer's House is an asymmetrical single-family dwelling with a side-gable main roof and gabled and hipped extensions. The front elevation features two front-facing gables, one of which contains the round-arched door. Windows are 6-over-6, paired as well as individual, and a single exterior brick chimney is situated on the primary elevation. The front door is centrally positioned and opens into a small entry way. There are two large front rooms, a 15' 9" x 14' 9" dining room to the left and a 20' 9" x 14' 9" living room to the right. Flanking these rooms are an automobile garage to the left and a porch to the right, both covered by hipped roofs. A kitchen and a hallway/bathroom are positioned behind the front rooms, while two bedrooms and a small entrance porch are at the rear of the house. An upper half story is accessed by stairs in the hallway and consists of two additional bedrooms and a store room.

*Overseer's House**Overseer's House -- Floor Plan**Overseer's House -- Isometric View*

Multi-Family Garages

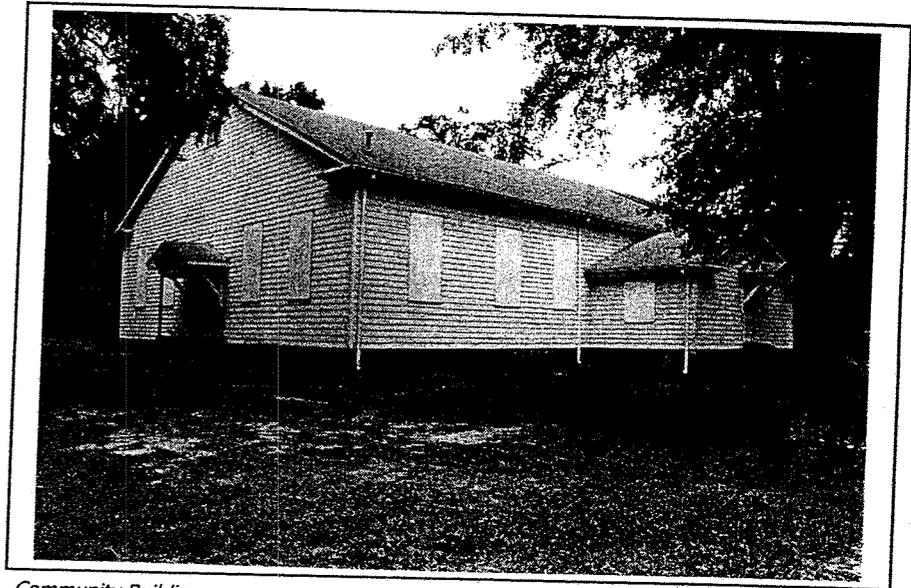
A total of ten historic automobile garages are located behind houses of the mill village. These side-gabled, wood-framed structures were built in the mid-1930s and were shared by the Clarkdale residents. They are long, low buildings of utilitarian appearance. Clarkdale's garages represent a rather unusual building type in a southern mill village, due to the fact that most mill communities in Georgia were established before automobiles were in general use.



Community Garages

Community Building

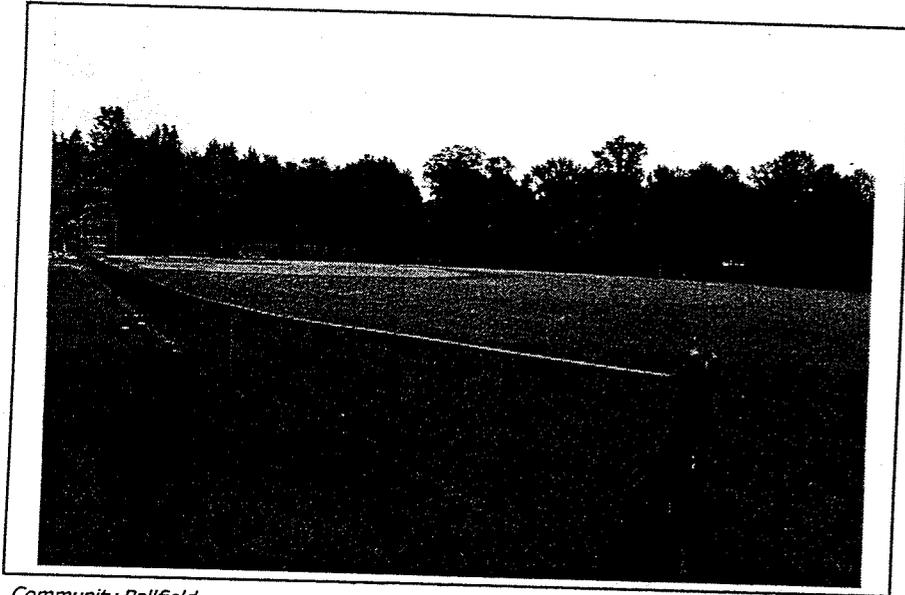
The Clarkdale Mill Village Community Building is a large, frame, front-gabled structure located at the southeastern corner of the mill village. Constructed in 1934, the Community Building is one story in height and features minimal detailing, limited to boxed cornices and cornice returns and a bracketed canopy over the front entrance. Although a simple structure, the Community Building is a fine and somewhat rare surviving example of this property type.



Community Building

Community Ballfield

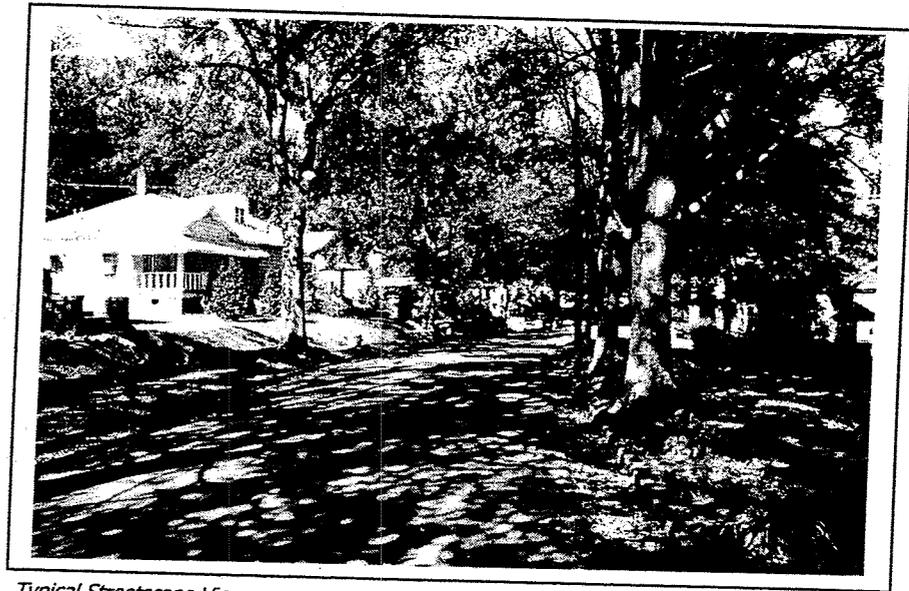
Located just south of the community building, the ballfield is a standard baseball facility enclosed by chain link fencing. This athletic facility was developed when the Community Building was under construction, in accordance with the original master plan for Clarkdale Mill Village.



Community Ballfield

Landscape Features

Today the Clarkdale Mill Village Historic District presents an almost park-like setting, characterized by numerous large shade trees planted at regular intervals along the community's curvilinear streets. The ballfield, mentioned previously, is located toward the southeastern corner of the community and is also an important landscape feature within the historic district.



Typical Streetscape View

2.0 Local Preservation

2.1 The Cobb County Historic Preservation Ordinance

Adopted on 28 August 1984, the Cobb County Historic Preservation Ordinance is intended to "establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures and works of art having a special historical, cultural or aesthetic interest or value" to the people of Cobb County. The ordinance establishes the Cobb County Historic Preservation Commission and sets out the functions and powers of that body. It also details the procedures for (a) designation of historic districts and landmarks and (b) conducting design review as a means of determining whether to issue certificates of appropriateness for proposed work involving designated properties.

* * *

2.2 The Cobb County Historic Preservation Commission

Created by the Cobb County Historic Preservation Ordinance, the Cobb County Historic Preservation Commission consists of five members appointed by the Board of Commissioners. Members must be residents of Cobb County who have "demonstrated special interest, experience, or education in history, architecture, or the preservation of historic resources."

The Historic Preservation Commission is authorized to:

- (1) Prepare an inventory of historic properties within Cobb County;
- (2) Make recommendations to the board of commissioners concerning properties with potential for historic designation;
- (3) Review applications for certificates of appropriateness;
- (4) Make recommendations to the board of commissioners that designations be revoked;
- (5) Restore or preserve historic properties;
- (6) Promote the acquisition by Cobb County of facade and conservation easements;
- (7) Conduct educational programs;
- (8) Make investigations and studies related to historic preservation;
- (9) Seek out state and federal funds for historic preservation and make recommendations to Cobb County concerning uses of any such funds acquired;
- (10) Submit to the Historic Preservation Division of the Georgia Department of Natural Resources a list of historic properties or districts designated;
- (11) Perform historic preservation activities as the official agency of Cobb County's historic preservation program (with consent of the board of commissioners);
- (12) Receive donations, grants, funds or gifts of historic property, and acquire and sell historic properties; and
- (13) Review and make comments to the Historic Preservation Division concerning the nomination of properties in Cobb County to the National Register of Historic Places.

The Cobb County Historic Preservation keeps a public record of its resolutions, proceedings and actions.

* * *

2.3 Design Review in Cobb County

Once properties in Cobb County have been designated by the board of commissioners as being historic, they become subject to a process known as design review. This process is the means by which the Historic Preservation Commission determines whether proposed "material changes" to historic properties are appropriate. New construction within designated historic districts must also go through design review and receive approval by the Historic Preservation Commission. Once a project has been approved, the applicant receives a *certificate of appropriateness* signifying that the application has indeed been approved. This will enable the applicant to acquire a building permit and begin work.

Steps of the Design Review Process

A Certificate of Appropriateness (COA) must be acquired prior to undergoing all *exterior* work that requires a building permit. Changes to interior spaces do not require a COA. Examples of other work that normally would not require a COA include: painting a building; the addition of temporary features, such as a wooden wheelchair ramp, that do not permanently alter the building's appearance; and replacing a broken window pane. Examples of work that normally *does* require a COA include: adding a porch to the side of a house; enclosing an original porch; and applying vinyl siding to a house.

(1) Submission of Application. The applicant files a *certificate of appropriateness application*, accompanied by such drawings, photographs or plans as may be required by the Historic Preservation Commission. Applications for demolition must be accompanied by plans for any building that would replace the demolished structure. Upon receipt of an

application for a certificate of appropriateness, the Historic Preservation Commission will set a date for reviewing the application. At least seven days prior to the review session, the Commission will inform property owners of any property likely to be affected by reason of the application. The applicant and any such property owners will be given an opportunity to be heard at the review session.

(2) Review Session. The Historic Preservation Commission will hold a review session (which may in some cases be a public hearing), at which time the applicant and any other property owners likely to be affected by reason of the application are given opportunities to be heard.

In its review of certificate of appropriateness applications, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation* and the design guidelines contained in this manual as criteria for making its decisions.

(3) Decision on Application. The Cobb County Historic Preservation Commission will approve an application and issue a *certificate of appropriateness* if it finds that the proposed project would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property or historic district. The Commission will deny an application if it determines that the proposed project would have any substantial adverse effect to these qualities of the historic property or historic district.

Once an application has been approved and a certificate of appropriateness has been issued, the applicant's next step is to contact the building inspector about securing a building permit. A rejection of an application will prevent the applicant from acquiring a building permit.

If an application is rejected, the Commission must state its reasons for the rejection and provide these to the applicant in writing. The Commission has the option of suggesting alternative courses of action. The applicant may make modifications to the plans and resubmit the application at any time.

* * *

2.4 State and Federal Review

Proposed work involving properties within the Clarkdale Mill Village Historic District may also take place at the state and federal levels. Should a project be proposed that would utilize some sort of federal funding or licensing, the federal agency involved will be responsible for providing information about the project to the President's Advisory Council on Historic Preservation. This is a stipulation of Section 106 of the National Historic Preservation Act, which states that the Advisory Council must be given an opportunity to comment on the effect of federally-assisted projects involving properties listed in or eligible for listing in the National Register of Historic Places. Comments made by the Advisory Council are only advisory in nature, not binding, but this process is important and often results in modifications to plans and more appropriate treatment of historic properties.

Georgia has an important program that was designed to encourage rehabilitation of historic residential as well as commercial buildings. Under this program, property tax assessments for eligible rehabilitated properties are frozen for nine years and requires action by the Historic Preservation Division of the Georgia Department of Natural Resources and the Cobb County tax commissioner. In order to qualify, a

property must be listed or eligible for listing in the Georgia Register of Historic Places (either individually or as a contributing building within a historic district) and work on the property must have been begun after January 1 1989 and be completed with two years. There are also specific requirements as to how much the rehabilitation work should increase the fair market value of the property, and all interior as well as exterior work must be completed in accordance with the Secretary of the Interior's *Standards for Rehabilitation*. Additional information on this program is available at Cobb County Community Development Department, Planning Division.

The final instance in which state and federal involvement may occur is the federal tax incentive program for qualifying rehabilitation projects. A property owner wishing to receive a tax credit for work done on a historic building must complete a two-part application that (a) documents the significance of the property and (b) describes in detail the work being proposed for the interior as well as the exterior of the property. The application form is reviewed and must be approved by the Georgia State Historic Preservation Office (the Historic Preservation Division of the Department of Natural Resources) and the National Park Service. Further information on this program is available from the Cobb County Community Development Department, Planning Division.

* * *

3.0 Preservation Fundamentals

Historic preservation means different things to different people. There are a variety of terms applied to numerous activities of working with historic buildings, and confusion is not uncommon. Terms such as "preserve," "restore," and "rehabilitate" are often used interchangeably, but they have quite different meanings. It is thus important to recognize that there are several levels of "preservation" work and that for a given building, one type of treatment is probably considerably more appropriate than any other.

3.1 Preservation Treatments

The Secretary of the Interior, who is responsible for establishing professional standards and providing advice on the preservation and protection of all properties listed in or eligible for listing in the National Register of Historic Places, recognizes four distinct treatments for historic buildings. The appropriateness of a given treatment will be determined by the particular circumstances that surround a building, and several considerations need to be taken into account when choosing the proper treatment for a given historic building. These include the property's *relative importance in history*, the property's *physical condition*, the property's *proposed use*, and any *mandated code requirements* that might apply.

Preservation is defined by the Secretary of the Interior as "the act or process of applying measures to sustain the existing

form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project."

Preservation is considered the appropriate treatment when a building's character-defining features (exterior materials, detailing and spacial organization) are substantially intact and when extensive repair work or replacement is not necessary.

Rehabilitation is defined by the Secretary of the Interior as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

Rehabilitation is considered the appropriate treatment when a building has suffered from significant losses of original features and/or materials. In such a situation, the repair and replacement of deteriorated or removed features will be necessary, and yet it will still be important to retain original materials that remain.

Restoration is defined by the Secretary of the Interior as "the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of

mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project."

Restoration is considered the appropriate treatment when a building's architectural or historic significance during a *particular period of time* is of considerably more importance than its significance from any other span of time. This means that a *restoration period* will need to be determined prior to planning the work, so that the restoration will accurately depict the building's appearance during its most significant years.

Reconstruction is defined by the Secretary of the Interior as "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

Reconstruction is considered the appropriate treatment when recreating a building's historic appearance is determined necessary to fully understand and interpret its historic value. It is important that sufficient historical documentation be assembled prior to undertaking a reconstruction, so that the reproduction will be accurate. It is unlikely that reconstruction will be undertaken for any buildings in the Clarkdale Mill Village Historic District.

* * *

3.2 Building Interiors

While the Clarkdale Mill Village Historic District Design Guidelines do not address interior spaces (and thus there is no

Certificate of Appropriateness requirement for interior changes), it is nonetheless important that property owners carefully consider the importance of these spaces before undertaking major alterations or even minor repair work. The following is a suggested approach to undertaking major interior work.

An **evaluation of interior spaces** should be the first step in rehabilitating the interior of a historic residential building. This will involve making an assessment of the existing interior spaces and features and possibly photographing much of what can be seen. Elements that are original and contribute to the building's historic character should be noted. If the original floor plan is fully intact it should certainly be considered as an important element that is worthy of being maintained. Examples of other contributing elements that may be worthy of preservation include individual spaces or rooms, architectural details (such as moldings, baseboards, fireplaces and mantels, door and window trim, flooring, and wall surfaces) and even features of historic mechanical systems (such as grilles, light fixtures and radiators).

It is also very important to assess any alterations and deterioration that may be present inside the building. Have any original walls or architectural details been removed during the building's history? Have any partition walls been added? Are any historic features covered by more recent work, and do they hold potential for being returned to their original appearance? Where is the most serious deterioration located, and what has caused it? Answering these sorts of questions will help determine what sort of rehabilitation work and further alterations may be appropriate.

* * *

3.3 Project Planning

Most of the preservation projects likely to be undertaken in Clarkdale will fall under treatment categories *preservation* and *rehabilitation*. With every type of preservation work, however, it is recommended that a three-phase approach be followed, consisting of (1) Research, (2) Planning and Design, and (3) Hiring a Contractor and Beginning Work.

Research involves becoming acquainted with a building's design characteristics and may also include documenting its history. Even the most ordinary historic building has features that enhance its appearance and significance, and it is important for property owners to be aware of these features.

It may also be very beneficial to piece together the history of a building. Doing so often gives the owner a heightened appreciation for and interest in the property and may reveal information vital for a successful rehabilitation project. Likely sources to consult include; and historic photographs.

Planning is essential for any project to be successful. This step should involve careful consideration of what the work will involve, why the work is necessary, and how the work will be done. For very minor projects, planning need not be extensive, yet it is important that all aspects of the project be thought through before getting started. Major rehabilitation projects, on the other hand, will require considerable time devoted to prioritizing work items. Careful thought should be given to the building's key features and ways in which they can be salvaged. It is usually more expensive to replace existing features than it is to utilize these elements, so saving original materials and features should always be a priority. This is also important for historic reasons and for the fact that architectural details add

to the appearance of all buildings.

Once plans have been prepared, it is time to submit a completed certificate of appropriateness application form to the Cobb County Historic Preservation Commission. [See the section on Design Review in Section 2.0 for full information on this process.]

Hiring a Contractor & Beginning Work

Selecting the right architect or contractor is vitally important. It is best to begin by getting recommendations from friends and other property-owners who have had work done recently. It is also wise to examine some completed projects and talk to the clients. Be sure that a potential contractor has an established business and is licensed, insured and bonded. The fact that a contractor is licensed will not assure you that he is the right person for the job, but it is at least a good indication that the candidate is a serious professional. It would be best to hire a contractor who is experienced with historic properties. Narrow the field of candidates to a few and ask for competitive bids, discarding those that are unusually high or low, and then make a decision.

After the contractor has been selected it is time to write up a contract that references a detailed set of plans for the work. As work gets under way, be sure to maintain close communication with the contractor and don't allow important decisions to be made without being consulted. It is important for a building owner to have a good idea of what sort of rehabilitation design work is appropriate for a building and to keep abreast of how the project is going.

* * *

4.0 Design Guidelines for Residential Maintenance & Improvements

The design guidelines in this section address typical maintenance issues as well as alterations that would not fall into the category of major additions. These are likely to be the types of projects most frequently reviewed by the Cobb County Historic Preservation Commission. The primary source used in the development of this section is *The Secretary of the Interior's Standards for the Treatment of Historic Buildings*, in conjunction with visual inspections of the Clarkdale Mill Village Historic District.

The intent of these guidelines is to ensure that the character of Clarkdale's historic dwellings and private yard spaces are successfully maintained when property owners carry out day-to-day maintenance and make improvements. The proper treatment of existing buildings and vegetation will in turn ensure that the overall historic qualities of the mill village are preserved and perhaps in some cases enhanced.

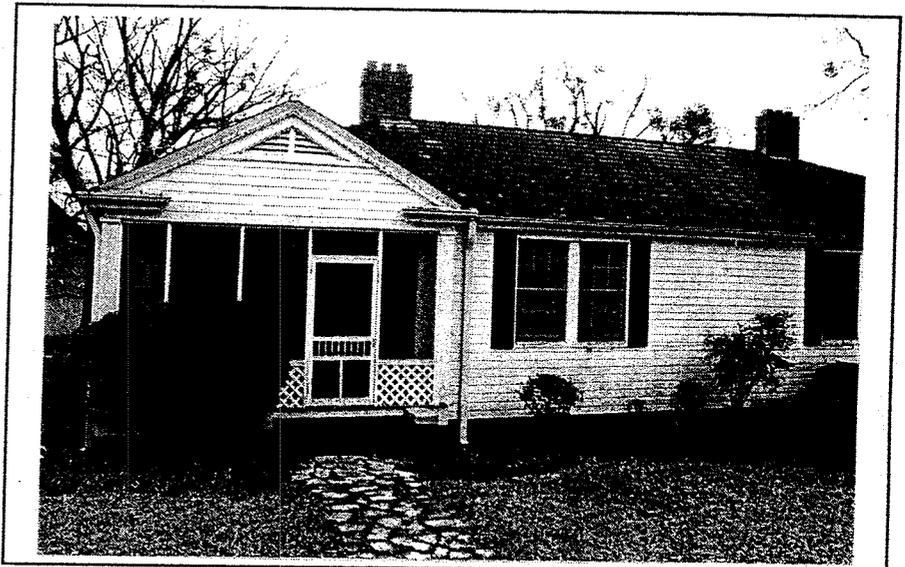
4.1 Roofs, Gutters & Chimneys

Roofs do much more than just prevent rain water and cold from entering buildings, although those are certainly vital functions. A building's roof form and materials help define architectural character. The roof is part of the overall house design, and as such needs to be considered for all of its

contributions to a building's appearance. This is especially true because roofs require fairly frequent maintenance and repair work.

Gutters and downspouts are important features that serve to collect rainwater from roofs and carry it down and away from buildings. They need to be kept in good repair in order to perform properly, and their location on a building is an important consideration for aesthetic as well as functional reasons.

Like roofs, chimneys are not only functional but also add visual interest to historic buildings and even help one get a sense of the interior arrangement of rooms.



This Double 3-Room House (Type A/sub-type 1) in Clarkdale exhibits a well-maintained roof and properly positioned gutters and downspouts.

Guidelines for Roofs, Gutters & Chimneys:

- **Alterations to the overall shape of a roof are discouraged.**
- **Retaining and repairing original roofing materials is encouraged.**
- **Should it become necessary to apply new roofing materials, the chosen materials should be identical or very similar to the original material.**
- **Gutters and downspouts should be retained in their original locations.**
- **New downspouts should be installed at corner locations to minimize their visibility.**
- **Brick chimneys should be repaired and repointed using proper techniques for removing existing mortar, preparing joints, and applying new mortar that closely matches the original.**
- **The chimneys of fireplaces no longer in use should not be removed, as doing so greatly alters the character of a building.**

* * *

4.2 Foundations

Foundations are often overlooked as being character-defining features of historic buildings. They are important for establishing the relationship between a house and the ground as well as for providing support for the structure.



This Double 3-Room House (Type B) exhibits a prominent foundation due to its sloping site.

Guidelines for Foundations:

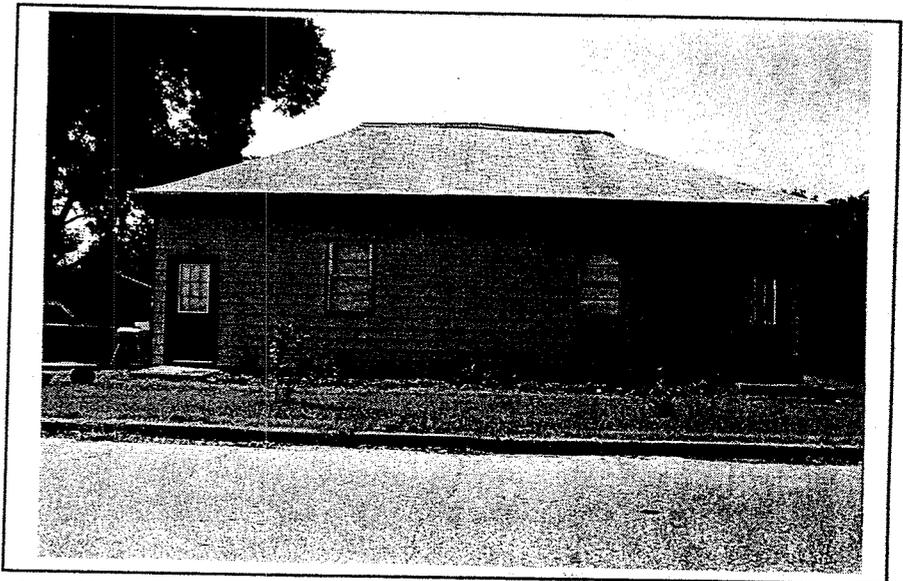
- **The original appearance of foundations should be maintained.**
- **Repair work to foundations should be accomplished without unnecessarily removing or obscuring original foundation elements.**
- **New foundation materials should closely match original materials in terms of color, composition, and appearance.**

* * *

4.3 Exterior Surface Materials & Colors

Exterior surface materials are among the most important features of historic buildings, particularly those with relatively minimal architectural styling and ornamentation. All of the dwellings in the Clarkdale Mill Village were constructed with wood siding, but today many houses exhibit synthetic siding that is wider and of a different profile than the original wood siding. The present lack of uniform siding appearance detracts from the character of the district. Moreover, synthetic sidings have the potential to damage historic materials because they often trap moisture.

In addition to originally being constructed with the same exterior siding, all houses were originally painted white and with black trim. Today most houses remain white, and all but a few of those that are no longer white have been painted light colors. The Cobb County Historic Preservation Commission does not regulate exterior color. Nevertheless, it is important to consider original paint colors and the ways in which certain colors may influence the character of a building and its surroundings.



The width of this siding is inappropriately wide, significantly altering the character of this house.

Guidelines for Exterior Surface Materials:

- **Original wood siding and details such as cornerboards and other trim should be retained and properly maintained.**
- **If it becomes necessary to replace areas of original siding or nonhistoric synthetic siding, wood siding of the same dimensions of the original should be used for the replacement material.**
- **Synthetic siding is strongly discouraged. Nevertheless, it may be allowed if the proposed siding matches the dimensions of the original wood siding and if cornerboards, window and door trim, and other details are maintained as original.**
- **Good quality asphalt shingles represent the best choice for new roofing material.**
- **It is best not to apply asphalt shingles over more than one existing layer of roofing.**

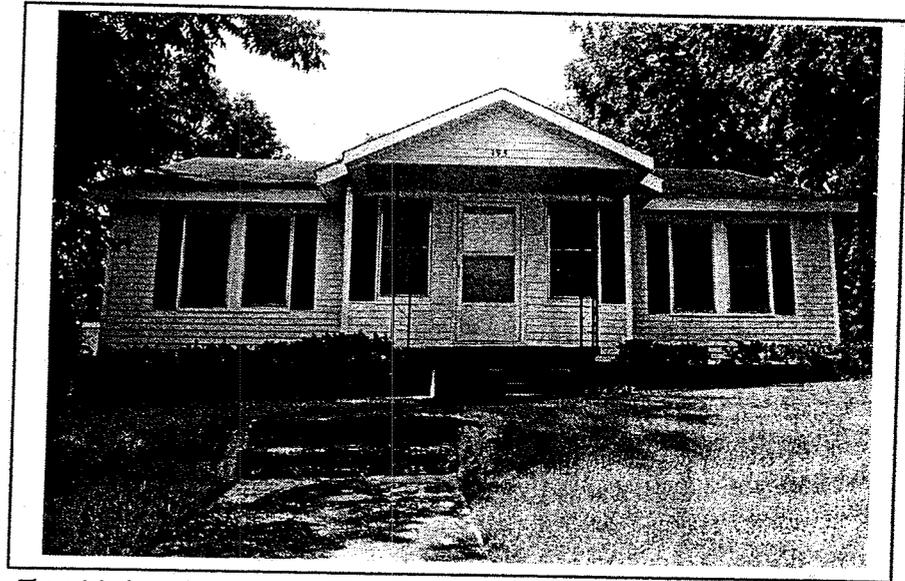
Recommendations for Exterior Colors:

- **White paint with black trim was the original color scheme used on all houses in the Clarkdale Mill Village. These are the authentic paint colors, but other colors may be selected.**
- **Dark as well as very bright exterior wall colors are not encouraged.**
- **In general, a light surface color with very dark trim is the best choice.**

* * *

4.4 Porches & Porch Enclosures

Porches are often major design elements of residential buildings. In Clarkdale, each single-family residence has one front porch while most original duplexes have two. The porches of Clarkdale are thus significant from an aesthetic standpoint as well as for what they tell us about what the planners of the mill village considered important. Particularly important to retain are grouped porch supports, characteristic of several house types. Enclosing any porch can diminish the historic character of a building, and this has already occurred with many houses in the Clarkdale Historic District.



The original wood porch supports of this house have been replaced with a nonhistoric metal variety, significantly altering the building's appearance.



The porches of this Double 2-Room House have been screened in an appropriate manner, leaving the open character of the porches substantially intact.

Guidelines for Porches:

- **Original porch appearance should be maintained.**
- **Repair work should be limited to replacement of deteriorated or missing materials with identical or compatible substitute materials.**
- **If added, handicap ramps should be unobtrusive and not situated perpendicular to the house.**

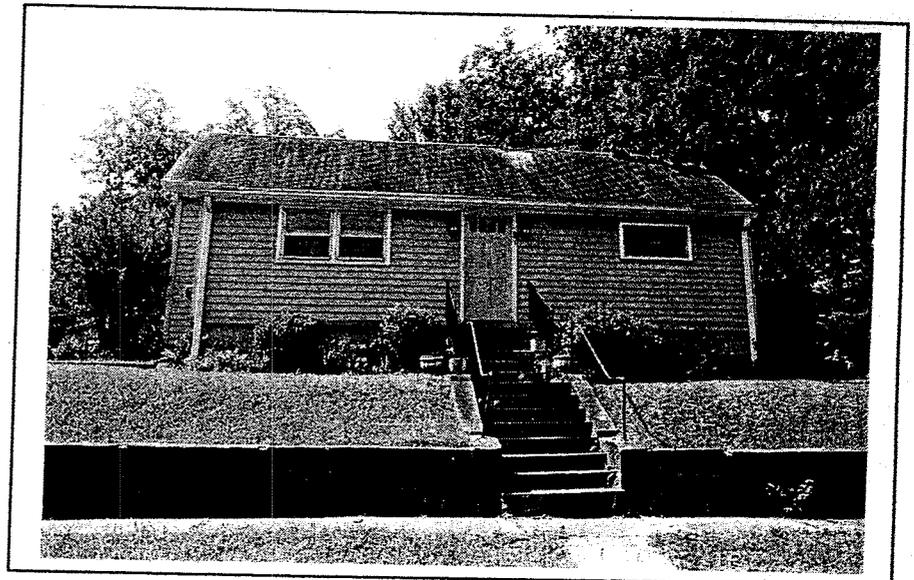
Enclosing an original porch is a step that should be carefully considered and planned.

Guidelines for Porch Enclosures:

- **The enclosure of porches is not recommended but may be acceptable if the proposed design utilizes primarily glass and/or screen and does not greatly diminish the original open character of the porch.**

4.5 Windows

Window design and the distribution of windows on facades have an important influence on the overall character of buildings. The original windows of historic houses in the Clarkdale Mill Village Historic District are six-over-six wood double-hung sash windows.



This house exhibits replacement windows that are considerably smaller than the original windows, and the result is an unpleasing change in the building's appearance.

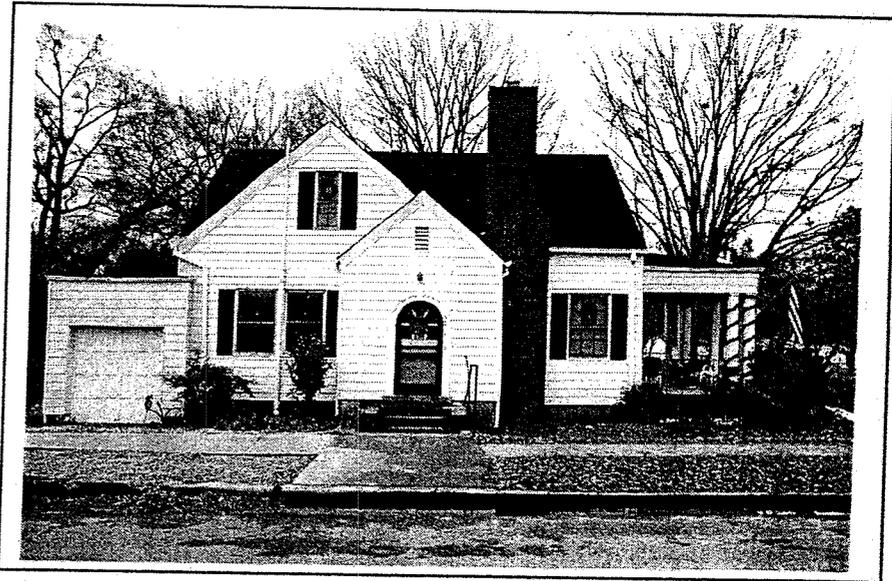
Guidelines for Windows:

- **Original windows should be repaired rather than replaced whenever possible. Repairs can often be completed at a savings over replacement of entire window units.**
- **Necessary window repairs should utilize materials that closely match original materials.**
- **Window openings should not be infilled or reduced in size, as these practices greatly alter the overall appearance of a building.**
- **New windows and window openings should be of a size and scale very similar to original windows. Materials similar to the original are also best, but nonhistoric materials may also be appropriate.**
- **The installation of new storm windows should not seriously alter original window appearance.**
- **If added, shutters should be appropriately sized and consistent with the appearance of typical early-20th century shutters.**

* * *

4.6 Doors

Doors are obviously important features of all buildings -- they are located on primary facades and are used frequently. Storm doors are today seen on almost all houses in Clarkdale.



The round-arched door of this Overseer's House is vital to the building's character.

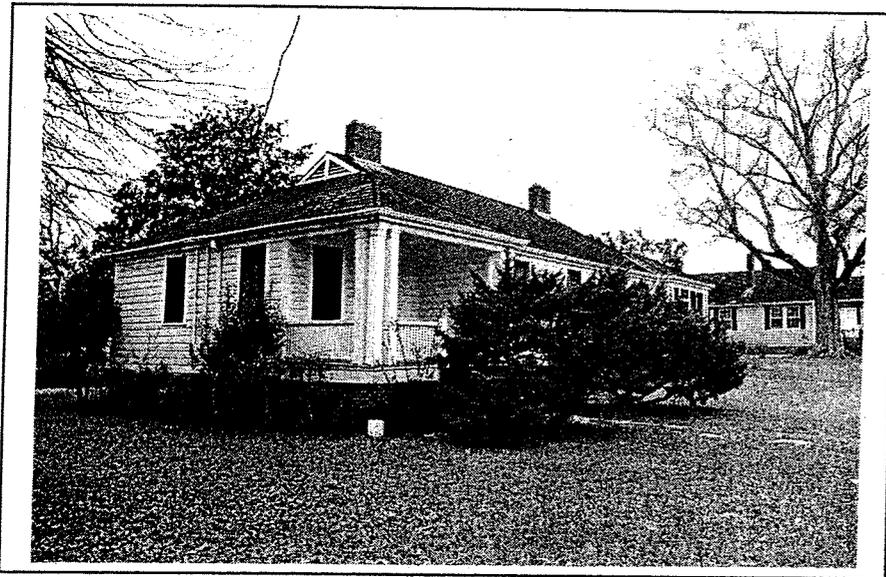
Guidelines for Doors:

- **Original doors and door openings should be maintained, and doors should be repaired rather than replaced whenever possible.**
- **Necessary replacement doors should closely match original doors.**
- **New door openings should be of a size very similar to that of original openings.**
- **New storm doors should have as little visual impact as possible. Plain designs are most appropriate.**

* * *

4.7 Architectural Details

Because the houses of the Clarkdale Mill Village Historic District are relatively simple, the architectural detailing present is very important to the character of individual buildings as well as that of the entire district. The key elements include cornerboards, cornice returns, roof vents, chimneys, and porch supports.



This Double 3-Room House (Type A/sub-type 1) exhibits the grouped porch supports that are so characteristic of Clarkdale houses.

Guidelines for Architectural Details:

- **Architectural details should be maintained and repaired (rather than replaced) when necessary.**
- **Ornamentation not original to a house should not be applied.**

* * *

4.8 Mechanical Services

It is just as important to heat and cool historic buildings as modern buildings, but care should be taken to minimize the visual impact of new heating and cooling units and systems. The same is true for items such as television antennas and satellite dishes.

Guidelines for Mechanical Services:

- **All mechanical systems should be located as unobtrusively as possible.**
- **Window air conditioning units should be located in side or rear windows if at all possible.**
- **Central heat and air systems should be located beneath houses or toward the rear and screened from view by means of vegetation or fencing.**
- **Antennas and satellite dishes should not be visible from the street if at all possible.**

* * *

4.9 Sidewalks & Driveways

The sidewalks and driveways original to Clarkdale are part of the community's historic fabric. Some yards include concrete steps that are characteristic features of Clarkdale. Many houses do not feature driveways, and the installation of new drives will thus be an ongoing possibility as some residents seek to develop off-street parking spaces.



The continuing growth of historic trees has caused considerable damage to many of Clarkdale's concrete sidewalks. The repair of such sidewalks should be accomplished in a way that does not alter the characteristic sidewalk patterns of the mill village.



Small concrete steps such as this are a common feature in Clarkdale and should be retained.

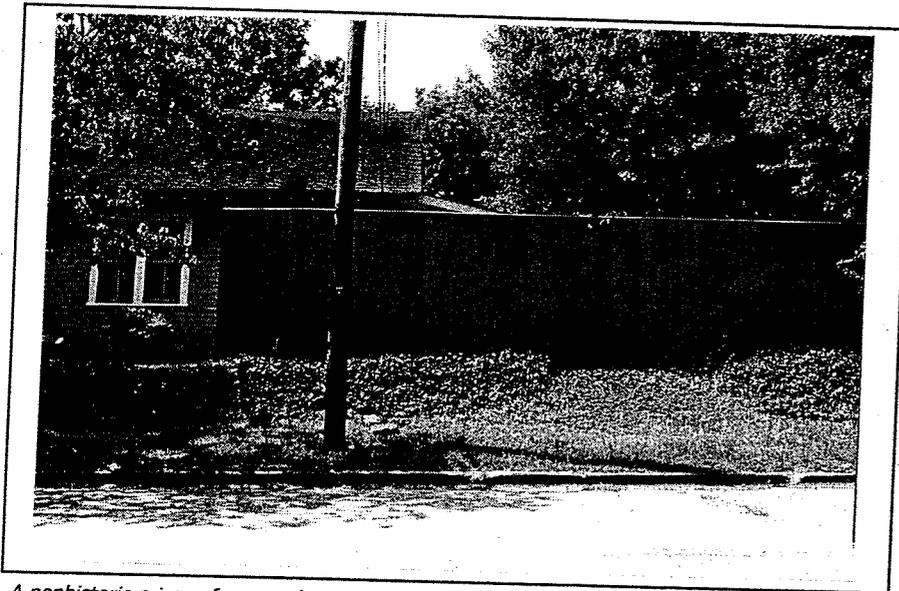
Guidelines for Sidewalks & Driveways:

- **Original sidewalks and driveways should be retained.**
- **Original concrete steps should be retained.**
- **Installation of new or replacement sidewalks (from the street to houses) should not disrupt established patterns. Appropriate materials include concrete and concrete pavers. Stone walks are not historically authentic.**
- **New driveways should be concrete, either continuous or in the form of driveway tracks, and should be straight rather than curved. They would be best located to one side or another of a house rather than directly in front of the building.**

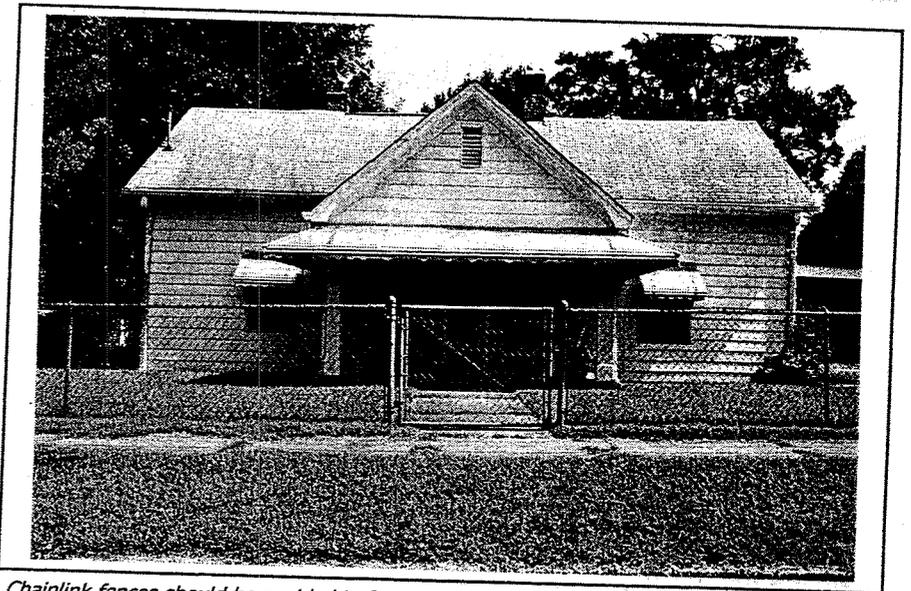
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4.10 Fences & Walls

The Clarkdale Mill Village Historic District is characterized by open front yard spaces. Fences and walls were historically absent from the community. Certain fence placements and materials are acceptable, but others are disruptive of the community's historic character.



A nonhistoric privacy fence such as this would be out of character in Clarkdale.



Chainlink fences should be avoided in front yard spaces because they detract from Clarkdale's historic open yard character, but such fences may be acceptable in side yards.

Guidelines for Fences & Walls:

- **Fences and walls are strongly discouraged for front yard spaces.**
- **Fences and walls may be installed in rear yards or along side yard boundaries.**
- **Chain link fencing is not appropriate as a front yard enclosure.**
- **Chain link fencing may be used as a rear yard enclosure.**
- **Vegetation is much more appropriate as a side-yard boundary material than is fencing of any variety.**
- **If fencing is installed along side-yard boundaries, it should be a substantially open picket variety or a simple wire design, rather than chain link.**
- **Masonry walls are not appropriate in Clarkdale.**

* * *

4.11 Private Yard Vegetation

The private yard spaces in Clarkdale are informally landscaped and include large shade and pine trees as well as hedges, shrubbery, foundation plantings, and small flower and vegetable gardens. These elements are generally in keeping with historic vegetation seen in the district.



Low foundation plantings are characteristic of the Clarkdale Mill Village Historic District.

Recommendations for Yard Vegetation:

- **Landscape features and vegetation that contribute to the historic character of the mill village should be properly maintained.**
- **If a large tree must be removed due to disease or storm damage, it should be replaced with a similar variety of young tree. Removal of mature trees must be carried out in compliance with Cobb County regulations.**
- **New landscape features should be consistent with existing features and thus compatible with the character of the historic district.**

* * *

5.0 Design Guidelines for Community & Streetscape Improvements

5.1 Community Form

The original Clarkdale plan is itself a historic resource worthy of preservation. The intact community plan is the "framework" for the individual buildings of the historic district and establishes the context for observing and understanding this unique collection of dwellings. The pattern of streets and sidewalks is thus an essential component of the community.

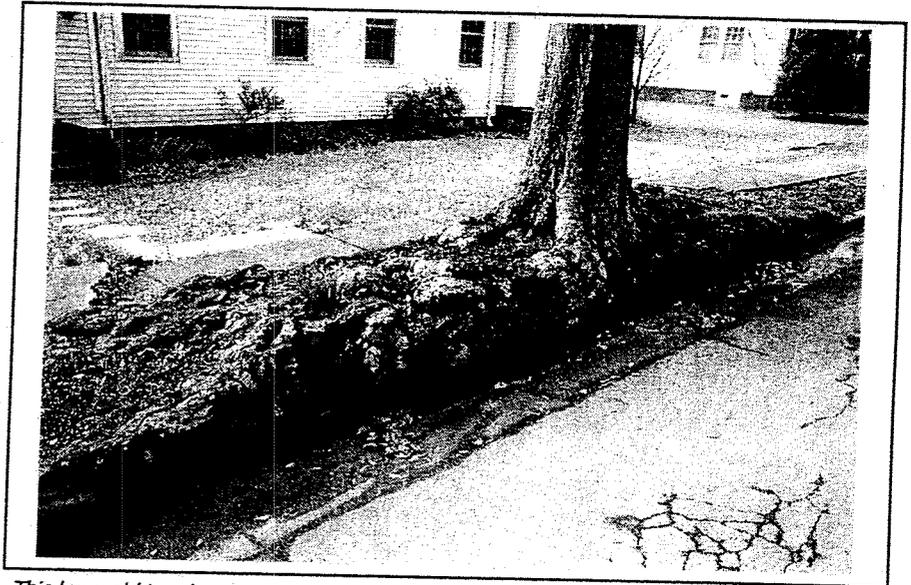
Guideline for Community Form:

- **The original plan of the Clarkdale Mill Village should be preserved and protected.**

* * *

5.2 Street Trees

The many large shade trees that line the streets of the Clarkdale Mill Village Historic District constitute a vital part of the overall environment. These trees were part of the original Clarkdale plan and are historic resources in their own right.



This large old tree has grown beyond the available space between street and sidewalk.

Guidelines for Street Trees:

- **Clarkdale's street trees should be properly cared for and retained.**
- **When necessary, damaged and seriously diseased trees should be replaced.**
- **Consideration should be given to modifying some sidewalk alignments to better accommodate large trees.**
- **Tree varieties not original to the Clarkdale plan should not be introduced.**

5.3 Street Lighting

At present, the street lights utilized in the Clarkdale Mill Village Historic District are the nonhistoric, cobra-head variety. This design is not appropriate for the district.

Guideline for Street Lighting:

- **Consideration should be given to identifying and installing more traditional streetlights in the district.**

* * *

5.4 Community Building

The Clarkdale community building, which was completed in 1934, is a good example of this type of structure. Most mill villages originally featured large community buildings such as this, and its survival adds to the overall historic character of the district.

Guideline for Community Building:

- **Efforts should be made to properly maintain the community building and ensure that all repairs are made in a sensitive manner.**

* * *

5.5 Community Ballfield

The Clarkdale ballfield was provided by the mill company for recreational use by residents of the mill village. Such recreational fields were common in early-20th century mill communities throughout the southeast.

Guideline for Community Ballfield:

- **Efforts should be made to retain the community ballfield as an important historic recreational feature in the Clarkdale Mill Village Historic District.**

* * *

6.0 Design Guidelines for Additions & New Construction

The Cobb County Historic Preservation Commission recognizes that there may be times when property owners will wish to increase the sizes of their residences. Additions to the historic dwellings of Clarkdale are not discouraged, provided that they are compatible with the historic character of the mill village and do not damage original materials of the buildings in question.

The construction of entirely new buildings is likely to be a rare occurrence in the Clarkdale Mill Village Historic District. Nevertheless, the possibility exists that new houses will be proposed and thus guidelines must address the primary issues of new construction. The Cobb County Historic Preservation Ordinance states that new buildings constructed within historic districts "shall conform in design, scale, building materials, setback and landscaping to the character of the district." The design of new houses should thus be guided by characteristics of the district's existing dwellings.

* * *

6.1 Placement

The placement of a building on a lot defines the amount of setback from the street to the front of the building as well as the spacing from side and rear lot lines to the sides and rear of the building. In the Clarkdale Mill Village, setbacks are

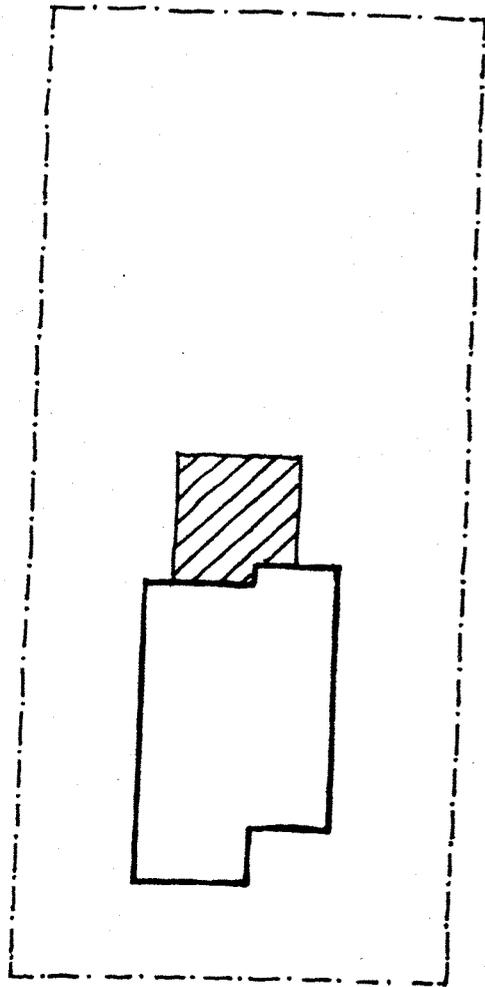
consistent, resulting in a uniform appearance up and down streets with even spacing between dwellings.

Factors to take into account when planning the placement of additions and new buildings include Clarkdale's established setback patterns and consistent spacing. As already discussed in section 1.2, much of Clarkdale's significance is embodied in the composition of the mill village as a whole; the architectural qualities of individual buildings, while certainly important, are secondary to overall context of the community. It is therefore critical that additions and new buildings not disrupt this context and that established patterns of placement be maintained and followed.

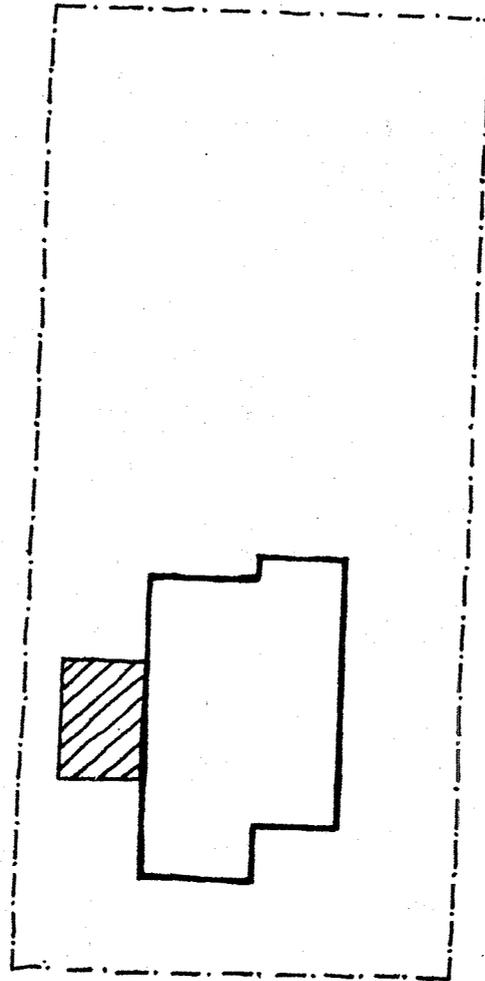
Guidelines for Placement:

- **Additions should be located at the rear of buildings or on elevations that are not highly visible.**
- **New buildings constructed in the Clarkdale Historic District should be placed in a manner similar to the district's historic buildings. This means particularly that (a) the traditional setback pattern seen throughout the district should be followed and (b) spacing between buildings should be very similar to historic spacing patterns.**

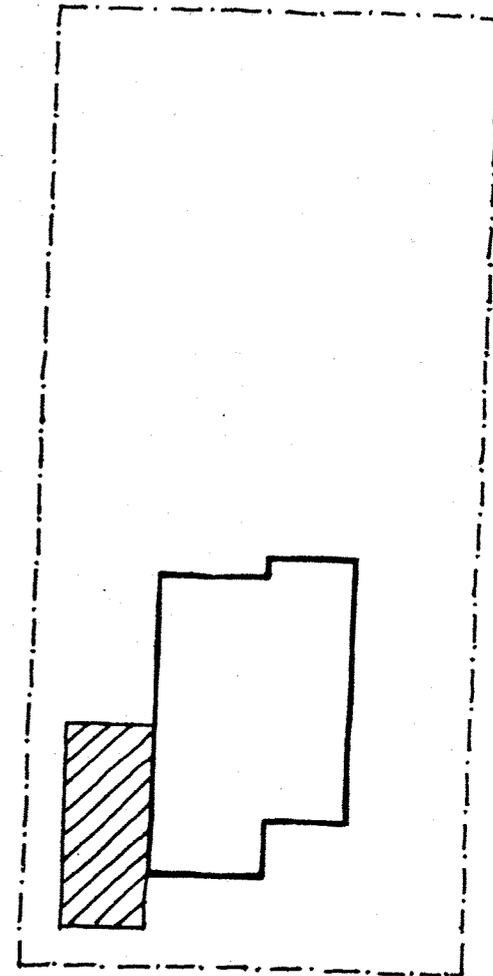
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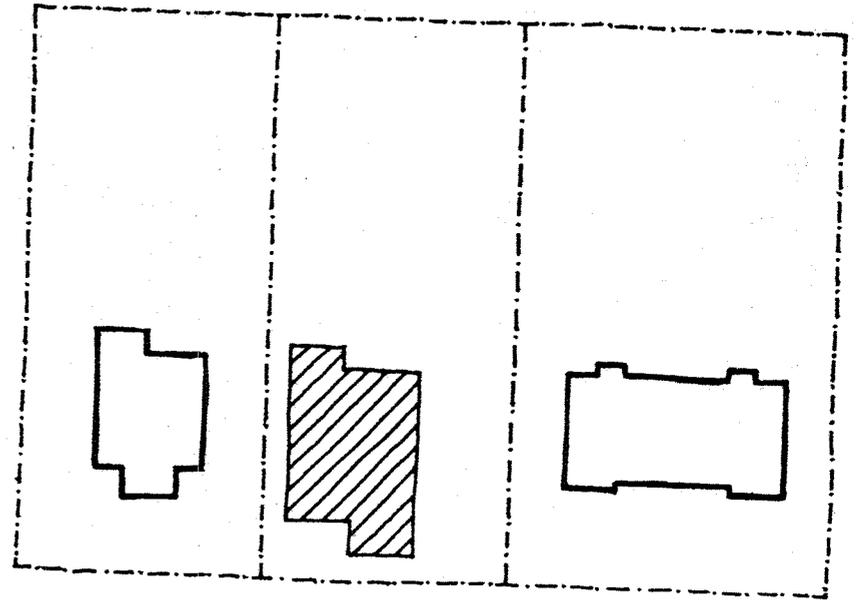
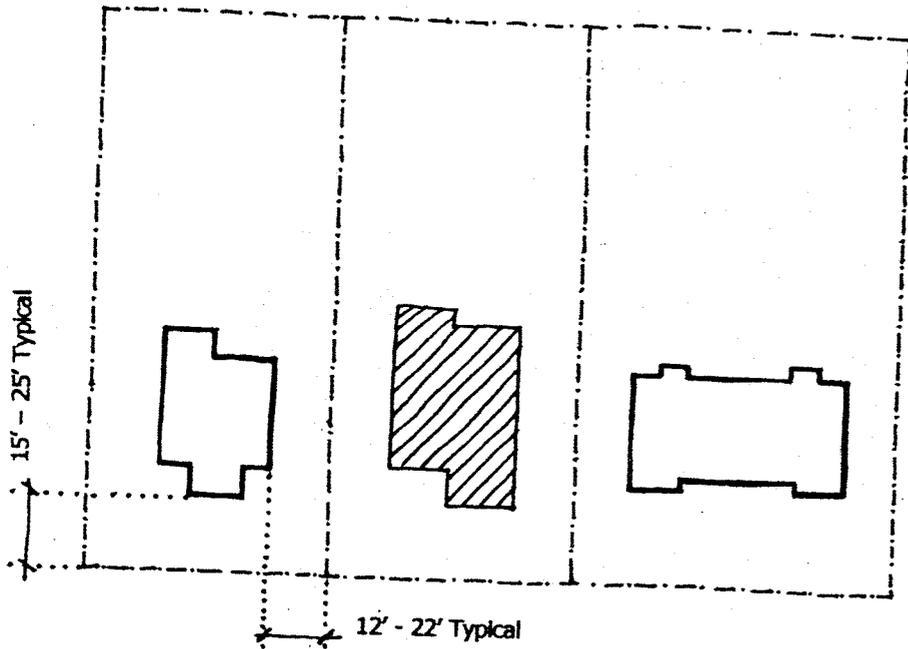
YES: Additions placed to the rear of existing houses nearly always represent the best solution to the need for additional living space.



OK: Side additions can be acceptable if they do not visually compete with the original portion of historic buildings.



NO: Additions that do not respect historic setback patterns and are highly visible from the street are not recommended.



YES: New buildings should be placed on properties in a manner consistent with historic building placement. Established setback and spacing patterns should be followed.

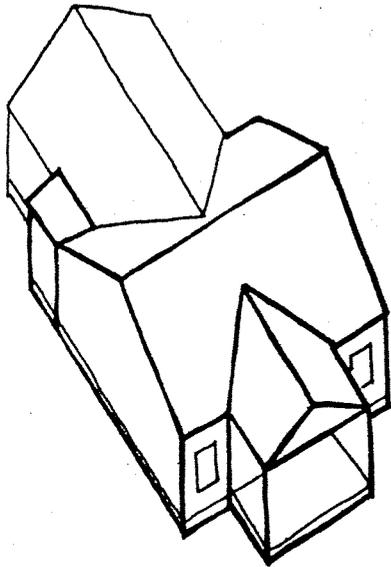
NO: New houses placed too close to (or too far from) front and side property lines disrupt the even spacing patterns that characterize the Clarkdale Mill Village Historic District.

6.2 Orientation

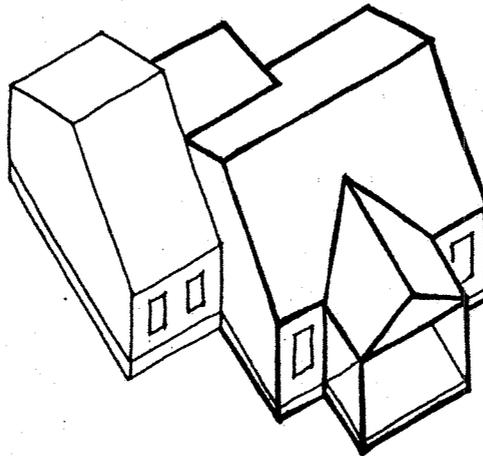
Orientation is the relationship of the front elevation to the street, and that relationship can be parallel, perpendicular or neutral. Additions and new construction should respect historic orientation patterns seen throughout the mill village. All houses in the historic district have their primary facades and entrances facing the street. Also, all house types feature front porches that face the street.

Guidelines for Orientation:

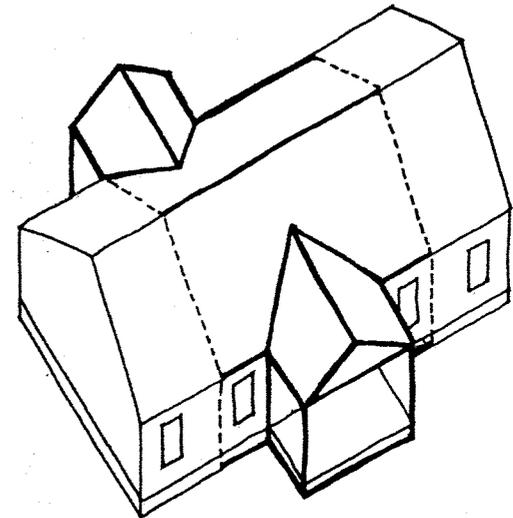
- **Additions should be positioned in such a manner that the original orientation of a building is maintained.**
- **In designing a new building, the orientation patterns of nearby dwellings should be taken into account.**
- **Porches of new buildings should be oriented to the street in a manner similar to historic buildings.**



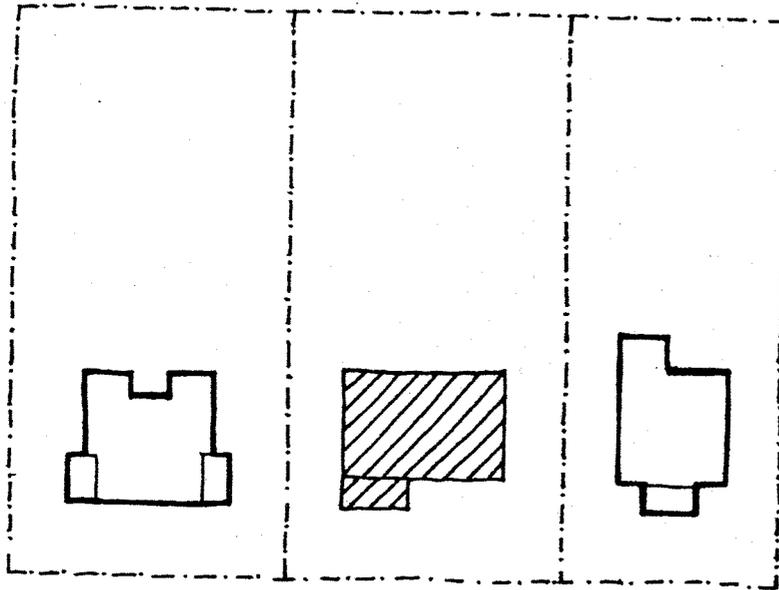
YES: This rear addition is not visible from the street and has not changed the relationship of the front elevation to the street.



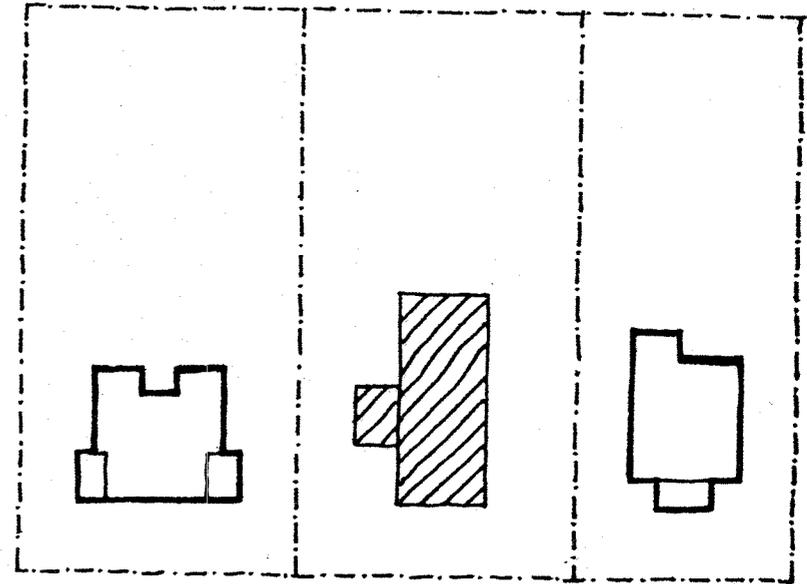
OK: A side addition such as this can be acceptable if the primary elevation remains clearly distinguishable and the original orientation is maintained.



NO: The two additions shown here significantly alter the orientation from neutral to parallel. Furthermore, it is somewhat difficult to distinguish the original primary facade.



YES: This example shows a new house with parallel orientation between existing houses that express parallel (left) and neutral (right) orientation. The new house also exhibits a front porch that faces the street and therefore relates to the historic buildings in a proper way.



NO: In this example, the new house expresses a perpendicular orientation that is not in keeping with the historic buildings of Clarkdale. Furthermore, the side porch is out of character with historic designs. A building with this orientation and porch placement would not be a successful addition to the historic district.

6.3 Building Footprint

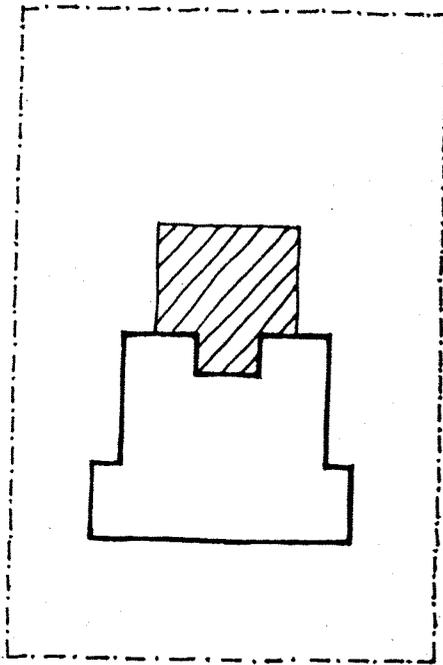
The original plan of a building is often readily apparent from an examination of the "footprint" or area defined by the building's perimeter walls. (It should be noted that the Clarkdale design guidelines do not address interior alterations; changes to the interior of a historic dwelling typically do not in any

way detract from exterior appearance.) The original "footprint" of a building is important and should remain discernable despite possible alterations and additions.

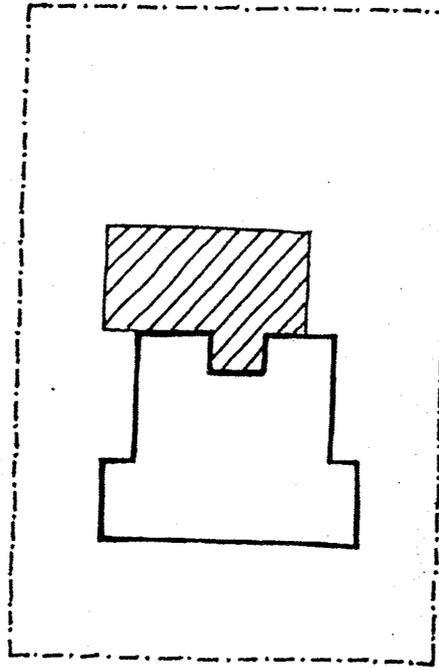
Guidelines for Building Footprints:

- **Any alteration or addition should be made without obscuring the original building footprint.**

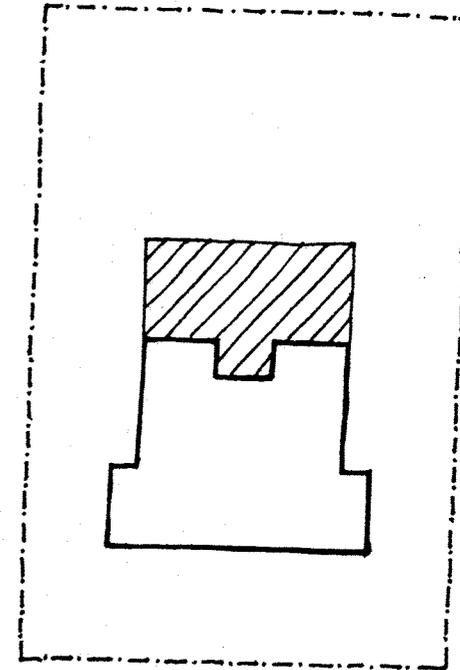
- **The building footprint of a new dwelling in Clarkdale should show the influence of historic building footprints (or house types) but should not duplicate footprints of original Clarkdale buildings.**



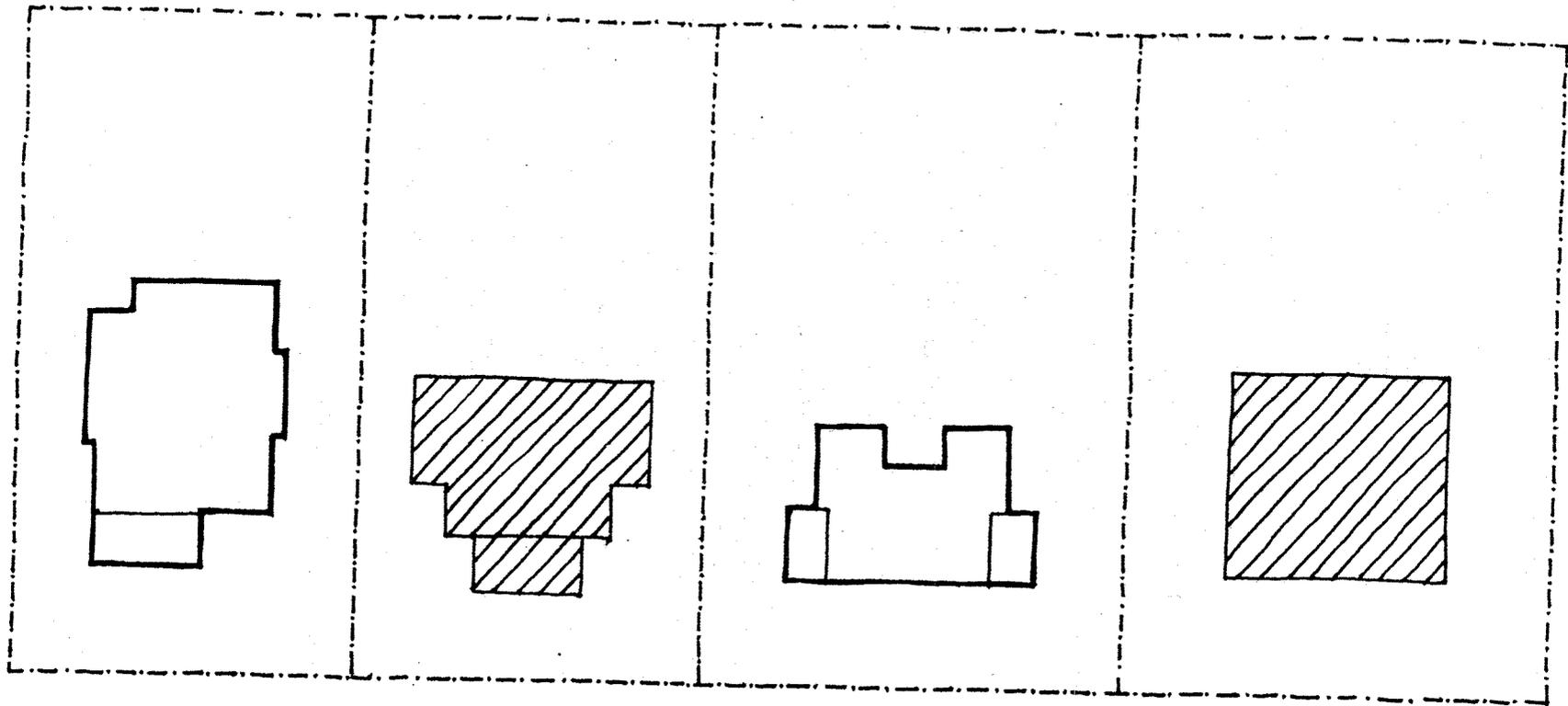
YES: This example shows a Double 2-Room House with a rear addition that does not obscure the original building footprint.



OK: This addition does not obscure the original building footprint, but it could make the historic footprint somewhat hard to read from the left rear corner of the building.



NO: By being flush with the side walls of the house, this addition obscures the original building footprint and is not appropriate.



Existing Single 6-Room House

Acceptable new construction:
shows influence of historic
building footprints

Existing Double 2-Room House

Inappropriate new construction:
shows no influence of historic
building footprints

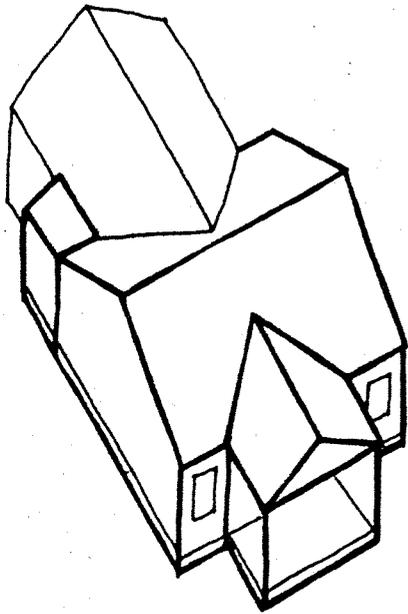
6.4 Massing

Massing refers to the arrangement and proportions of a building's components (i.e., main block, side and/or rear wings and porches, roof, and foundation). Two buildings of the same size can appear either more or less "massive" depending on how their components are arranged and sized.

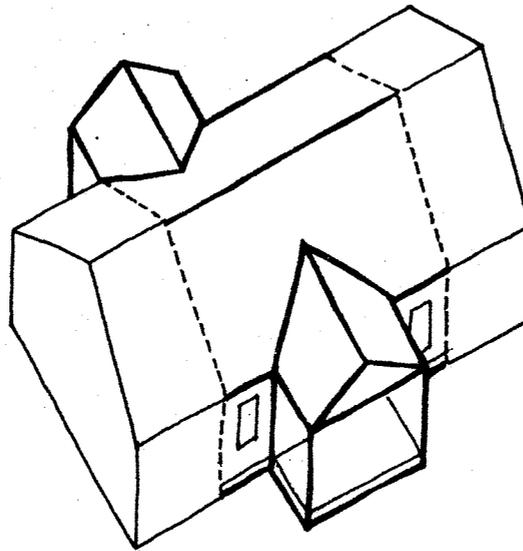
An addition should not greatly change the massing of a historic building. New buildings constructed in the Clarkdale Historic District should reference the massing of existing buildings. The arrangement and proportions of a new building's components should be similar -- though not identical -- to that of one of the district's historic house types.

Guidelines for Massing:

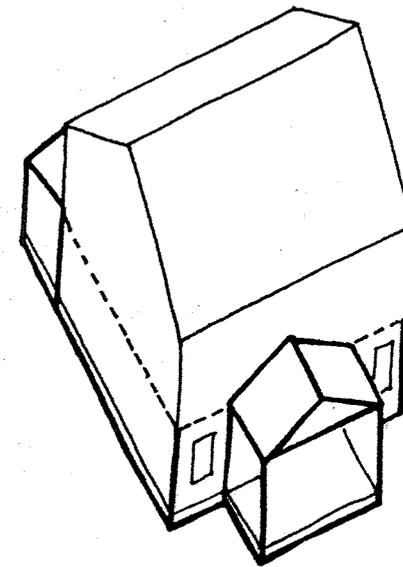
- **Additions should not greatly alter a building's massing.**
- **New buildings should reference the massing of existing buildings. The arrangement and proportions of a new building's components should be similar -- though not identical -- to that of and one of the district's historic house types (presented in 1.2).**



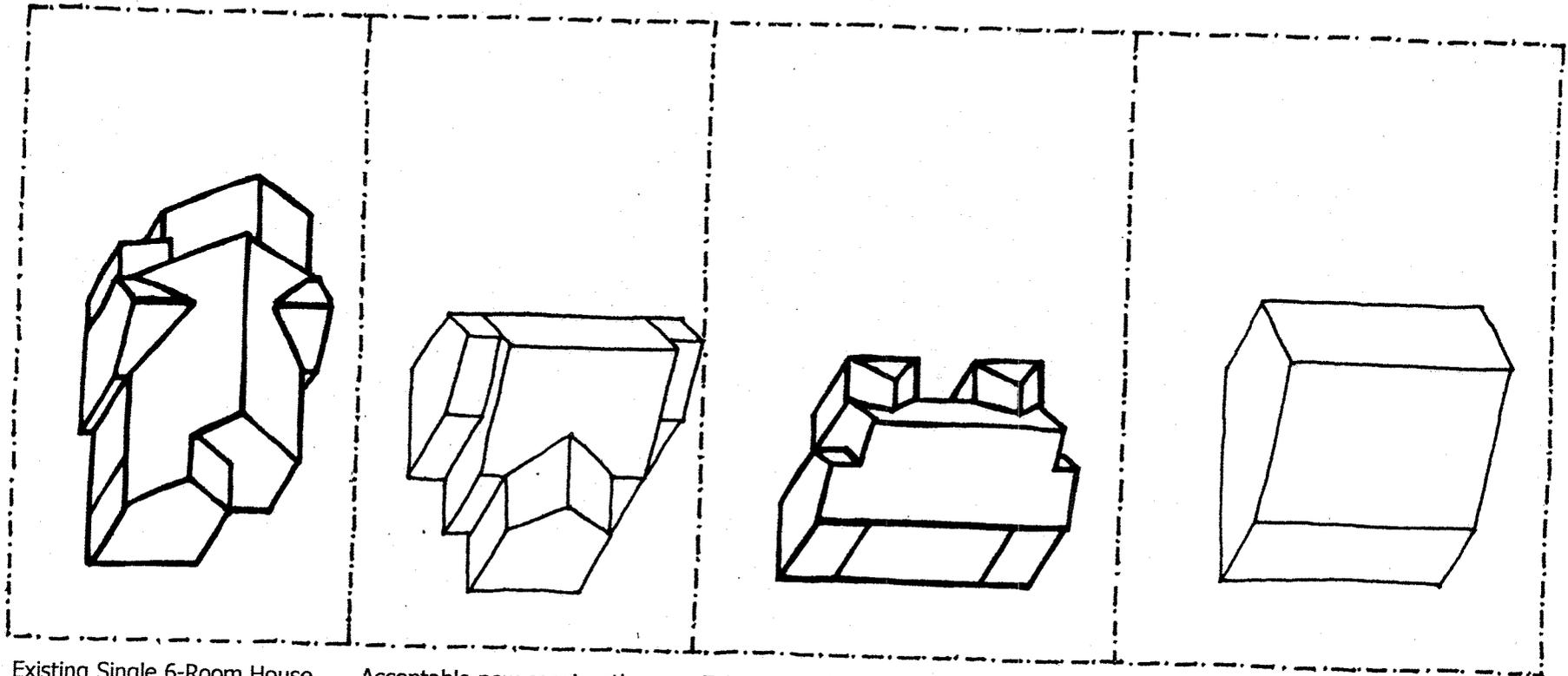
YES: This rear addition does not greatly alter the building's massing.



OK: The addition of these two wings results in some alteration of the building's massing and more significantly alters the footprint



NO: The addition of a second story completely alters this building's massing and is inappropriate.



Existing Single 6-Room House

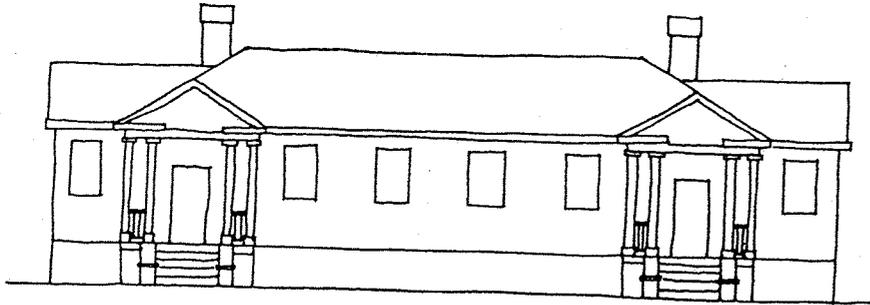
Acceptable new construction:
shows influence of historic
building footprints

Existing Double 2-Room House

Inappropriate new construction:
shows no influence of historic
building footprints

6.5 Symmetry

The arrangement of components (primarily the main block and any side blocks, but also the roof, foundations and porches as well as window and door openings) results in symmetrical or asymmetrical designs. Some historic Clarkdale houses are symmetrical while others are not.



Double 3-Room House, an example of a symmetrical house in Clarkdale.



Single 5-Room House, an example of an asymmetrical house in Clarkdale.

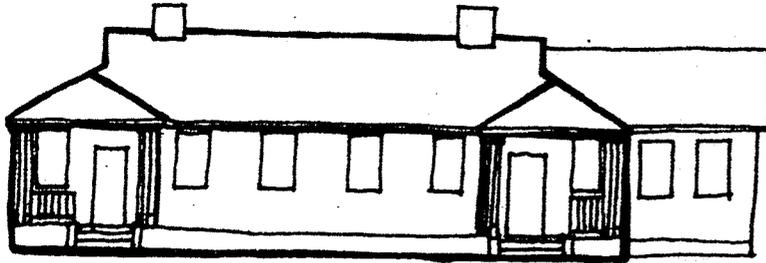
Guidelines for Symmetry:

- **Additions should express the symmetrical or asymmetrical qualities of the original portion of a house. An addition to a symmetrical house should respect the original quality of symmetry and not be so large as to overshadow that aspect of the house's design.**
- **New buildings may be either symmetrical or asymmetrical.**

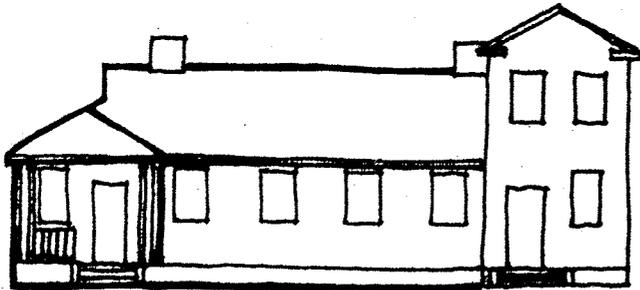
* * *

6.6 Directional Expression

The overall shape of a building and the arrangement and shapes of its components determine whether the building's directional expression is vertical, horizontal or neutral. The historic houses of Clarkdale are all horizontal or neutral in directional expression. In planning an addition, it is important to recognize the directional expression of the building in question. For new construction, the directional expression of nearby dwellings should be noted.



This addition to a Double 3-Room House does not conflict with the building's horizontal directional expression.



This addition, also to a Double 3-Room House, is vertical in directional expression and in direct contrast to the building's horizontal qualities.

Guidelines for Directional Expression:

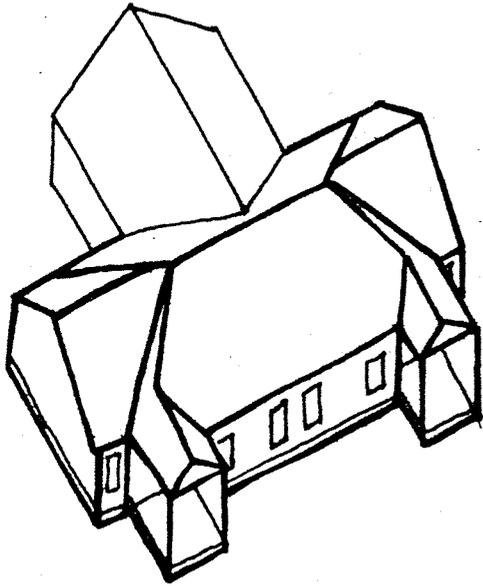
- **Additions should not conflict with the directional expression of a historic building.**
- **New buildings should be horizontal or neutral in their directional expression, so as not to conflict with surrounding historic dwellings.**

* * *

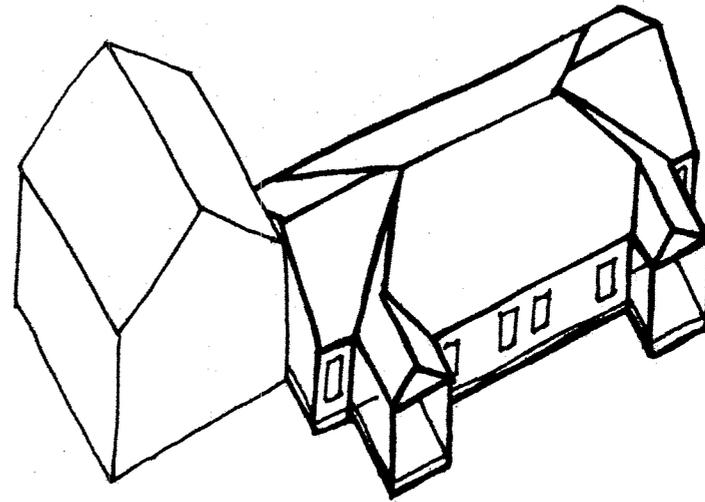
6.7 Scale

Among other things, scale has to do with a building's size in relation to that of nearby buildings and in relation to human size or scale. Massing (see 6.4) is closely related to scale as well, in the sense that individual building components relate to a building's overall form and size and create mass. The houses in Clarkdale Mill Village are all one story in height and relatively small.

The scale of additions is an important consideration in ensuring that existing buildings are not overwhelmed by additions. New buildings constructed in the Clarkdale Mill Village Historic District also have the potential to disrupt established patterns of scale, if this aspect of design is not given proper attention.



YES: This addition is in scale with the original building.

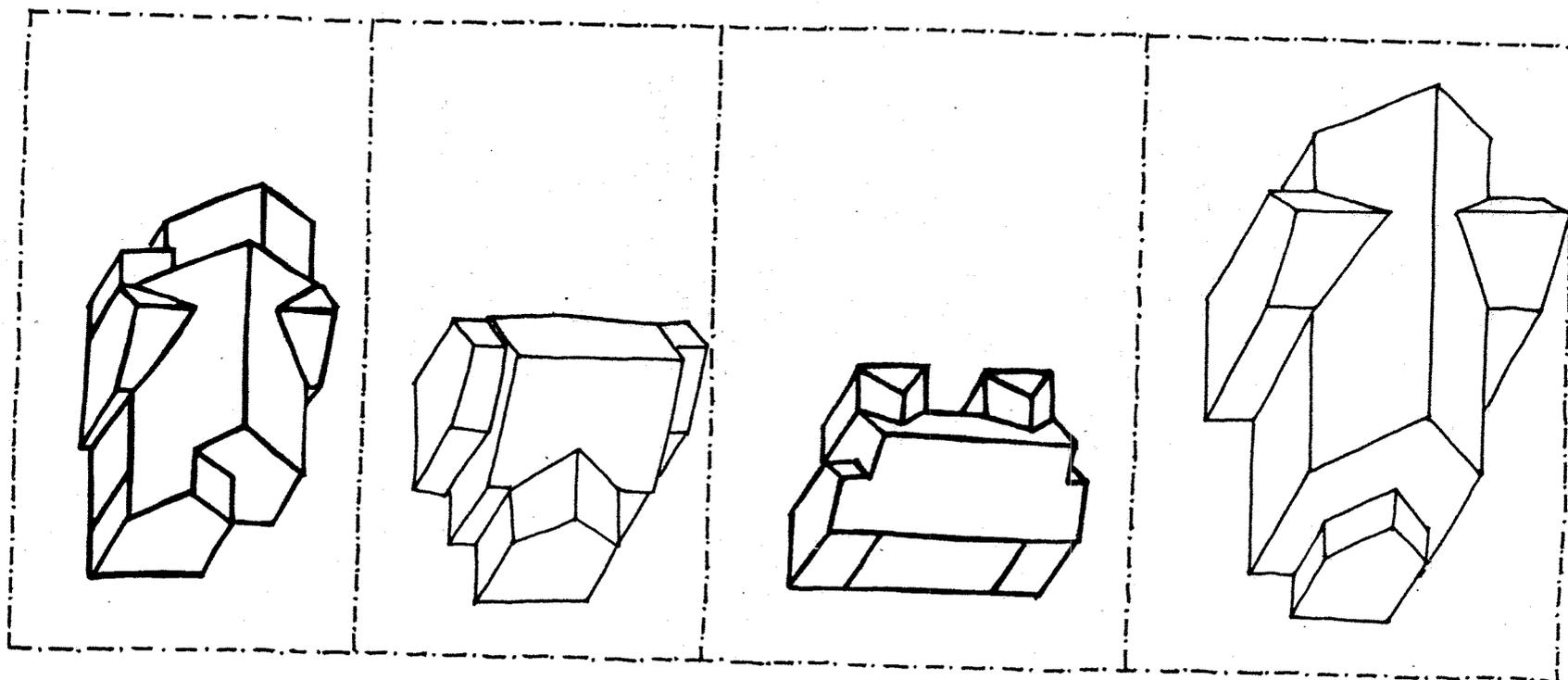


No: This addition is of a scale larger than that of the original building.

Guidelines for Scale:

- **Additions should fit the scale of the buildings to which they are applied. Clarkdale houses are small and express the scale of a residential mill village. Additions should respond to these conditions and not overwhelm the original portions of buildings.**
- **New buildings should be in scale with historic buildings in the Clarkdale Historic District.**

* * *



Existing Single 6-Room House

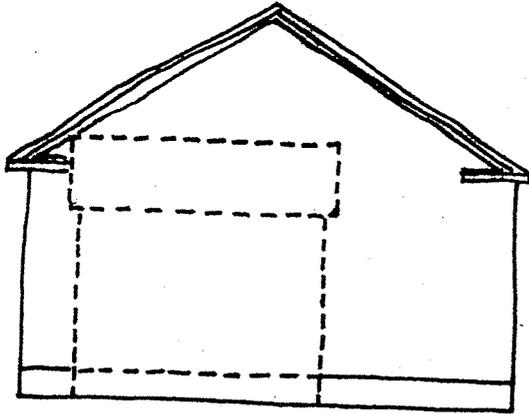
Acceptable new construction:
is in scale with historic houses
to either side

Existing Double 2-Room House

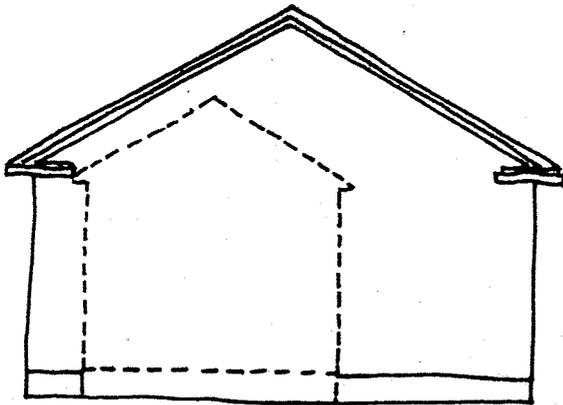
Inappropriate new construction:
is of a scale much larger than that of
the historic houses of Clarkdale

6.8 Roofs

The roof is one of the most essential character-defining features of a historic building. Roof form and pitch are especially important, as are roofing materials and the degree of roof overhang a building exhibits.



NO: This shed-roofed addition does not relate to the original gabled roof of this Single 5-Room House.



YES: This small gabled addition relates well to this dwelling's gabled roof.



NO: Roof too steeply pitched



YES: Roof pitch appropriate

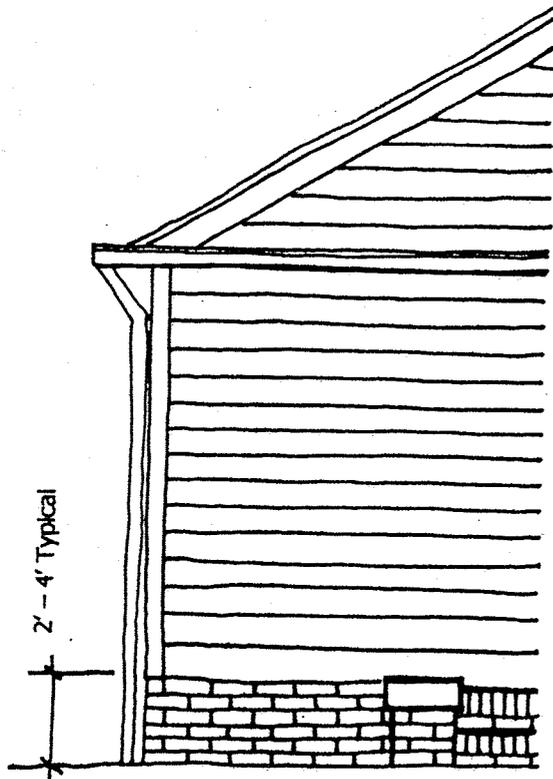
Guidelines for Roofs:

- **The roof of an addition should relate to a building's original roof in terms of pitch and eave height.**
- **Roofs of new buildings should be similar in pitch and eave height to those of existing buildings in the historic district.**
- **The addition of new dormers to historic houses is discouraged, for these features can alter a building's historic character. Skylights are appropriate for sections of the roof not visible from the public right-of-way but are discouraged at other locations.**
- **New roofs should be covered with asphalt shingles similar in appearance to those of existing dwellings in the historic district.**

* * *

6.9 Foundations

The foundations of historic buildings are often overlooked as contributing to the character of these buildings. But foundations are important massing components and should be appropriately designed for additions and new construction. Their height and materials should be in keeping with the foundations of existing buildings.



The typical foundation of houses in the Clarkdale Mill Village Historic District is as appears above -- continuous red brick ranging in height from two to four feet (depending on the degree of slope of each individual lot).

Guidelines for Foundations:

- **Foundations of additions should be constructed of red brick matching the original house foundations in the Clarkdale Mill Village.**
- **Foundation heights of additions should be similar to the foundation heights of historic dwellings in the Clarkdale Mill Village.**
- **Foundations of new buildings should be similar in design, materials and height to foundations of historic houses in the Clarkdale Mill Village.**

* * *

6.10 Openings

Openings influence the overall character of buildings in many ways, for windows and doors compose the 'face' or facade of a building. The placement, size, design, and spacing of door and window openings on additions and new buildings will have a noticeable impact on the character of the historic district, and these elements need to be designed with care and respect for historic design.

- **New doors and windows need not necessarily be of the same design as existing doors and windows. For example, utilization of sash windows with 1-over-1 patterns (rather than the 6-over-6 light pattern used throughout Clarkdale) would be acceptable, as would utilization of many casement windows.**
- **Window forms such as awning and hopper windows are inappropriate.**

* * *



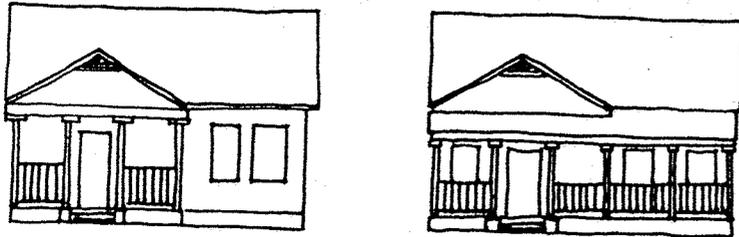
This overseer's house has a garage that has been converted to living space. The new windows are the same size and shape as original windows on the rest of front elevation, but exhibit a one-over-one light pattern rather than the six-over-six and four-over-four of the original windows. This is an acceptable treatment that does not harm the historic character of the house.

Guidelines for Openings:

- **Openings of additions should relate to the openings of the buildings receiving the additions in terms of size, shape, and placement.**
- **Openings of new buildings should be similar in size, shape, materials, and placement to those of existing buildings.**

6.11 Porches

Porches are important features of the historic dwellings of Clarkdale, and all of the historic house types were designed with one primary porch for each housing unit (e.g., single family houses have one porch while duplexes were designed with two porches). Because the houses of the historic district are relatively simple in design and do not feature much stylistic embellishment, the porches take on added importance for the visual interest they provide.



The new house on the left features a large, full-width porch that is out of character with the relatively small porches of Clarkdale's historic dwellings. On the right is a new house with a porch that is much more in keeping with what one sees in Clarkdale.

Guidelines for Porches:

- **A porch added to an existing building should be similar to historic porches in terms of size, placement, and materials. New rear porches that are larger than historic rear porches are acceptable if appropriately designed.**

- **Porches of new buildings constructed in the Clarkdale Historic District should be similar in size, placement, and materials to those of historic buildings.**
- **New porches, whether added to an existing building or part of an entirely new structure, should not imitate designs of historic porches.**

* * *

6.12 Exterior Materials & Details

The Clarkdale Historic District expresses similarity of materials and ornamentation, although much of the original horizontal wood siding has been covered by synthetic siding. Additions and new construction should blend into the historic district yet still be identifiable as new designs. Exterior building materials that are the same as or similar to those of the district's historic buildings should be used. For example, there are no historic brick-sided houses in the district, so a new dwelling with a brick exterior would be conspicuous and would destroy Clarkdale's visual continuity. Ornamentation is restrained on Clarkdale's historic buildings, so new construction should not be highly ornamented.

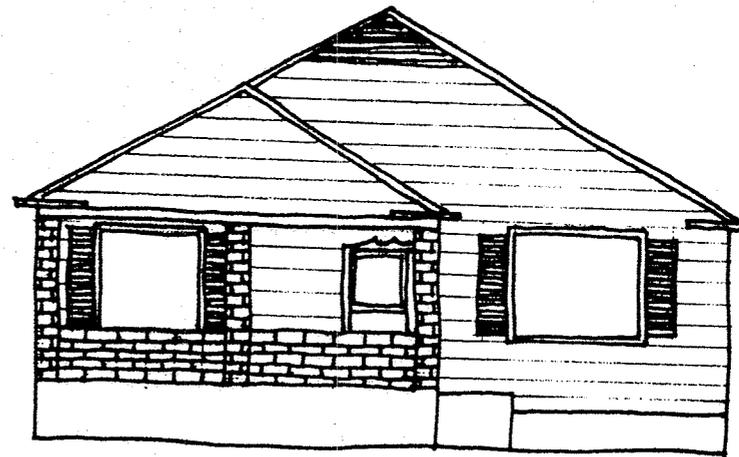


This Single 5-Room House exhibits exterior materials and details that have been well maintained.

Guidelines for Exterior Materials & Details:

- **Additions to historic buildings in the Clarkdale Historic District should be sided with horizontal wood siding similar to that used historically OR with synthetic siding that closely matches the original siding.**
- **Ornamentation on additions and new construction should be similar yet not identical to historic examples.**
- **For both additions and new construction, the following materials are appropriate for specific building components: foundations-brick; chimneys-brick; columns-wood; gable vents-wood; roof shingles-asphalt.**

* * *



Several unsympathetic alterations to exterior materials and details have robbed this Single 5-Room House of much of its historic character.

7.0 Design Guidelines for Demolition & Relocation

A demolished building is irreplaceable. The Cobb County Historic Preservation Commission believes that the loss of any historic fabric -- whether an original porch support or an entire dwelling -- will compromise the historic integrity of the Clarkdale Mill Village Historic District. Thus, efforts will be made to avoid demolition whenever possible.

7.1 Demolition

Demolition requests submitted to the Cobb County Historic Preservation Commission will be taken very seriously. As the Commission evaluates a demolition request, the following will be considered: (a) What contribution does the building make to the character of the Clarkdale Mill Village Historic District? (b) Are there other good examples of this particular house type in the district? (c) Is the building in poor structural condition? (d) Have alternative to demolition been considered? (e) Have plans been developed for rebuilding on the property (if, indeed, demolition is carried out)? (f) If redevelopment plans have been prepared, how does the proposed new building fit in with the character of the district?

Guidelines for Demolition:

- **A property owner considering demolition should work arrange to meet with the Cobb County Historic Preservation Commission to discuss possible alternatives to demolition.**

- **The Cobb County Historic Preservation Commission will not consider a request for demolition until being provided with plans for replacement buildings.**
- **If a Certificate of Appropriateness for Demolition is issued, the property owner is strongly urged to photographically document the building prior to its demolition.**

* * *

7.2 Relocation

Moving a historic building should be viewed as the final chance to save the property. A relocated building often suffers greatly from diminished integrity of setting and location. Furthermore, the process of moving a building is very costly and can bring on structural damage if the work is not carried out with great care. Thus, every alternative to moving a structure should be explored.

Guidelines for Relocation:

- **A property owner considering relocating a building is urged to meet with the Cobb County Historic Preservation Commission to discuss possible alternatives to the relocation.**
- **If a Certificate of Appropriateness for Moving is issued, the property owner is strongly urged to photographically document the building in its original location before the move. In addition, the site to which the building is being moved should also be photographed before the structure is transported to the site.**
- **If a building is being moved into the Clarkdale Mill Village Historic District, its placement on site and orientation should be compatible with existing historic buildings in the district.**

* * *

7.3 Demolition by Neglect

Lack of needed maintenance can lead to deterioration of a historic building and, eventually, to demolition by neglect. This gradual process occurs when a building is allowed to

deteriorate and eventually reaches a point at which its rehabilitation is no longer an economically viable option, and thus it must be demolished. Property owners need to be educated concerning property methods of maintaining historic buildings of this sort of situation is to be avoided.

Guidelines for Demolition by Neglect:

- **Property owners are urged to adequately maintain their buildings and make repairs when necessary, in order to prevent deterioration that could endanger the irreplaceable historic buildings of the Clarkdale Mill Village Historic District.**

* * *

8.0 Glossary

- ADDITION** -- A non-original element placed onto an existing building, site or structure.
- ALTERATION** -- Any change to the exterior architectural appearance of a building.
- APPROPRIATE** -- Suitable to or compatible with what exists.
- BAY** -- A horizontal division of a building.
- CASEMENT** -- A window in one or two vertical parts mounted on hinges and opening in the center or from one side.
- CERTIFICATE OF APPROPRIATENESS** -- A document providing authorization for proposed work involving a property within a locally-designated historic district. The Cobb County Historic Preservation Commission reviews proposed projects and determines whether they meet design guidelines established for the Clarkdale Mill Village Historic District. A Certificate of Appropriateness may contain specific conditions that must be followed in carrying out the approved work.
- CONTRIBUTING** -- Essential to the full significance of a historic district. A "contributing building" in a historic district is one that may be of limited individual significance but nevertheless functions as an important component of the district.
- DEMOLITION** -- The destruction of a building, either intentionally or through lack of proper maintenance.
- DOUBLE-HUNG WINDOW** -- A window with two frames or sashes that slide up and down one in front of the other.
- ELEVATION** -- One exterior side of a building.
- FACADE** -- Usually the front or principal exterior face of a building, but may also refer to other exterior faces.
- FENESTRATION** -- The arrangement of windows on a facade.
- GABLE** -- The triangular upper portion of a wall at the end of a pitched roof, corresponding to a pediment in classical architecture.

- HIPPED ROOF -- A roof with slopes on all four sides meeting at a ridge.
- LIGHT -- A section of a window; the pane or glass.
- MASONRY -- Materials such as brick and stone used for facing or structural support.
- MULLION -- The vertical dividing piece between panes of a window.
- MUNTIN -- The horizontal dividing piece between panes of a window.
- PEDIMENT -- A wide, low-pitched gable on the facade of a classical building; any similar triangular crowning element used over doors and windows.
- PIER -- A vertical structural support of a building, usually rectangular.
- PILASTER -- A rectangular version of a column affixed to a wall surface.
- PRESERVATION -- The act or process of applying measures to sustain the existing form, integrity, and materials of an historic property.
- REHABILITATION -- The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
- RESTORATION -- The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
- SASH -- The movable component of a window.
- SETTING -- The immediate physical environment of a building, structure, site or district.
- SIGNIFICANT -- Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

9.0

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10.0 Credits

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