



# Historic Commercial District Design Guidelines & Proposed Historic Residential District Design Guidelines

Prepared for the City of Locust Grove  
by the Preservation Planning Class  
Georgia State University  
Spring 2013





# ACKNOWLEDGEMENTS

These design guidelines were prepared in 2013 by graduate students in the Preservation Planning Class of Georgia State University's Heritage Preservation Program under the direction of Richard Laub and Mary Ann Eaddy. The students worked with the City Planner of Locust Grove as well as with the Historic Preservation Commission to ensure that the guidelines portrayed the intent of the local historic district and its design review process.

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Preservation Planning Class  
Georgia State University  
Spring 2013

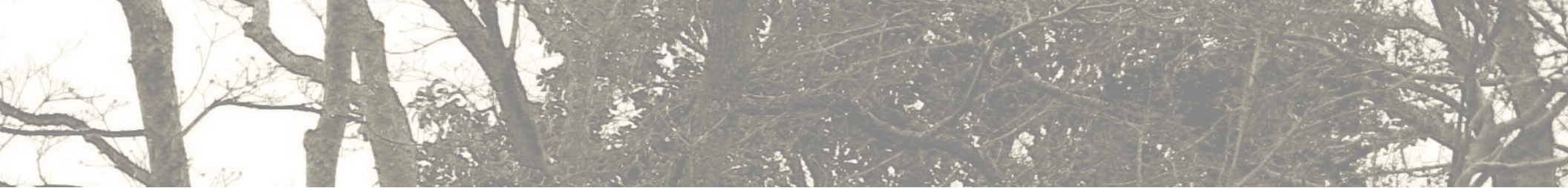
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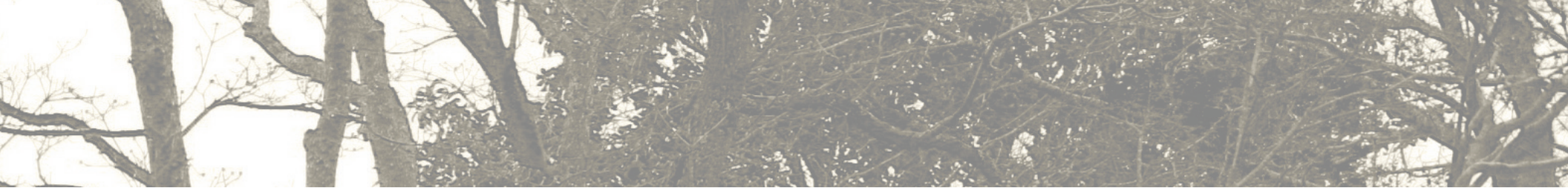
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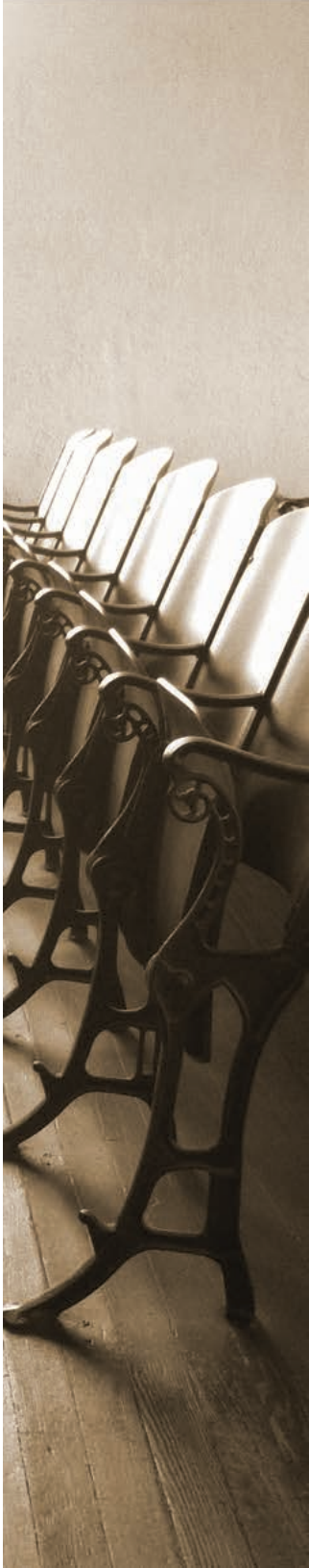
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# INTRODUCTION

SECTION 1





## INTRODUCTION

Welcome to the historic city of Locust Grove. Along with the town's landmark building of the Locust Grove Institute (1904), Locust Grove has numerous historic and cultural resources worthy of being preserved. The town still contains many buildings constructed by early residents that exhibit several examples of significant historic architecture.

The historic core of Locust Grove has been threatened in recent years by encroaching development along the I-75 corridor. As the city's historic environment as well as retail outlet center attracts new residents and visitors alike, preservation of historic resources is key in continuing to appeal to prospective residents, tourists, and businesses. Due to community support for the preservation and maintenance of historic structures, a local Historic Preservation Commission was created. The Locust Grove Historic Preservation Commission (LGHPC) encourages and promotes the long-term preservation of historic structures as well as compatible new construction through the use of design guidelines and the design review process.

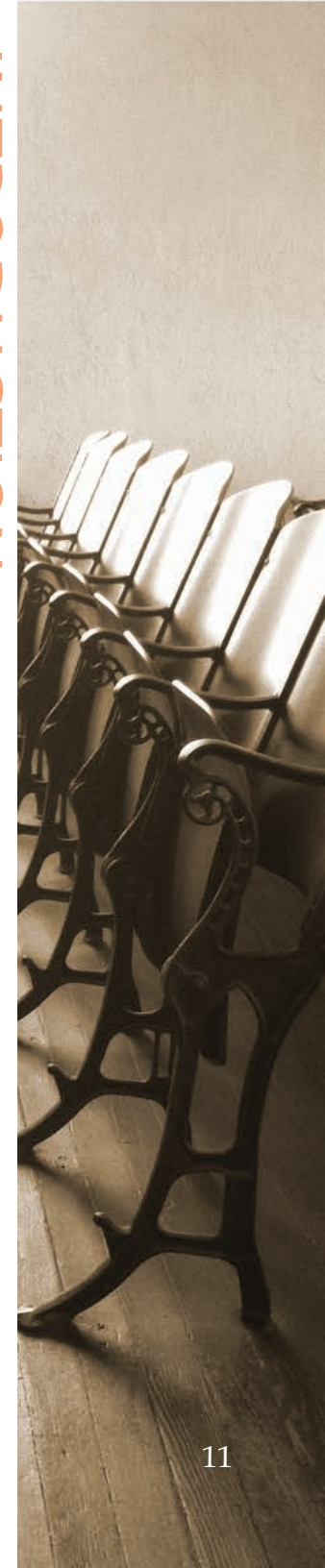
Students in Georgia State University's Heritage Preservation program have developed this document to help guide the community of Locust Grove in local preservation efforts. Design guidelines are created to help assist property owners as well as the LGHPC as they make decisions about rehabilitating historic properties. The Secretary of the Interior's Standards for Rehabilitation form the basis for this document. Design guidelines have been created specifically for Locust Grove to clarify the community's goals of retaining the historic character of the local commercial district as well as the proposed historic residential districts to developers, architects, and builders.

These guidelines have been developed to ensure that future growth complements the community as historic resources are retained. By referring to the design guidelines, property owners and others will understand how to enhance individual buildings without detracting from the overall character of the district. Proper use of these guidelines and the design review process will encourage growth and change while insuring compatibility with the existing historic character of Locust Grove.

The purpose of these guidelines is to serve as a resource for the people of Locust Grove and provide residents with proper tools to preserve the rich history of their community. These guidelines can be used not only to preserve and maintain the existing character of the historic structures, but to help the city progress in a responsible way. It will help insure that the city develops in a way that respects, preserves, and enhances the historic nature of Locust Grove.

These guidelines are to be used not just for the information regarding historic structures and setting, but also as a guide for new commercial and residential development. It is important that new development in historic districts and the surrounding areas be compatible with and contribute to the historic character of the city. These guidelines will provide criteria and recommendations for owners, builders, and architects who plan to make alterations to the exterior of buildings, and insure their compliance with the Secretary of the Interior's Standards for Rehabilitation. These standards regulate proper rehabilitation for existing historic structures, as well as how to build new structures in historic areas and provide the fundamental framework for historic preservation.

These guidelines are to be read as just that. They are to be used as a guide to help those interested in preserving historic structures and those currently occupying historic buildings. The goal of these guidelines is to preserve the historic character of the City of Locust Grove, while simultaneously acknowledging that the city is in many ways a living entity and development is constantly evolving. Some of the guidelines are suggestions and recommendations, while others are to be taken as requirements, based upon Locust Grove's Historic Preservation Ordinance. In cases where the strength of the language is unclear, it is best to err on the side of caution and use the guidelines as requirements in order to best comply with the historic ordinance of Locust Grove.





# OVERVIEW OF PRESERVATION POLICIES & PROCEDURES IN LOCUST GROVE

SECTION 2



FEDERAL GOVERNMENT

The National Historic Preservation Act of 1966 set in place the framework for a federally administered preservation program and established, among other programs, the National Register of Historic Places. The National Register is only an honorary designation, but it enables owners of historic buildings to qualify for various federal grants, loans, and tax incentives. In most instances, National Register designation will not impact the right to use and control the appearance of private property, except when federal incentives or funding are attached to the property. The Locust Grove Institute building is the only structure in the city that is listed on the National Register of Historic Places.

## Preservation Tax Incentives

To qualify for Preservation Tax Incentives offered by the Federal Government, the property in question must be listed on the National Register of Historic Places. For properties that will be used for a business or other income producing purposes, the Federal Government offers a historic rehabilitation tax credit equal to 20% of the qualifying rehabilitation expenses for those properties listed on the National Register. More information can be found in the Appendices of this document.

STATE OF GEORGIA

A local government's authority to designate a property or district as historic has been established by the Georgia Historic Preservation Act of 1980. This Act provides the framework under which local governments, such as the City of Locust Grove, have enacted their own preservation ordinances. The Act also creates provisions that allow for an approval process known as a Certificate of Appropriateness (COA).

## Preservation Tax Incentives

To qualify for Preservation Tax Incentives offered by the State of Georgia, the property in question must be listed on the Georgia Register of Historic Places. For properties that will be used for a business or other income producing purpose, Georgia offers a historic rehabilitation tax credit equal to 25% of the qualifying rehabilitation expenses. This credit is capped at \$100,000 for private residences and \$300,000 for income producing properties. The owners of private residences or income producing properties that increase their fair market value of their building by 50 - 100% may qualify to have the county freeze their property tax assessment for over 8 years. More information can be found in the Appendices of this document.

## THE CITY OF LOCUST GROVE

Local historic preservation ordinances offer the most comprehensive protection for historic resources provided under the law. In Locust Grove, these laws can protect both individual sites and historic districts through a regulatory process that requires prior review by the Locust Grove Historic Preservation Commission (LGHPC) of proposed brick and mortar projects. Locust Grove's preservation ordinance allows for a review of all projects impacting historic properties within the designated historic district, and those projects that will impact individually designated properties. The Locust Grove Historical Preservation Ordinance is the law under which the LGHPC is formed and in which it carries out its duties discussed in these guidelines.

## HISTORIC PRESERVATION COMMISSION FOR THE CITY OF LOCUST GROVE

The LGHPC consists of five regular voting members and two ex-officio (non-voting) members appointed by the mayor and ratified by the city council. All regular voting members must reside within the corporate limits of the city and have demonstrated special interest, experience or education in history, architecture or the preservation of historic resources. To the extent available in the city, at least three of the regular voting members are appointed from professionals in the disciplines of architecture, history, architectural history, planning, archaeology, or related professions. Members of the LGHPC serve three-year terms. Members do not receive a salary, but may be reimbursed for expenses. The commission is subject to all conflict of interest laws set forth in Georgia Statutes and in the city charters. A public record is kept of the commission resolutions, proceedings and actions. For more information on the powers and duties of the Historic Preservation Commission of Locust Grove, please refer to page 88 of the Georgia State Historic Preservation Enabling Legislation included in the Appendix.



Certificate of Appropriateness (COA):

Before undertaking a project located in any of Locust Grove's historic districts, a Certificate of Appropriateness (COA) is required to determine if the work will potentially affect the exterior of a historic property through means such as construction, alteration, relocation, or removal. The COA process, established by Chapter 14.03 "Historic Preservation Commission" of the Locust Grove Code of Ordinances, aims to preserve and protect the city's designated historic resources and insure compatible new construction and additions through design review. The Locust Grove Historic Preservation Commission (LGHPC) provides a COA, which is a document that verifies the approval of the proposed work made by an applicant. The COA is issued after a public hearing where the applicant(s) and affected property owner(s) have the opportunity to speak in favor of or against the proposed project.

The LGHPC evaluates all COA's to make sure that they are in agreement with the historic preservation ordinance and Locust Grove Design Guidelines which are based on the Secretary of the Interior's Standards for Rehabilitation. The Commission may approve, approve with conditions, or deny with reason, a COA application. Within forty-five days after the hearing or receipt of a complete and conforming application, the applicant and/or property owner is notified by mail of the hearing result and a COA is then issued upon approval by the LGHPC. A time limit of six months is therefore given for the implementation of any COA granted by the LGHPC. In the case that the LGPHC denies the COA request, it shall then state its reasons for doing so and shall communicate a list of such actions and reasons, in writing, to the applicant. The LGHPC may suggest other courses of action that it believes to be appropriate if it disapproves of the submitted application. The applicant may make the recommended modifications to the plans and resubmit the application at any time after doing so. If the LGHPC approves the modified COA request, then the applicant may move forward in their proposed work. However, if it is denied, the applicant may request an appeal to the City Council or the applicant can modify the application and resubmit to the LGHPC for approval. In some instances, there can be work that does not require a building permit but may require a COA. To verify that the proposed action requires a COA, contact the City of Locust Grove Community Development Department at (770) 957-5043.



### Routine Maintenance (Certificate of Appropriateness is not required):

According to Section 14.03.060 of Locust Grove's historic district regulations, "ordinary maintenance or repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance" does not require a COA. This includes ordinary repair or maintenance and repainting. The Locust Grove Historic Preservation Ordinance does not govern paint color or interior alterations and a COA is not required for interior work unless it affects the exterior appearance of the building.

As a general rule, any external changes or modifications to a building or its setting in the Locust Grove historic district can only be made after the approval of a COA. Therefore, the COA must be acquired before any proposed project can be implemented regardless of whether there is a need for a building or zoning permit.

### Applications:

The COA application can be acquired in person from Locust Grove City Hall or it can be found on the following website: <http://www.locustgrove-ga.gov/docs/HPCCOAapplicationFinal.pdf>

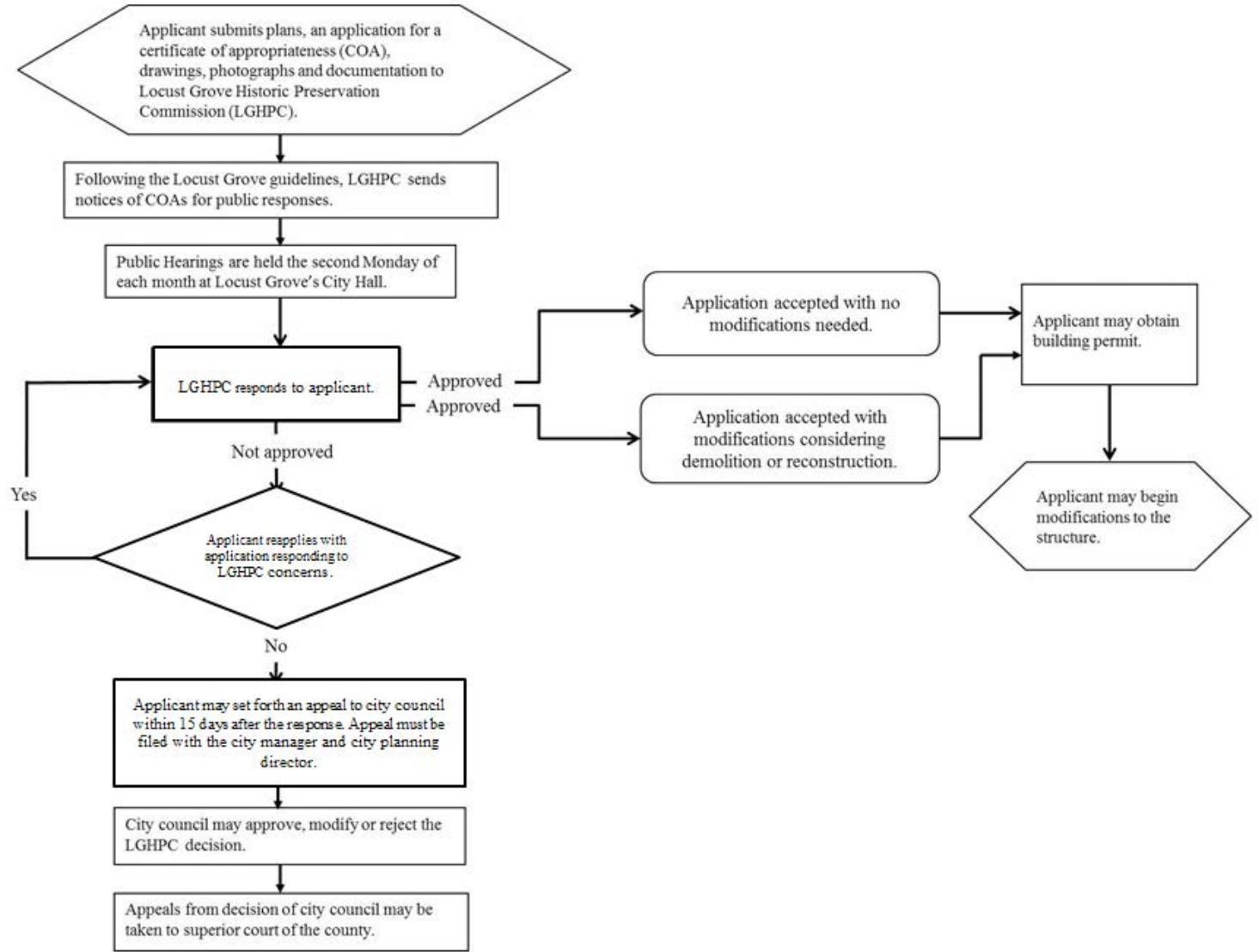
This application must be returned, fully complete and signed, before LGHPC can consider the approval of any material change to a building within the historic district. Please note that no application is deemed necessary for the repainting, minor repair, or routine maintenance of buildings.

Applications for new construction, additions to existing structures, restoration or rehabilitation of an existing structure shall be accompanied by material samples, accurate drawings, plans, models, renderings and/or photographs. The application form and accompanying documents must be filed in eight copies (excluding models, material samples and photos where one is adequate) with the Commission or its designee. COA applications will not be processed unless accompanied by the above required documentation.

To acquire a commercial or residential building permit, the application can be found at the following website: [http://www.locustgrove-ga.gov/community\\_dev.php](http://www.locustgrove-ga.gov/community_dev.php)



# Certificate of Appropriateness Process Flowchart

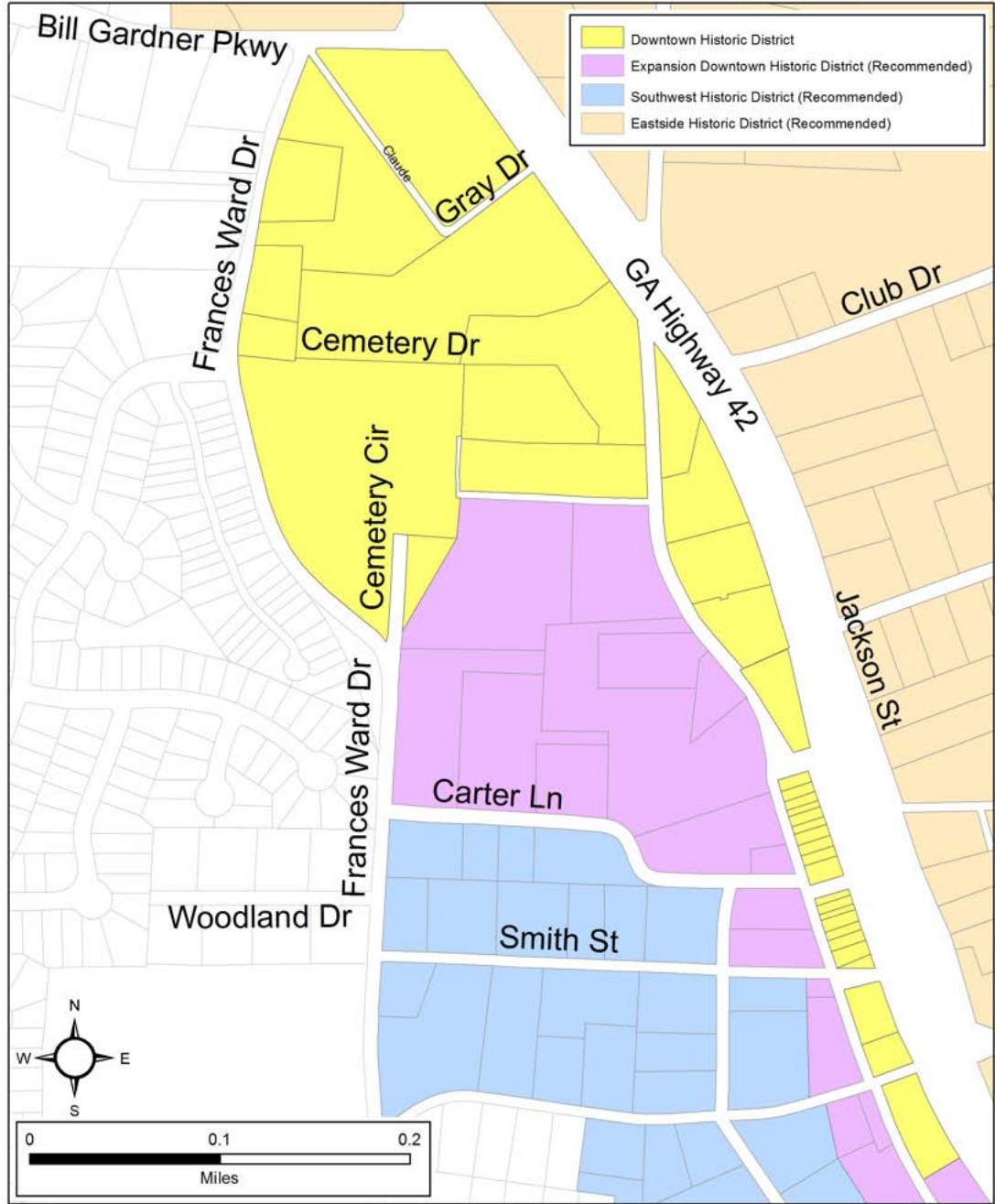




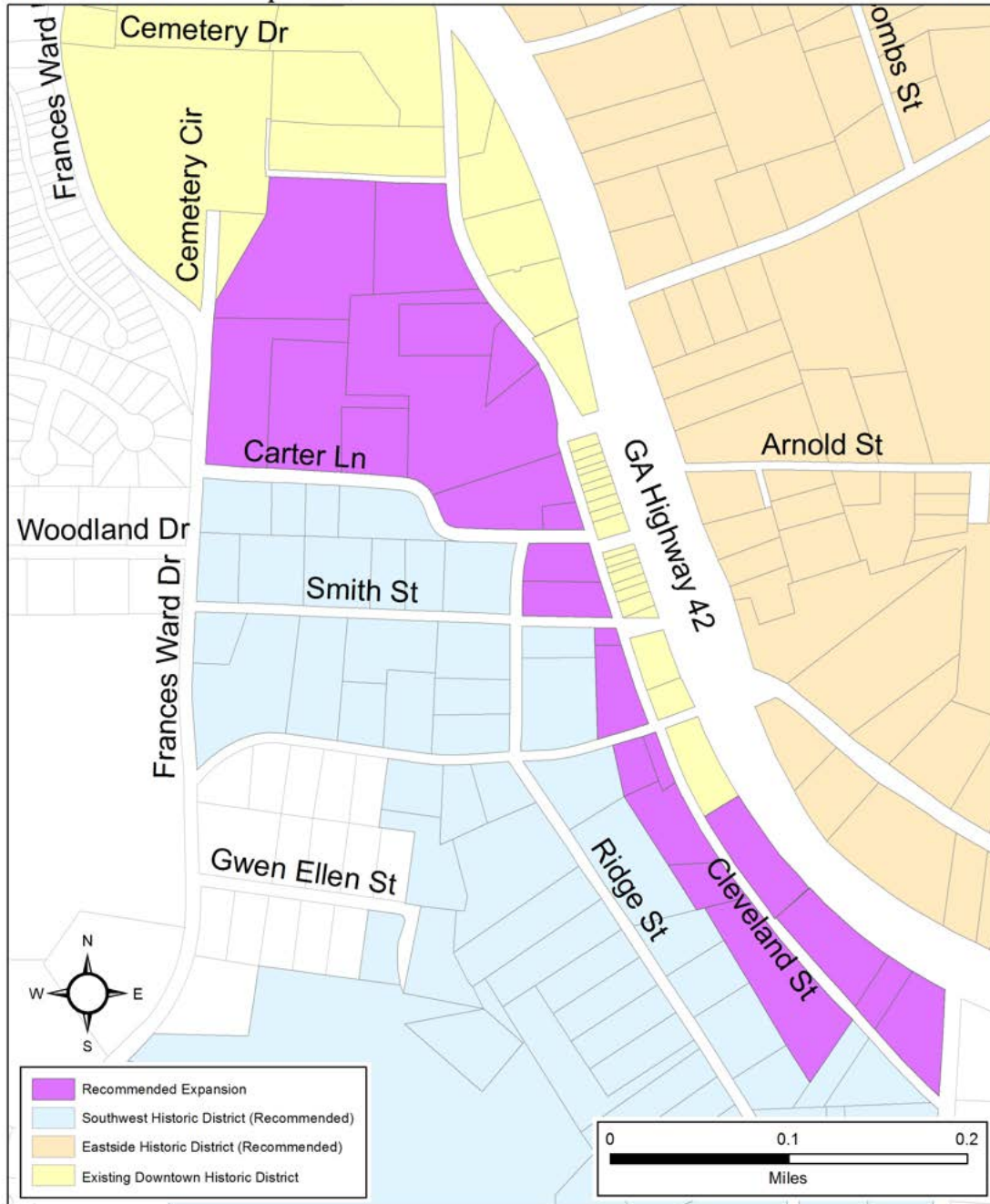


# POLICIES & PROCEDURES

Downtown Locust Grove Historic District (Existing)



# Recommended Expansion of Downtown Locust Grove Historic District



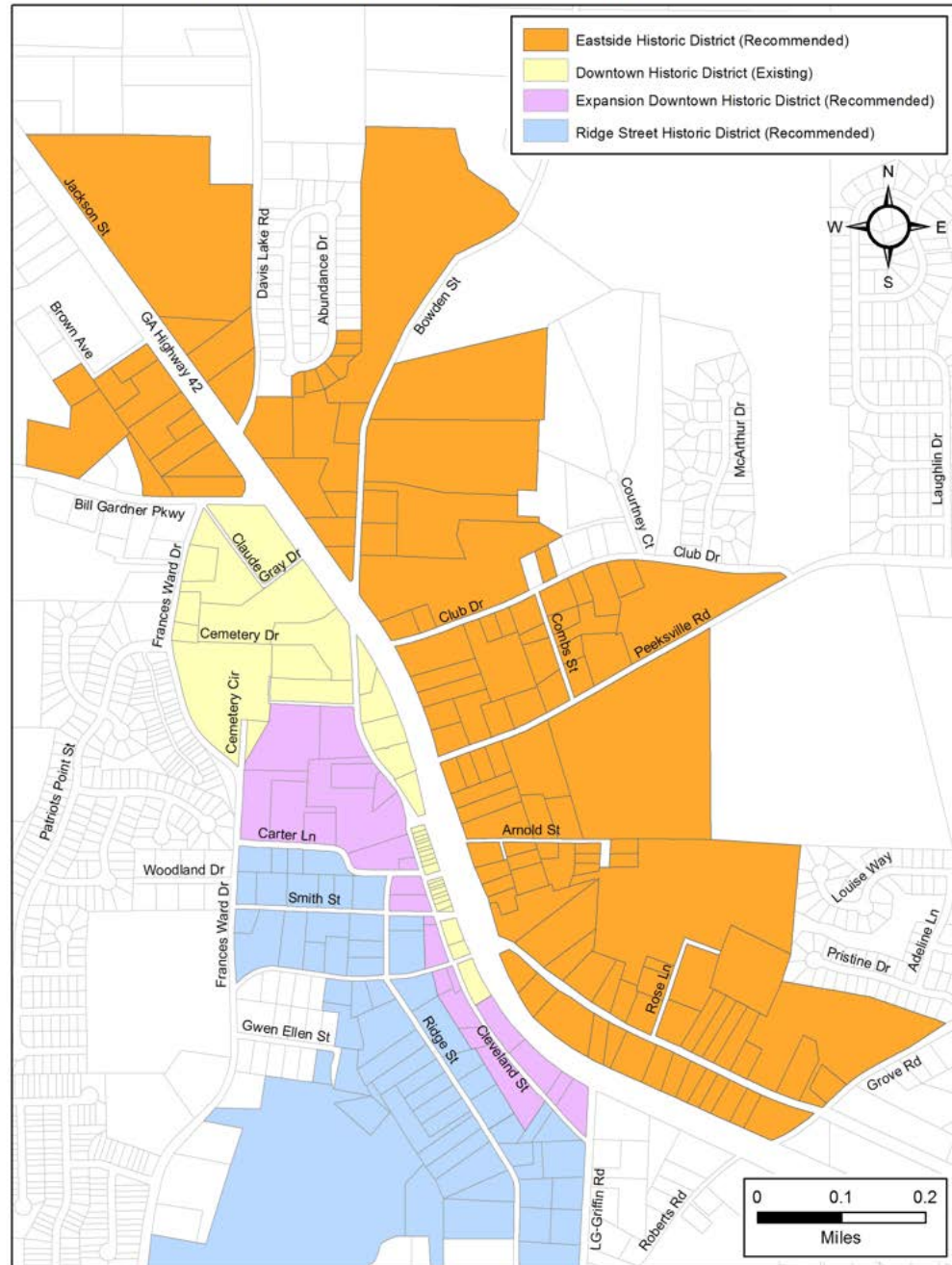
# POLICIES & PROCEDURES



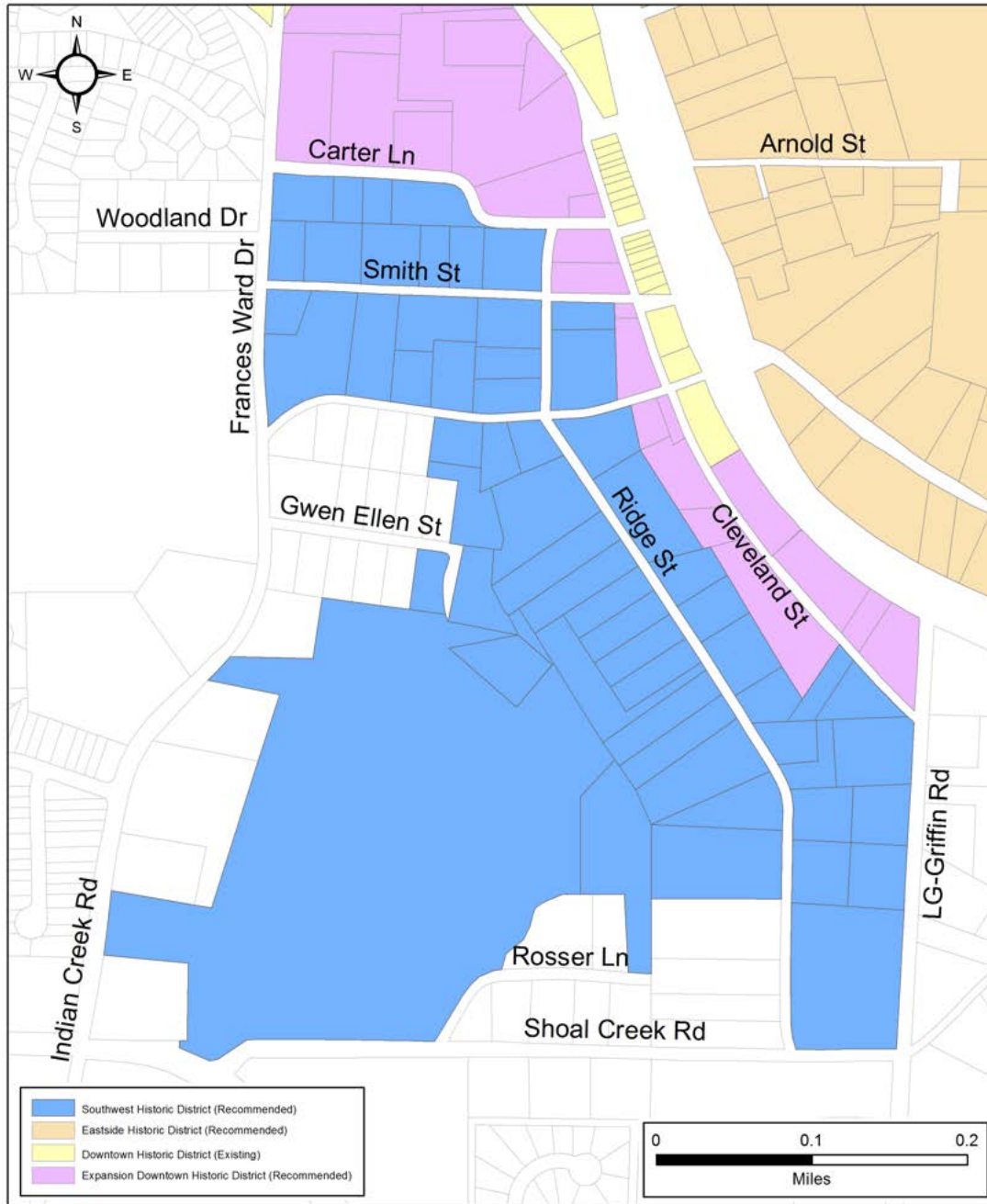


# POLICIES & PROCEDURES

## Recommended Eastside Historic District



# Recommended Southwest Historic District



# POLICIES & PROCEDURES





## The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation were established by the National Park Service (NPS). The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards are applicable to historic buildings of all materials, construction types, sizes, and occupancy. They also pertain to related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. The standards are also used to determine if a property qualifies for the National Register of Historic Places and federal preservation tax credits.

The Historic Preservation Commission of Locust Grove was created to protect the historic, cultural and aesthetic heritage of the city. To ensure its success, the Commission will follow the guidelines set forth by the Secretary of the Interior's Standards for Rehabilitation regarding any changes to a historic property that are proposed. The Standards will also be referenced in order to determine proper rehabilitation methods.



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 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 archeological 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.





# DEVELOPMENTAL HISTORY OF LOCUST GROVE

## SECTION 3



## Developmental History of Locust Grove

Officially incorporated in 1893, the City of Locust Grove is located in the southernmost part of Henry County in North-Central Georgia. The unincorporated Locust Grove community began in the early 1820s as a rural frontier village revolving around agriculture. Legend has it that Locust Grove was named for a beautiful grove of flowering locust trees that could be seen from anywhere in town. By the mid-nineteenth century, the village expanded to include a tavern, general store, blacksmith shop, shoe store, school, and several churches. Unfortunately, none of these antebellum structures are still in existence.

The completion of the East Tennessee, Virginia, and Georgia Railroad line ushered in a unprecedented period of growth to the city. Completed in October 1882, the rail line filled a gap between Macon and Rome, via Atlanta, and resulted in the establishment of numerous railroad towns, including Locust Grove. Locust Grove was officially chartered on December 20, 1893. The town served as a major rail distribution center for peaches, cotton, and other agricultural products. The commercial center emerged as a secondary trade area, as the Locust Grove train stop was between the Henry County seat of McDonough and the Butts County seat of Jackson. A mixture of residential, commercial, and industrial buildings were constructed to accommodate the influx of railroad workers and new industry. Existing structures date from the late nineteenth and early twentieth centuries. The railroad not only served as a physical barrier, but also dictated the location of developments as most residential structures were located on the eastern side of the railroad and the commercial downtown district was established on the western side. The residential and commercial districts are still presently divided by the railroad.

The expansion of city coincides with the first settlement of African Americans in Locust Grove, specifically in the Shoal Creek area. The Shoal Creek area became a hub of the African American community with the founding of the Shoal Creek Baptist Church. For a period of time, the church consisted only of ten ladies and children, but the congregation flourished and an official wooden structure was built to hold service for worshippers. A brick building on L.G. Griffin Road has since replaced the original structure. The Reverend Martin Luther King, Sr. pastored Shoal Creek Baptist Church for two years during the 1930s. The adjacent Shoal Creek Cemetery is reflective of a proud and sustainable lineage with several grave markers that indicate that a number of its members were likely born into slavery. Anchored by the church and cemetery, the surrounding community has acted as an African American core for decades, loosely bounded by Smith Street, Cleveland Street, L.G. Griffin Road, Shoal Creek Road, and Indian Creek Road.



Old Juke Joint



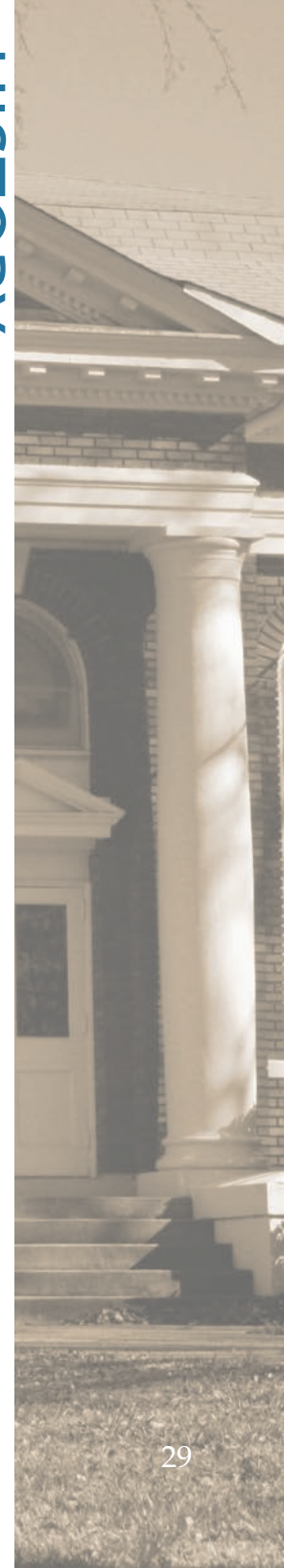
Shoal Creek Baptist Church

One other African American center, known as Flatbush, sits directly behind the railroad tracks near the commercial downtown. The only historically African American commercial structure that is still standing is the “Old Juke Joint”, which acted as a meeting place for some of the African American population. The vacant structure sits across the railroad tracks from the rest of the commercial district. Although it is located outside of Locust Grove, the Rosenwald School at Unity Grove serves as another physical reminder of the historic African American community. The Rosenwald School was founded for African Americans in the late nineteenth and early twentieth centuries and remains today as a monument of African American education in Locust Grove.

Locust Grove continued to develop throughout the twentieth century as a commercial and rail distribution center. Highway 42, which bisects the city, served as a primary route for travel from north Georgia to Florida prior to the completion of Interstate-75 in the late 1970s. Commerce was predominantly agricultural until the 1960s when, partly due to a major peach crop failure, Henry County and many other counties in the region began to shift to a timber-based economy. With the deterioration of the timber industry in the second half of the twentieth century and the bypass of Highway 42 as major travel highway with the completion of Interstate-75, the historic core of Locust Grove was made vulnerable to decline.

The risk was negated with an explosion of rapid growth in the metropolitan Atlanta area in the 1990s. As commuters migrated out of the Atlanta area and into Locust Grove, the city transitioned from a small rural town to a “bedroom community,” with most of its residents working in or near Atlanta. Like most towns on the periphery of the metropolitan Atlanta area, Locust Grove began to experience suburban-scale development. The town boundaries grew more than 500% between 2000 and 2011: from 2.2 square miles to nearly 11 square miles. Accordingly, the city’s population doubled from only 2,322 in 2000 to nearly 5,500 in 2011. As a result, Locust Grove has transitioned from a rural bedroom community to an expanding suburban city.

In addition to its expansive growth, Locust Grove has become a popular destination for its growing selection of retail, dining, lodging, and business opportunities, most prominently represented by the Tanger Outlet Mall. Serving as the western boundary of the historic area of Locust Grove, the shopping complex became the second outlet center opened by the Tanger company in the state with its completion in 1994. A first expansion to the outlet added 48,000 square feet of additional retail space and with recent expansion activity that began in 2011 appears poised to continue to play a vital role in further development of the city.

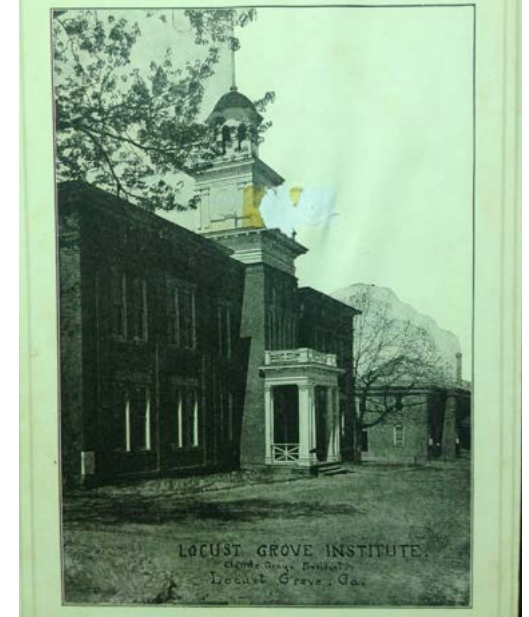


## Locust Grove Institute

The city's most important landmark building is the Locust Grove Institute (LGI), founded by Providence Indian Creek Baptist Church (also known as Locust Grove First Baptist Church) and Mercer University. On November 1, 1892, the first building of the Institute was erected and the school opened its doors with thirteen students and two instructors. By the end of the school year, eighty-five students had been enrolled. LGI grew rapidly and several houses in the community were used as boarding houses to help accommodate the growing student population. In accordance with the Southern tradition of racial segregation, classes at LGI were only offered to white students.



Locust Grove Institute as it stands today. It now serves as City Hall.



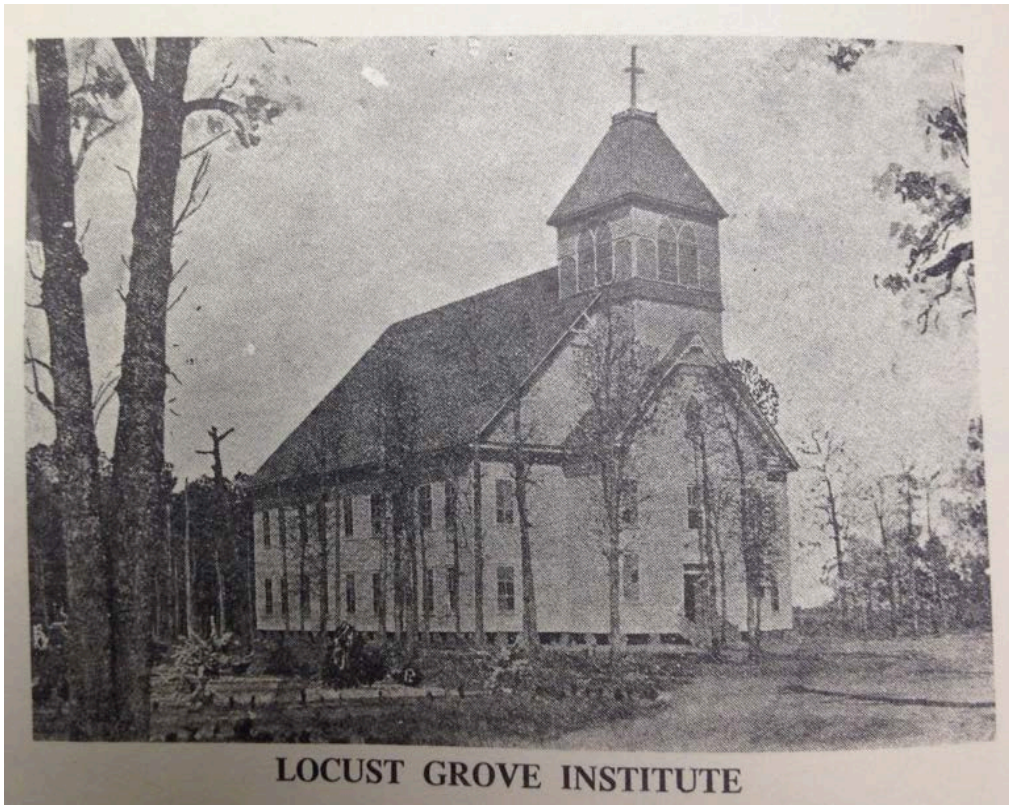
1927 photograph of the Locust Grove Institute building that now serves as City Hall.

LGI served an important purpose by providing college preparatory classes and was one of the first schools in Georgia to be accredited by the Association of Schools and Colleges of the Southern States. The curriculum stressed learning in all facets of life, but its primary goal was building character. The academic building was constructed in 1904 for a total cost of \$14,000. The architect/engineer who oversaw construction of the building was James W. Golucke. The original building was destroyed by fire in 1906. In 1918, LGI began a military training program for its students. One prominent individual who attended LGI was Dwight Laing Rogers, a democrat who served in the Florida House of Representatives from 1930-1938 and represented Florida as member of the U.S. House from 1945 until his death in 1954.

Both the Great Depression and the introduction of public schools in Henry County led to the demise of LGI in May of 1930. The school remained empty until 1936 when the academic building served as a public elementary school for the city. While the closure of LGI ended its higher education endeavors, a reunion in 1961 had a turnout of over 400 former students who were clearly impacted greatly by their time at the school.

In 1983, the City of Locust Grove purchased the building. Numerous renovations were made and the structure was rehabilitated, modifying the interior to house various city government offices, presently known as the Locust Grove Municipal Complex.

The LGI building was listed in the National Register of Historic Places on September 4, 1986. Serving educational, religious, and now civil service functions over the breadth of its existence made clear the local significance of the building. Substantial parts of the institute, such as the auditorium, retain much of their historic character, allowing the structure to serve a vital role in the interpretation of Locust Grove's past.



LOCUST GROVE INSTITUTE

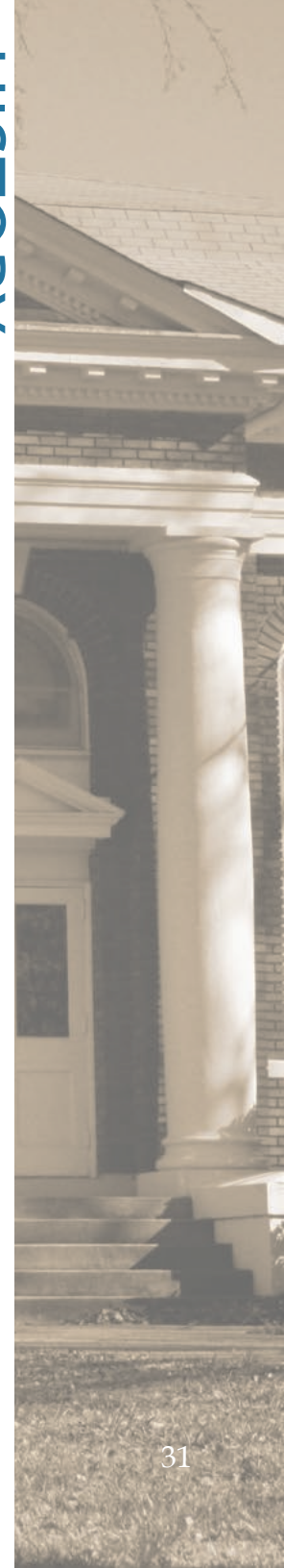
Historic photograph of a Locust Grove Institute building.



LGI Girl's Home



LGI Boy's Home







# CHARACTER DEFINING AREAS IN LOCUST GROVE

SECTION 4





## Character Defining Areas in Locust Grove

Located in the Piedmont region of Georgia, Locust Grove is an almost pristine example of a late nineteenth century railroad town. With its intact commercial district surrounded by enduring residential neighborhoods, the city is a historic treasure that features several types and styles of distinctive architecture.

The City of Locust Grove is a popular destination for visitors as it boasts a prominent and modern outlet mall development. However upon traveling to the city core, the scenery changes from modern and boisterous to historic and intimate. Visitors are transported to a time when the railroad ruled Locust Grove.

For the purpose of these design guidelines, Locust Grove has been divided into separate districts. Each residential and commercial node is distinctive and helps to give Locust Grove its defining and unique characteristics.

Throughout this section, there will be references to both architectural styles and types. Type and style are two different approaches to describe historic architecture. The Georgia Historic Preservation Division created a formula to help differentiate house type from house style.

TYPE

To determine a house's type, the floorplan or interior layout is taken into account with the number of stories. A single story residence is considered a cottage, while a residence with two or more stories is considered a house.

Floorplan +Height = Type

STYLE

The exterior ornamentation or decorative elements of a residence determine its style. For example, a two-story residence with gingerbread ornamentation will often fall into the Victorian style.

Two houses can be the same type but a different style.

Not all houses and structures are considered historic. In order to be considered historic, buildings generally need to be at least fifty years old and maintain their historic integrity. Some buildings are fifty years old but have been altered to such an extent that they have lost their historic value, while other buildings are not yet old enough. These structures are considered: "non-contributing" to the historic character of an area.



## Commercial District

Encompassing an area of nearly 39 acres, the Locust Grove historic commercial district extends along Highway 42 from Claude Gray Drive to LG Griffin Road. Bordered by a large outlet mall development to the west and an active railroad line to the east, this narrow commercial corridor contains the only locally designated historic district in the community.

The commercial district is typical of small railroad towns in Georgia founded in the late nineteenth and early twentieth centuries. Developed in tandem with the early railroad lines that served the agricultural lands nearby, the historic commercial district consists of approximately twenty buildings of brick and masonry that occupy the west side of Highway 42 opposite the railroad line. Typically one or two stories, the majority of the commercial structures are constructed in the row fashion with common walls between each property. Brick is the most common building material and ornamentation is limited to simple detailing and corbeled brickwork. Facades are commonly divided into two parts: the ground level storefront with a single entrance and display windows, and the upper facade. Prevailing architectural features include recessed entrances, flat arches, and cast iron columns.

Although a busy roadway inhibits pedestrian traffic, visitors have access to the main commercial district through sidewalks and raised walkways. The setting is dotted with brick pavers and street furniture, including street lamps, benches, and trash receptacles. Located within a former vacant lot, the Mayors' Walk Park provides a green space for rest and recreation. Vehicular access to the commercial district is available through street-side parking and rear parking lots.



The Locust Grove historic commercial district.



Mayor's Walk Park



This is a view of the recently renovated streetscape

The commercial district contains several structures that have been repurposed to be commercial. Built in 1894, the Locust Grove Institute (LGI) was originally constructed as a school, renovated to house the various city government offices, and is currently listed in the National Register of Historic Places. LGI is located in the northern section of the historic district near the Locust Grove Cemetery and Locust Grove Recreation Center (formerly the Locust Grove First Baptist Church). These structures are separated from the main downtown commercial district by various commercial infill more recently constructed. Located at the southern end of the district, the Pitts House is a new south cottage residence that has been modified to be used as corporate offices.

Overall, the buildings of the downtown corridor form a visually cohesive and pleasing landscape. Recent streetscape improvements, such as sidewalk renovations and added green space, have made the commercial district a more attractive environment to pedestrians and potential retailers alike.



Downtown historic commercial district



## Residential District

### Eastside Residential District

Located across from the historic commercial district beyond the dividing railroad line, the Eastside Residential District is contained within the boundaries of Arnold Street, Highway 42, and Bowden Street. The Eastside Residential District features an eclectic combination of residential types including the Gabled Wing House, Gabled Wing Cottage, Mid-Twentieth Century Ranch, and New South Cottage. Residences tend to be one story in height, although the corridor does include several two and three story houses. Architectural styles range in the corridor, but the Queen Ann style is visibly prominent. Numerous vacant lots are interspersed between the houses.

The Eastside Residential District features an average setback of thirty feet with most residences incorporating gravel driveways and outbuildings, such as detached garages and sheds. Vegetation consists mainly of mature pecan trees and hedgerows. Although there are a few examples in the corridor, the existing fence material ranges from wooden plank to barbed wire. With the exception of Bowden Street, curbs and sidewalks for pedestrians are relatively non-existent. Arnold Street meanders along the natural topography and the landscape and dead ends into green fields. The east side of Arnold Street features a drainage gully that traverses through the majority of the road. The landscape changes from suburban to slightly rural as the residential district progresses and the distance between houses becomes more significant.



A two-story house in the Eastside residential district.



Landscaping is not deliberate in nature.

## Southwest Residential Corridor

The Southwest Residential Corridor is located to the west of the main downtown commercial district. Primary streets include Frances Ward Drive, Smith Street, Ridge and Indian Creek Road. The corridor contains one and two story structures, constructed for both residential and mixed-use purposes. American Small Houses, Ranch Houses, and Gabled Wing Houses are the dominant architectural type, while the Queen Ann style is a popular ornamentation. Brick pier and cinderblock foundations, small front stoops, brick chimneys and simple ornamentation are found consistently throughout the corridor.

Most houses, regardless of style, have shutters flanking windows. Double hung windows are predominant, but vary in pane number and arrangement. Low-pitched roofs are common and constructed out of metal and composite roofing materials. Siding is mostly clapboard and brick, in a variety of colors. Some of the wood clapboard has been covered in vinyl siding.

Setbacks are relatively shallow, with older structures located closer to the street. Ranch structures are set further back. The generous lots and wide spacing give the corridor a feeling of openness. Driveways are mostly paved and located to the side of the structure. Several of the residential structures have been renovated for commercial purposes. Several of these structures are distinguished by accessibility ramps that have been added to comply with the Americans with Disabilities Act standards. Parking is available on the front, side, and rear in the parking lots.

The landscape is distinguished by rural, level lots and vegetation consists of mature trees, spacious lawns, and limited shrubbery. Older houses have detached outbuildings, such as sheds, barns, and gazebos, while newly constructed residences have carports, and enclosed garages. There are no fences dividing the lots, but there are a few examples of retaining walls. There are no sidewalks or street curbing, so separate pedestrian routes are non-existent.



Limited shrubbery and spacious lawns are common features in landscapes in the southwest residential corridor.





# ARCHITECTURAL OVERVIEW

SECTION 5





## Architectural Styles

Houses can be identified in many different ways through their building materials, method of construction, type, and/or style. Style is perhaps the most obvious identifying factor since it includes the ornamentation and overall form of the house. Many of the styles seen in the United States and in Georgia were adapted from European traditions. When all characteristics of a style are present on a house, the structure is indicative of being “high style” and typically built from an architect’s design. The majority of houses in Locust Grove fall into the “vernacular interpretation” of a style, in which some of the stylistic characteristics are present. Many houses may also be classified as having no academic style due to lack of particular identifying characteristics.

### STYLE

The exterior ornamentation or decorative elements of a residence determine its style. For example, a two-story residence with gingerbread ornamentation will often fall into the Victorian style. Two houses can be of the same architectural type but a different architectural style.

## Queen Anne Style (1880-1910)

5-2

Queen Anne is Georgia's most popular nineteenth-century architectural style, used in variations across the state from the 1880s to 1910s. The United States adapted the English style, which was more common on masonry buildings, to wood-framed houses that became the American tradition. Locust Grove's most common residential style is Queen Anne.



Notice the large porch, the front-facing gable with decorative shingles, and bay window on this Queen Anne style house on Jackson Street.

### Characteristics:

1. Steep and irregular roof shapes, usually with a front-facing dominant gable.
2. Decorative detailing, bay windows, and/or patterning with shingles to avoid smooth-walled appearance.
3. Asymmetrical facades with either full or partial porches covering one or two walls.

ARCHITECTURAL OVERVIEW



## Folk Victorian Style (1870-1910)

5-3

A simple, often symmetrical, house style built in the 1870s to 1910s with Victorian-era detailing added to roof gables, porches, or cornice lines. Window and doors were simple in design with occasional pediments. The spread of the Folk Victorian style was due to the growth of the railroad system and the availability of mass-produced, pre-cut details. While a popular style, there are only a few houses in Locust Grove that display these traits.

### Characteristics:

1. Decorative spindle and jigsaw cut trim around porch supports and cornice line
2. Porches covering street-view facades
3. Decorated eave brackets



Some Folk Victorian details on this simple house form include the decorative eave trim in the front-facing gables and spindle work at the top of the porch supports.

# Craftsman Style (1905-1930)

5-4

Influenced by the English Arts and Crafts movement, the Craftsman style is an American original design with popularity spiking in the early twentieth century. These houses are characterized by horizontally dominant designs and detailing. This style is most commonly seen in rural areas and smaller towns in a bungalow type. Locust Grove only has one or two houses in this style.

## Characteristics:

1. Square columns supporting porches with continuing column bases reaching to ground level.
2. Low pitched gabled roofs with wide overhangs and exposed rafters.
3. Overhanging eaves decorated with false beams.



This house on Peeksville Road shows many characteristics typical of the Craftsman style, including square column porch supports, bracketed eaves in the front-facing gable, and a deep porch overhang.

ARCHITECTURAL OVERVIEW



## International Style (1920-1940)

5-5

In this modern and eclectic building style, functionalism was of prime importance so traditional, often decorative elements of buildings were discarded. Although this style is rarely found in Georgia, Locust Grove has a few commercial examples, such as the former U.S. Post Office.

### Characteristics:

1. Flat roof, usually without a ledge or coping at roof line.
2. Windows set flush with outer wall.
3. Smooth, unornamented wall surfaces with no decorative detailing at doors or windows.



This former U.S. Post Office on U.S. Highway 23, just south of the commercial district, was built in the 1960s but displays International Style elements such as a flat roof, smooth surfaces, and simple windows set flush with the walls.

# Architectural Types

5-6

House “types” are defined by an architectural formula: Plan + Height = Type. Because of this, house types are sometimes referred to as “plan-forms.” In determining house type, it is important to look beyond the architectural details and building materials. Keep in mind important secondary characteristics such as the number and location of doorways, windows, and chimneys; roof shape; and type of porch.

## TYPE

To determine a house’s type, the floorplan or interior layout is taken into account with the number of stories. A single story residence is considered a cottage, while a residence with two or more stories is considered a house.

Floorplan + Height = Type

ARCHITECTURAL OVERVIEW



# Single Story Commercial

Single commercial buildings are roughly uniform in size and connected by common walls. Different rectangular facades may be composed of different materials. Most materials are brick with wood, metal, or stone detailing. Consistency is often shown in expansive glass storefront windows and similar details including doors and entryways. As a group, single story buildings in Locust Grove’s commercial district are its most character defining and distinctive element.

Characteristics:

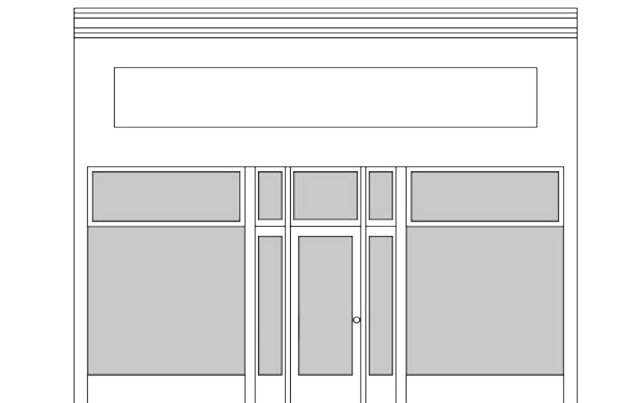
1. Expansive glass windows separated by structural columns flanking door entrance.
2. Stores connected by common walls and similar building materials.



Typical single story commercial building.



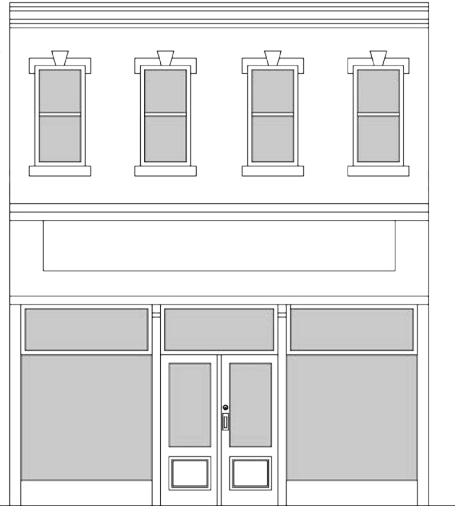
Note how three of these single story commercial buildings share similar historic facade materials and large windows flanking the storefront entrances.



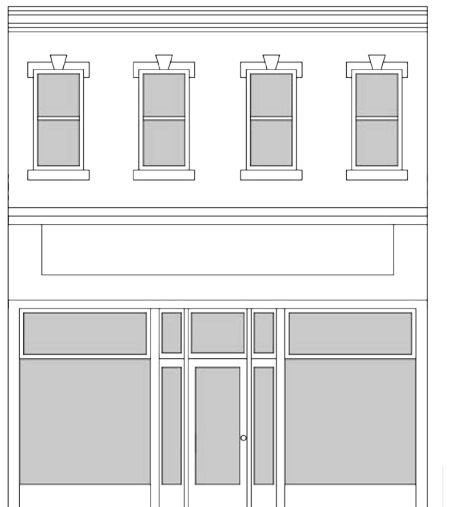
Typical single story commercial building.



Multi-story buildings in downtown areas are usually mixed-use with commercial ground floors with brick facades. The first floor is typically composed of storefront glass windows with the second floor consisting of double hung windows. Locust Grove has just one multi-story commercial building in the center of its district.



Typical multistory commercial building.



Typical multistory commercial building.

### Characteristics:

1. Ground floor has expansive glass windows interrupted by structural columns with transoms
- 2.. Upper floor windows are smaller and directly relate to the ground floor openings.



This multistory commercial building incorporates two storefronts - note the entryways behind the parked vehicles - with large glass windows, brick facade, and double-hung windows on the second story.



# Wood Frame Gable Commercial

ARCHITECTURAL OVERVIEW

The Wood Frame Gable was most commonly built between 1890 and 1930. This particular commercial building was usually built to reflect a community store type, yet on a smaller scale with a “general store” appearance. This Wood Frame Gable pictured here is one-of-a-kind in Locust Grove. This unique building is believed to be an important gathering place at one time, possibly a “Juke Joint”, for the African-American community. Historically, the structure is significant to Locust Grove’s development as a community.

Characteristics:

- 1. Large, expansive parapet front gable to display signage
- 2. Low-pitched roof
- 3. Front porch across the front facade



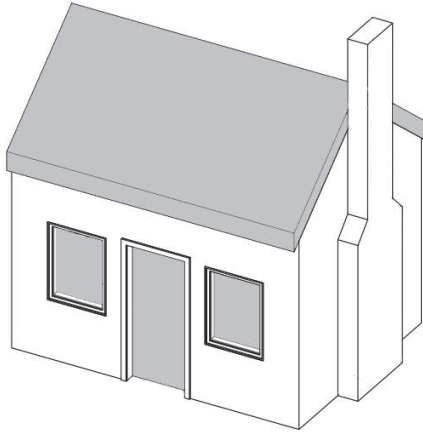
This historic Wood Frame Gable structure is on Jackson Street, across the railroad tracks, from the Locust Grove commercial district. Note the “general store” appearance with covered porch and front gable to display signage.



# Single Pen

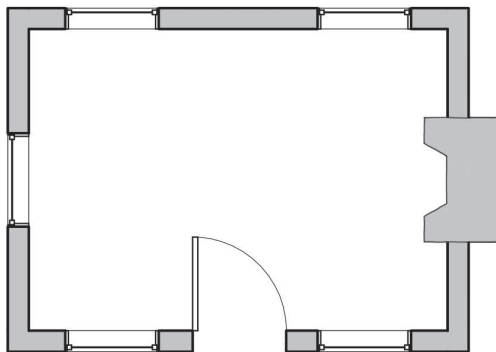
5-10

The Single Pen type is rare to find in its historic form in Georgia, but most that do exist date from 1850 to 1900. Due to its small size, the Single Pen is often found enlarged with additions. Traditionally built as quick shelter, a single family would cook, eat, and sleep in a single room. Sometimes a rectangular version might be divided into two rooms. There is only one Single Pen in Locust Grove, shown here with an addition to the back.



## Characteristics:

1. Single unit, most commonly square but can be found in a rectangular form
2. Roof is usually gabled.
3. Chimney is at exterior of one end, but door and window arrangement varies.



Illustrations of exterior and floor plan of single pen type.



This Single Pen on Roberts Road in Locust Grove has large windows, a brick chimney, and a covered porch.



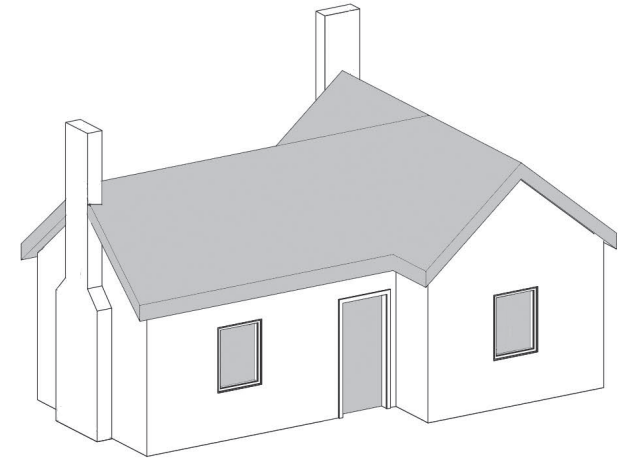
## Gabled Wing Cottage

5-11

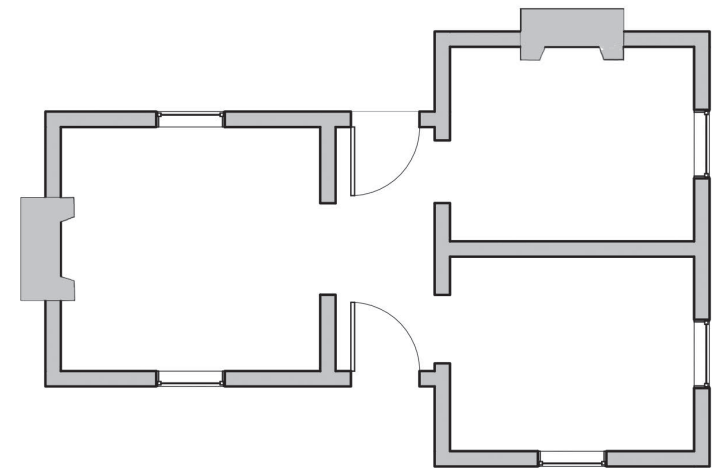
The Gabled Wing Cottage was a popular late nineteenth-century house type with many examples across the state of Georgia, as well as in Locust Grove. It is sometimes called a Gable-Front-and-Wing or Gabled Ell house type and most were built between 1875 and 1915. In Locust Grove, Gabled Wing Cottages are common and display a range of stylistic details.

### Characteristics:

1. Plan is T- or L-shaped with a gabled roof.
2. Gable front at one end of a recessed wing that is parallel to the facade.
3. Front door leads to a hallway or directly into the room in the wing; porches common.



This Gabled Wing Cottage on Ridge Street has a gable front at one end, gabled roof, and a porch that covers the front door.

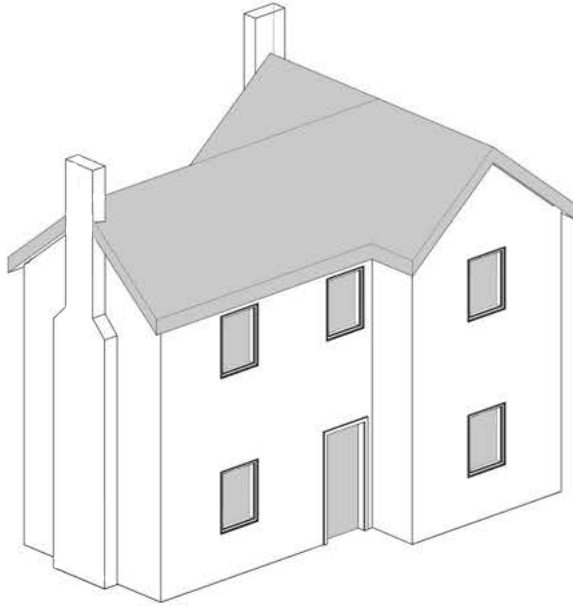


Illustrations of exterior and floor plan of gabled wing cottage

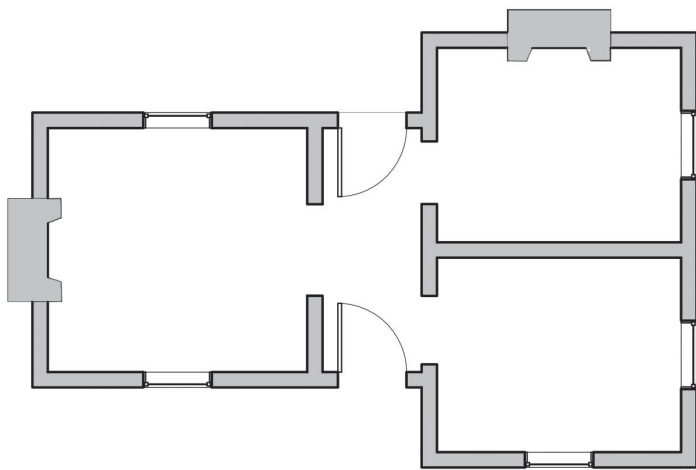
# Gabled Wing House

5-12

This is a two-story version of the Gabled Wing Cottage and shares the same characteristics. Sometimes called a Gable-Front-and-Wing or Gabled Ell house type, Locust Grove has only a few two-story examples of this type. Most were built between 1875 and 1915.



The projecting, front-facing gable and large, covered porch are two characteristics that identify this example on Peeksville Road as a Gabled Wing House.



Illustrations of exterior and floor plan of gabled wing house.

## Characteristics:

1. Plan is T- or L-shaped with a gabled roof.
2. Gable front at one end of a recessed wing that is parallel to the facade.
3. Front door leads to a hallway or directly into the room in the wing; porches common.

ARCHITECTURAL OVERVIEW



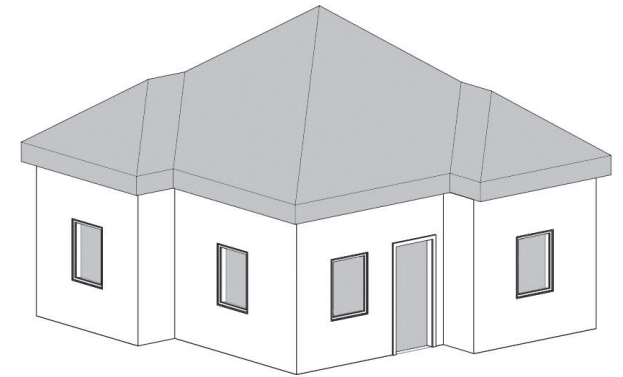
## Queen Anne Cottage

5-13

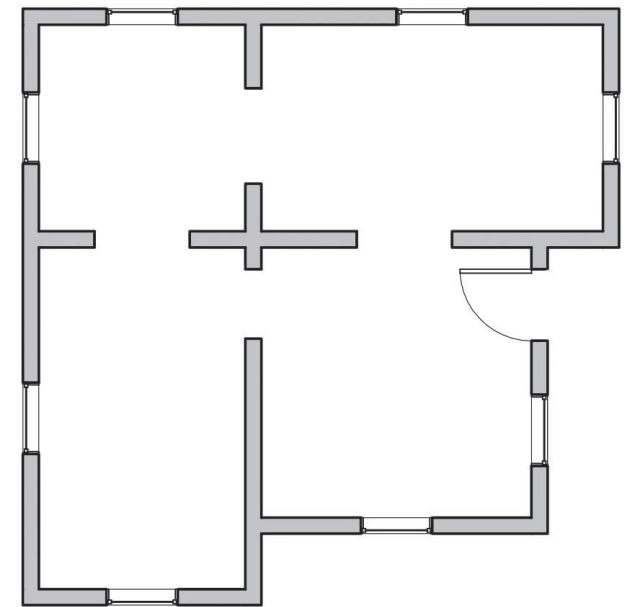
Queen Anne Cottages, built during the 1880s and 1890s, were popular as one-story residences in both urban and rural areas. This house type can have architectural decoration from other styles, or may have no academic style. Many houses in Locust Grove are Queen Anne Cottages.

### Characteristics:

1. Main square massing with front- and side-projecting gables.
2. Hipped or pyramidal roofs with interior chimneys.
3. Asymmetrical room arrangements without a central hallway.



Note the pyramidal roof in the center mass of this Queen Anne Cottage on Peeksville Road, in addition to the front- and side-facing gables, and the interior chimneys.



Illustrations of exterior and floor plan of Queen Anne Cottage

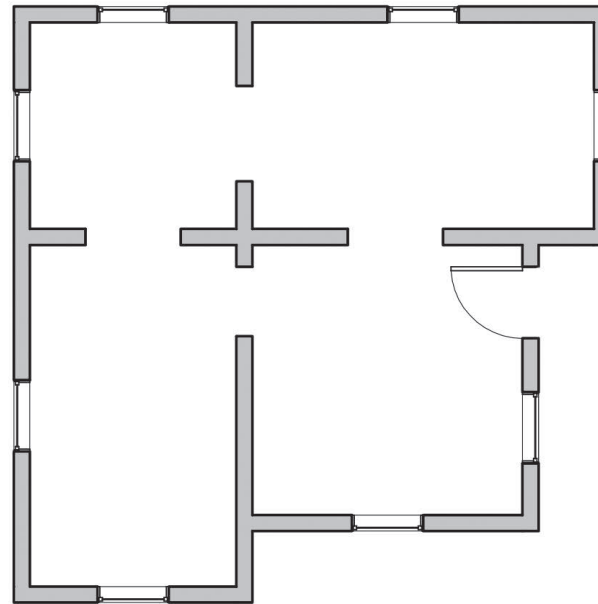
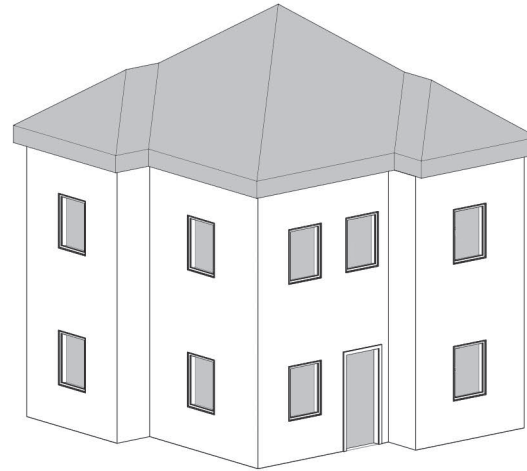
# Queen Anne House

5-14

Queen Anne Houses are two-story Queen Anne Cottages with identical characteristics except for the height. This house type can have architectural ornamentation from other styles, or may have no academic style. There are quite a few fine examples of this type in Locust Grove.



This two-story Queen Anne House on Peeksville Road has both front- and side-facing gables with a pyramidal roof in the center mass.



Illustrations of exterior and floor plan of Queen Anne House.

## Characteristics:

1. Main square massing with front- and side-projecting gables.
2. Hipped or pyramidal roofs with interior chimneys.
3. Asymmetrical room arrangements without a central hallway.

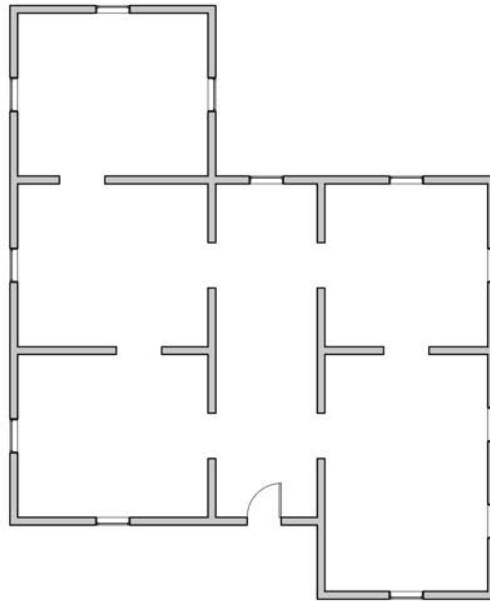
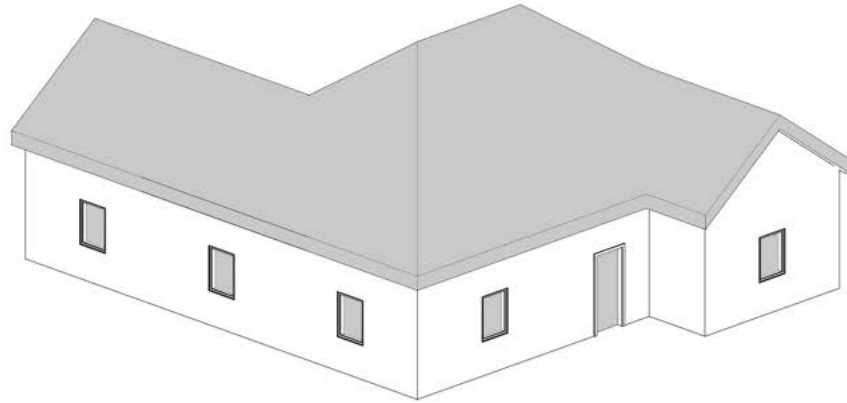
ARCHITECTURAL OVERVIEW





## New South Cottage

The New South Cottage was a popular house type built between the 1890s and 1920s during a period of great economic growth in the South. It resembles a Queen Anne Cottage but is distinctive with its emphasis on symmetry and a central hallway. This type is not common to Locust Grove but several examples can be found.



### Characteristics:

1. Similar to a Queen Anne Cottage with central square mass, hipped roof, and gabled projections.
2. Central hallway is flanked by pairs of rooms, often one side will project forward.
3. A paired gable, flush with the wall of the main mass, provides additional symmetry.



Illustrations of exterior and floor plan of New South Cottage.

The paired gables on this New South Cottage on Combs Street show its emphasis on symmetry and distinguish it from a Queen Anne Cottage.



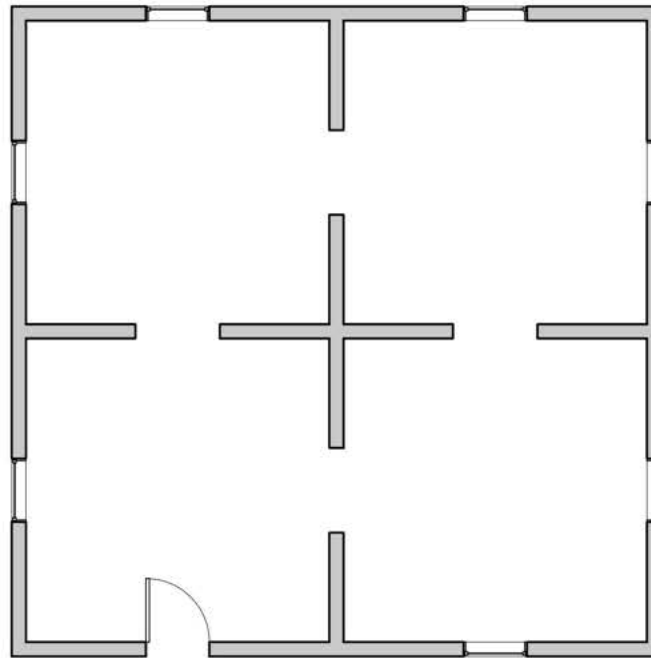
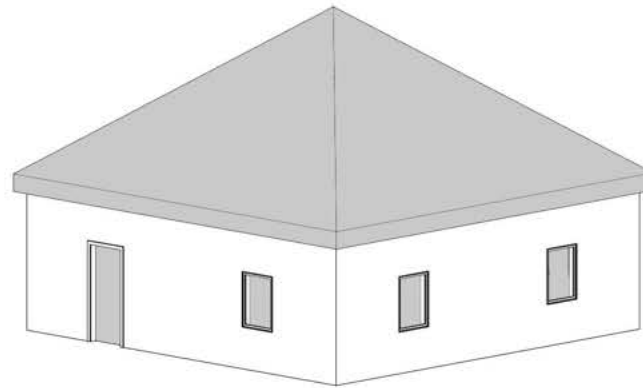
# Pyramid Cottage

5-16

A simple house form, Pyramid Cottages are recognizable for their distinctive, steeply-pitched roofs. These cottages were often built between 1910 and 1930. The type is relatively more common in rural areas in Georgia than in urban centers, but few examples exist in Locust Grove.

## Characteristics:

1. Four main rooms and no hallways within a square shape
2. Pyramidal roof



Illustrations of exterior and floor plan of a Pyramid Cottage



This example of a Pyramid Cottage on Peeksville Road is distinctive for its steeply pitched, symmetrical roof.

ARCHITECTURAL OVERVIEW





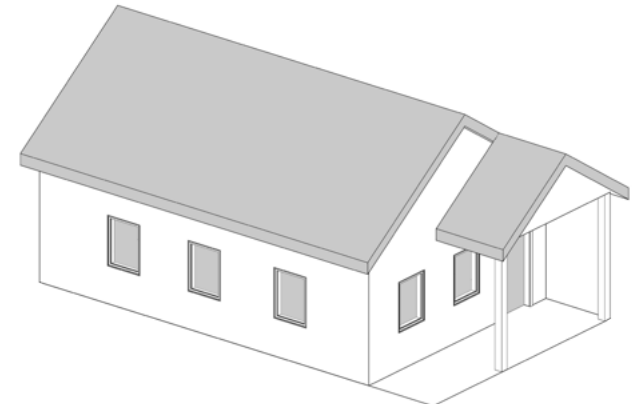
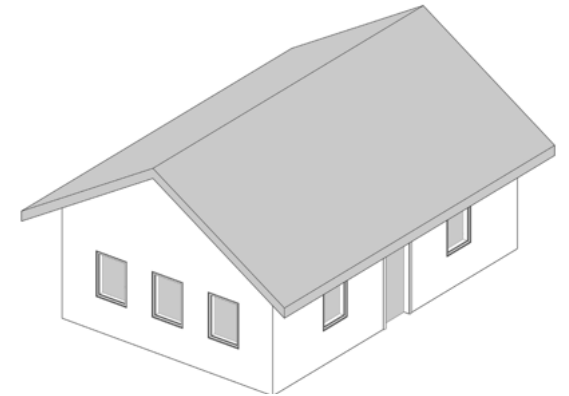
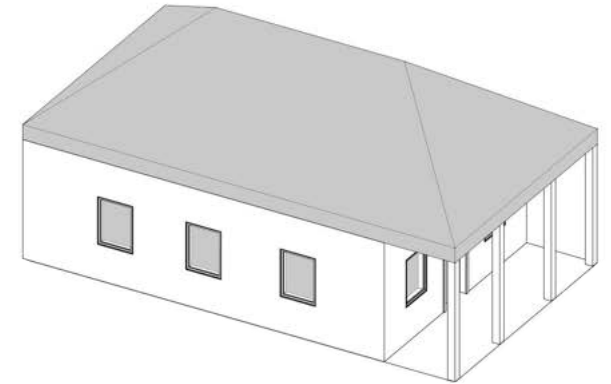
# Bungalow

While Bungalows were a popular house type between 1900 and 1930 in all areas of Georgia, there are very few Bungalows found in Locust Grove. Sometimes mistakenly referred to as a style, the Bungalow can be further classified into one of four subtypes by its roof form and orientation (front gable, side gable, hip, and cross gable).

- Characteristics:
1. “Long and low” with irregular floor plans within a rectangular shape
  2. Full-front porches are common
  3. Roofs are low-pitched with wide overhangs



This is an example of a side gable Bungalow with a shed-roofed dormer, located on U.S. Highway 23. The porch has a wide overhang.



Illustrations of Bungalow subtypes from top to bottom: hipped roof, side gable, front gable.

Originally found in California, this popular house type became common in both suburban and rural areas across the country from the 1940s through the 1970s. Streamlined and modern, the ranch house was both affordable to build and to purchase in the years following World War II. Ranch types in many different permutations or subtypes are very common in Locust Grove as well as in all residential areas in Georgia.

### Characteristics:

1. Always one story, sometimes with a basement if topography allows
2. “Long and low” with simple or complex massing, often with attached carport
3. Variety of building materials, but usually red brick
4. Roofs are hipped or gabled, but with low pitch

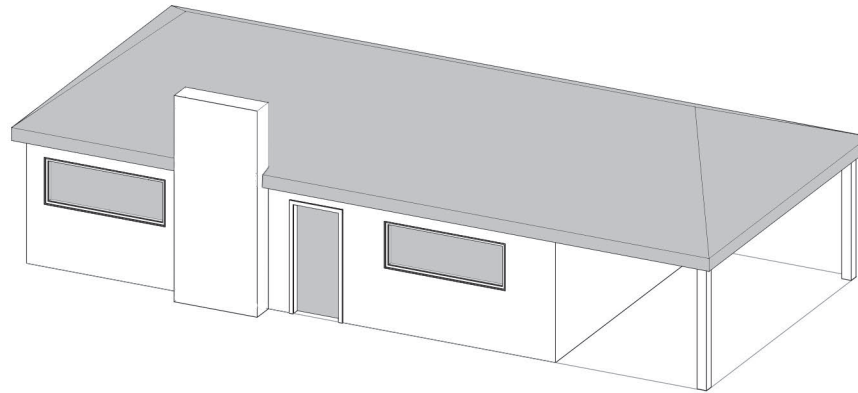


Illustration of exterior of a Ranch



Located on Jackson Street, this house displays the “long and low” characteristic of a typical Ranch house, as well as a low-pitched hipped roof.





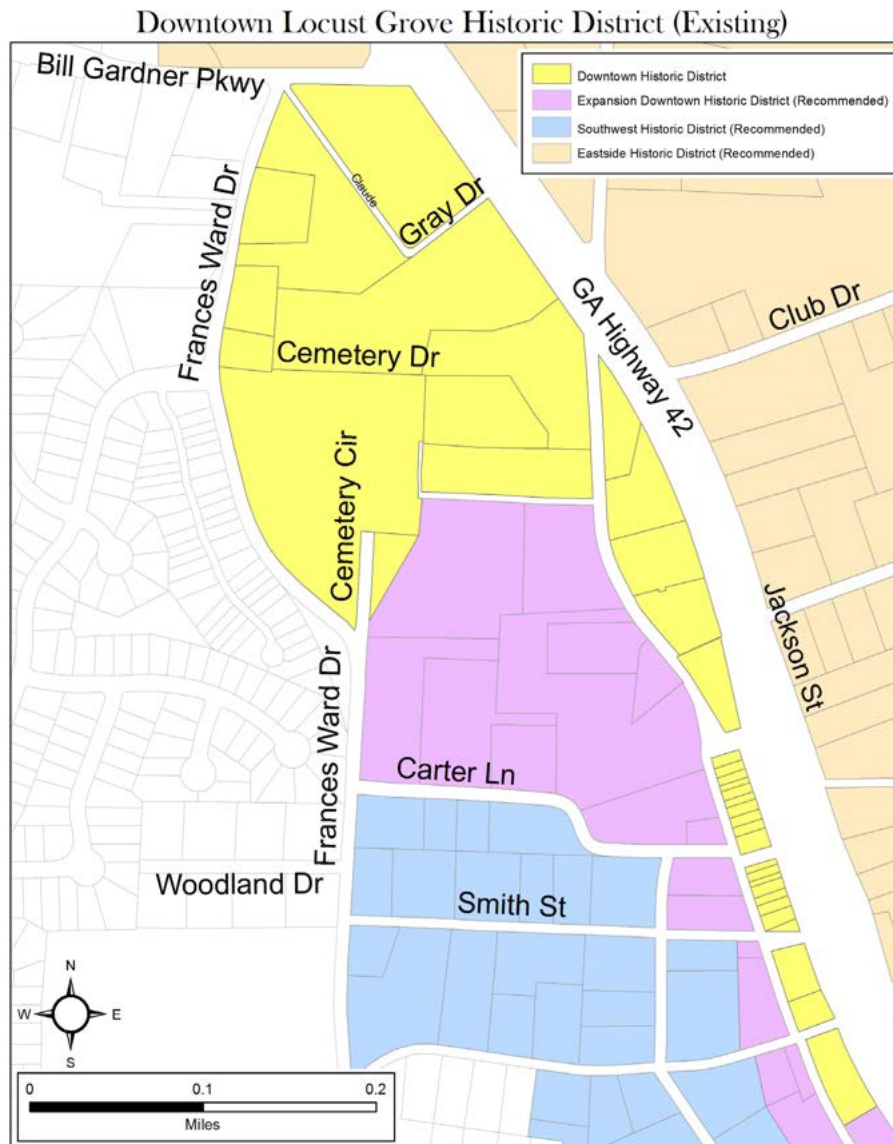
# COMMERCIAL GUIDELINES

## SECTION 6





The following guidelines cover both rehabilitation projects and new construction projects within the locally designated historic commercial district in Locust Grove. The purpose of these guidelines is to ensure that the existing historic integrity of the commercial district is maintained and that future developments do not threaten the overall character of the area.







COMMERCIAL REHABILITATION.....

COMMERCIAL REHABILITATION





## Commercial Rehabilitation Overview

The integrity of a historic commercial building is insured by the identification, maintenance, and preservation of its character-defining features. Locust Grove's commercial buildings have naturally undergone modifications over time to meet the changing needs of businesses occupying the structures. While some structures are mostly unaltered, others may have added awnings and roofs or replaced windows.

However, one element, orientation to the railroad, is consistent along the historic downtown corridor. Rehabilitation of exteriors should ensure the visual integrity of the building and be compatible with the overall historic architectural character of the district, giving special consideration to Locust Grove's history as a railroad town. Repairs or alterations that retain historic features, materials, and finishes enhance a building's historic character and make it compatible with surrounding structures. Keeping buildings in good repair attracts business and positively affects the appearance of the area as a whole.

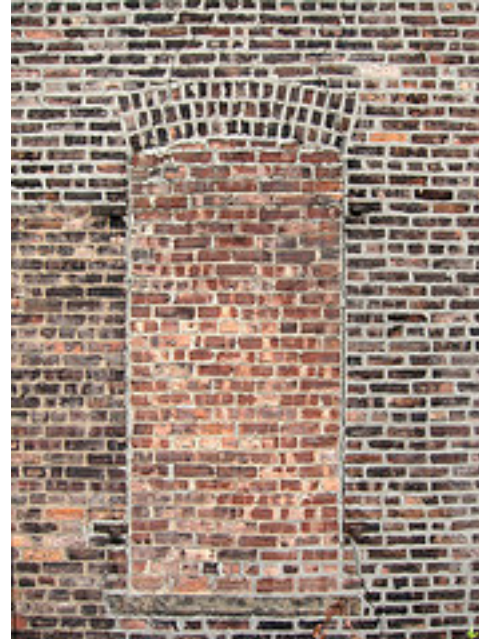
### Guidelines:

1. Do not cover historic features with new materials or signs that permanently alter the structure.
2. Removal of non-historic elements that obscure a historic façade is encouraged.
3. Repair is preferred over replacement. Repair only damaged areas with elements and materials of the same kind and type (often referred to as in-kind).
4. Replacement or reconstruction is only appropriate if a historic feature is damaged beyond repair. If so, reconstruct the historic element as accurately as possible through materials and design. Replication, if done with care, helps maintain the historic integrity of the building.
5. If an element is missing, use documentation of the building's historic form to replicate it. If no such information exists, a simplified interpretation of similar elements should be considered.

Exterior materials of Locust Grove's historic buildings are character-defining elements and should be retained whenever possible. Most often, one sees buildings with a brick or granitoid exterior. Some have been painted, and some are still unpainted. The corner bank has a particularly unique exterior finish of glazed brick. These existing historic materials, such as brick, wood, or granitoid (a manufactured stone wall cladding), should be maintained and repaired rather than replaced. When replacement is necessary, all effort should be made to replace in-kind, that is, with material similar in composition, size, shape, design, and texture.

## Guidelines

1. Historic exterior building surfaces should not be covered over with new materials, such as wood or vinyl siding, synthetic stucco, or stone.
2. Masonry walls that have not been previously painted should remain unpainted. Masonry that is already painted should be maintained.
3. Never sandblast to clean or remove paint from buildings. Harsh cleaning methods physically damage masonry.
4. Stain applications should be avoided unless they are the historic treatment for the structure.
5. Restoration of historic architectural details is encouraged when they can be documented.
6. Adding elements to a building to give it a false historic appearance is not appropriate.
7. Elements highlighting the history of buildings or their elements and materials (such as stampings, engravings, or plaques) should be maintained and preserved.



A blind arch is an opening that has been permanently enclosed using brick or other materials. Special efforts should be made to maintain blind arches on sides and backs of buildings in Locust Grove, as they are present on a number of buildings.

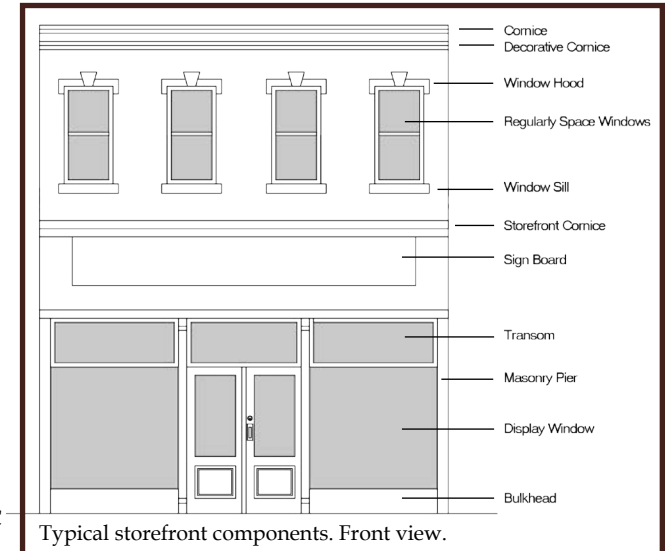


## Storefronts

Storefronts are character-defining features of historic commercial buildings and of the downtown commercial district as a whole. While some storefronts may have been altered over time, many in Locust Grove still retain their historic elements. Close examinations of storefronts should be completed to ascertain whether they have been altered or still have enough historic elements to preserve and maintain. If the historic storefront is no longer intact, a contemporary design that is compatible with the historic character is recommended. Whenever possible, historic storefront components should be maintained. Changes can disrupt the rhythm of the district's historic building facades.

### Guidelines

1. There should be no removal of historic bulkheads, pilasters, or columns.
2. Display windows and transoms should not be covered or enclosed with a false front nor should they be removed.
3. Because there are properties constructed in various eras, special attention should be given to maintaining the historic character of the individual building based on its style and period of construction. Rehabilitations may be based on either historical evidence or a new design that is compatible with the historic character and design of the building's historic storefront.
4. The use of traditional historic materials is encouraged. The most common materials include brick, wood, stone, and granitoid, a type of manufactured stone cladding.
5. Historic glass should be preserved. If replacement is necessary, new glass should be of similar transparency, thickness, and design as the historic. Tinted or mirrored glass should be avoided.
6. Aluminum door and window framing is appropriate for buildings constructed post-World War II. When used in older storefronts, framing should be anodized or painted a darker color to give the appearance of wood or brass.



Typical storefront components. Front view.

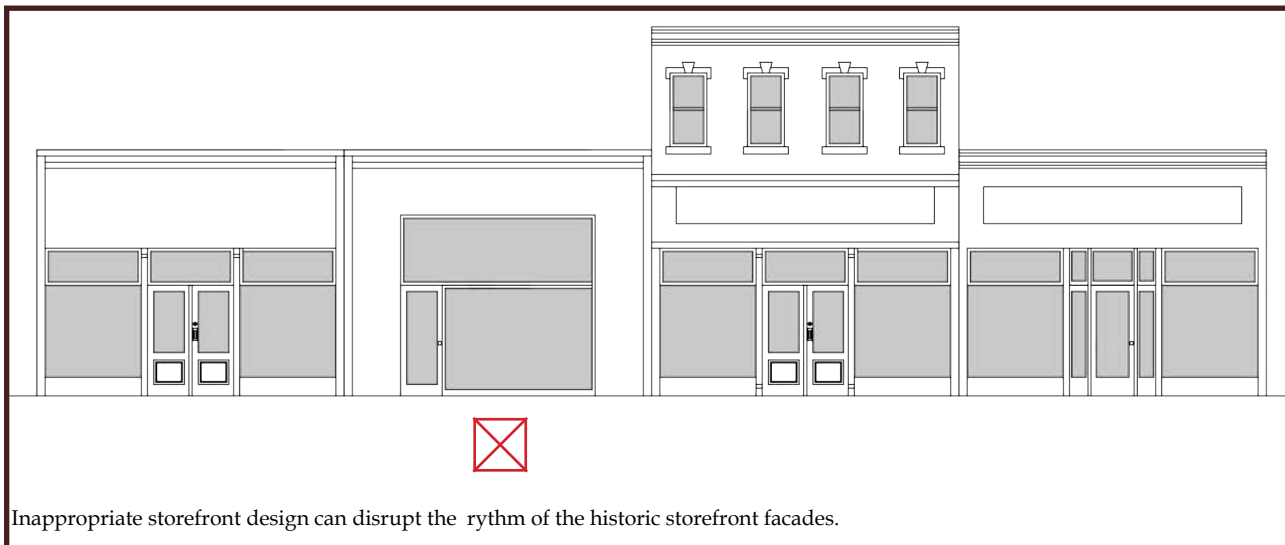


This Locust Grove historic storefront displays cast iron columns and historically appropriate glass.

Existing historic entrances and doors should be maintained and preserved. Historic door openings should not be enclosed or reduced in size. Historic doors and transoms over doors should be retained whenever possible.

## Guidelines

1. Historic hardware should be retained and preserved.
2. If replacement of a door is necessary, the replacement should match the historic door in size, shape, materials, and panel and glass patterns. If possible, historic hardware should be reused in a new door.
3. Unfinished aluminum doors should not be installed on storefronts for buildings constructed pre-World War II. Unfinished aluminum may be used on International Style buildings.
4. New openings on storefronts should not be added unless an additional opening is necessary to meet the requirements of the Americans with Disabilities Act (ADA).
5. Retain existing historic windows and doors. Do not change the location or size of these openings unless this restores them to the historic configuration.
6. Replacement windows and doors should be compatible with the design, material, and placement of the historic windows and doors.



Inappropriate storefront design can disrupt the rhythm of the historic storefront facades.

**Green Tip:**  
Recessed entrances will help prevent the flow of hot or cold air into a store when the front door is open.



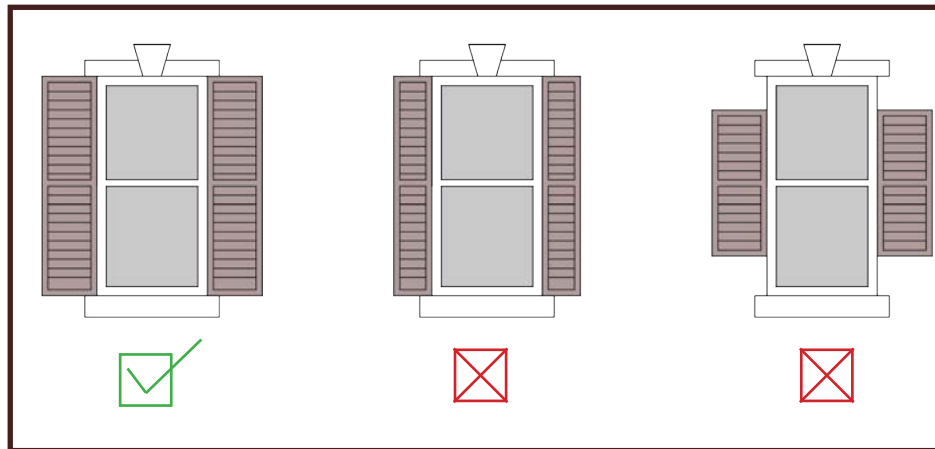
## Upper Façade Details and Windows

6-6

Existing upper façade details and historic windows should be maintained and preserved. Historic windows should only be replaced when they cannot be rehabilitated. Window shutters are generally not part of the character of Downtown Locust Grove. If windows never had shutters, they should be left in this condition.

### Guidelines

1. If replacement of a window is necessary, the replacement should match the historic window in size, shape, material, and style. Depending on the age of the building, wood or metal is the preferred material for replacement windows. Replacement panes should be clear, not tinted or mirrored. The number and configuration of panes should be the same as the historic window with the frame, mullions, and muntins of the same dimensions.
2. Window details, such as decorative work or sheet metal hoods, should be preserved and maintained.
3. Window openings should not be covered or enclosed.
4. Shutters should not be applied if they were not a historic feature of the building.



Window shutters should fit the window opening. Front view.

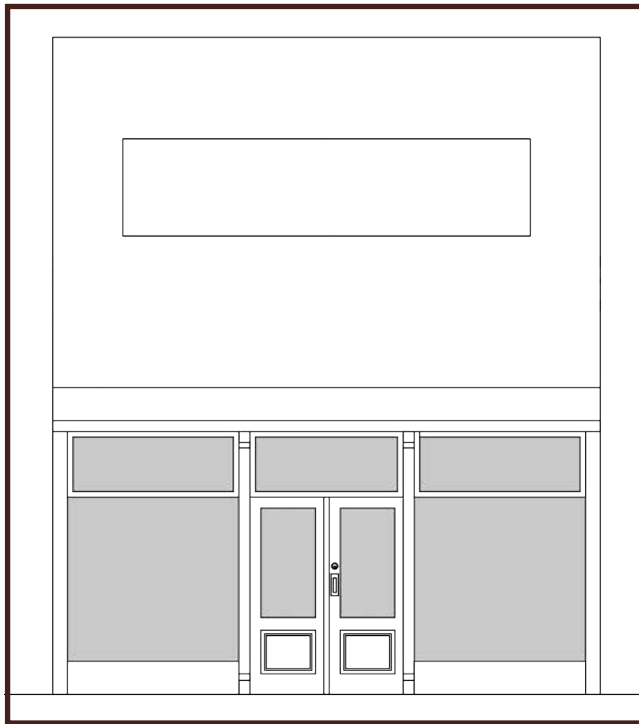
### Green Tip:

Reduce air leakage by adding weather strips to windows and doors, sealing open cracks and joints, and sealing the intersections of walls.



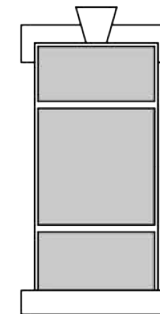
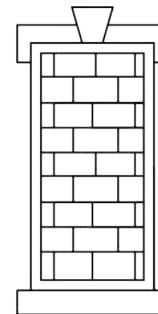
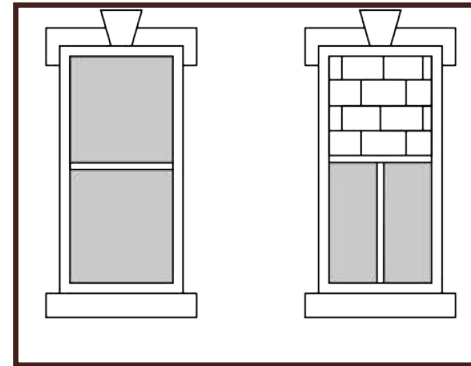
Here is a look at the upper façade of historic Locust Grove building. Historic windows have been restored. Cornice brickwork has been properly maintained, and stone bases on windows have been left unpainted to highlight the historic materials.

5. If storm windows are added, they should be painted to match the window trim of the historic windows. Security bars should be placed on the interior of historic windows to prevent them from obscuring historic details on the exterior.
6. If damaged, historic brickwork should be repaired. Effort should be made to restore historic brickwork when removing awnings or roof additions.
7. False fronts and cladding placed over historic exterior finishes diminish the character of a building and should not be added.



Inappropriate false front should be removed during rehabilitation. Front view.

Green Tip:  
Skylights, rooftop ventilators, operable windows, and other features provide natural light and ventilation that can reduce energy consumption.



Historic windows should be retained if possible. Front view.



# Awnings

Historically, awnings were common features on commercial buildings. They provided natural climate control in a time before air conditioning. If historic awnings or canopies are present in Locust Grove, they should be maintained and preserved. When storefronts are rehabilitated, it is recommended that any non-historic canopies of wood or metal be replaced with awnings.

## Guidelines

1. Fabric or canvas awnings must be of durable quality.
2. Awnings shall be attached to the building above the display windows and below the storefront cornice or sign panel.
3. Awning frames of the storefront shall be reinforced without covering the storefront cornice or the piers. In a multi-story building, the awning should be positioned below the second story windowsills. Where appropriate, awnings may simply cover the entry and not the entire storefront; or, alternatively, may cover the display windows of the storefront but not the entry.
4. A standard street-level awning should project four to seven feet from the building and should be a minimum of seven to eight feet above the sidewalk.
5. Awning signs must be painted or installed directly on the valance of the awning and may not be internally illuminated.



This awning is made of durable material and is installed at an appropriate height and location on the multistory building.



Awnings should not cover the storefront cornice or signboard. Front view.



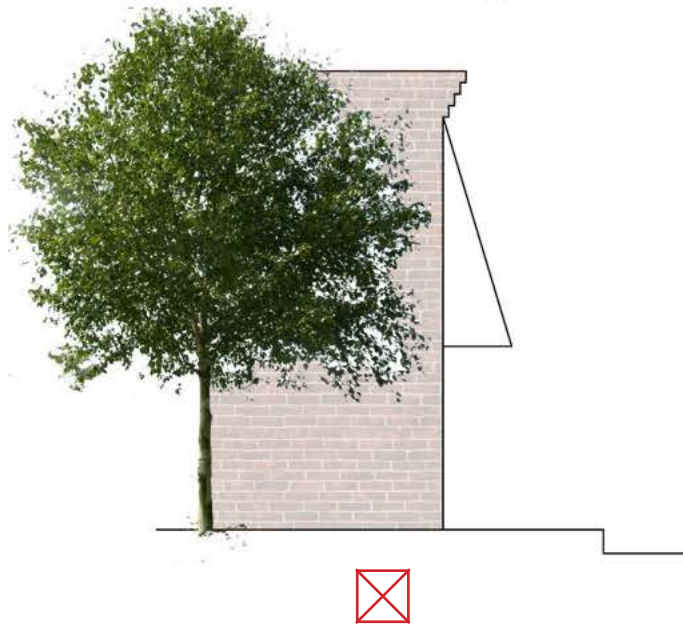
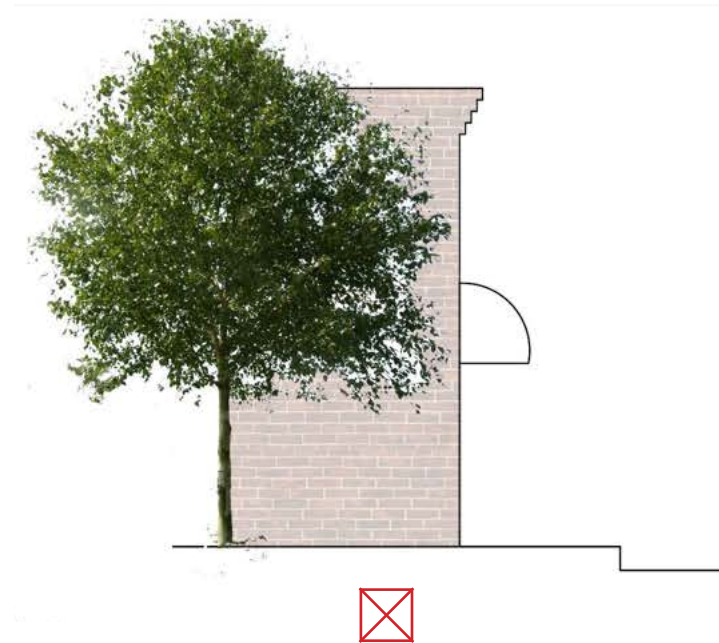
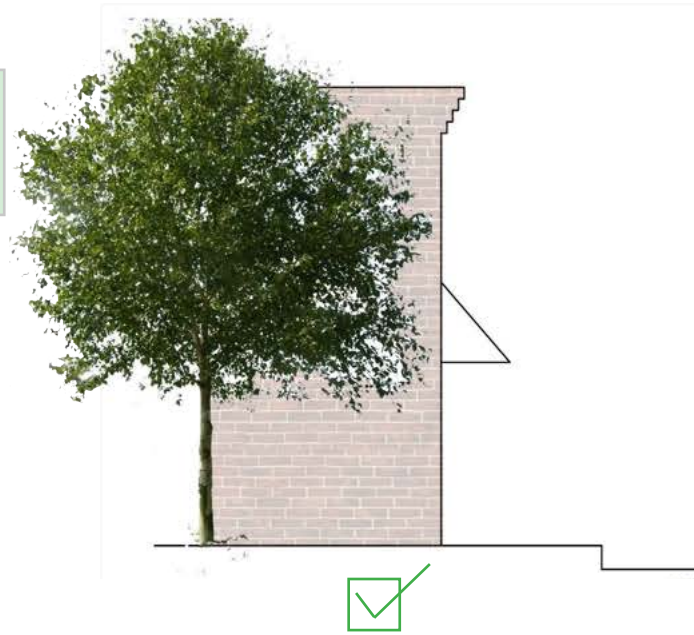
# Awnings Continued

6-7

6. Awning shapes shall be matched to the form of window or door openings; bubble awnings are not appropriate.

Green Tip:

Install character-compatible, operable awnings to reduce heat gain and regulate temperatures.



Appropriate and inappropriate awning shapes. Side view.

COMMERCIAL REHABILITATION



# Roofs

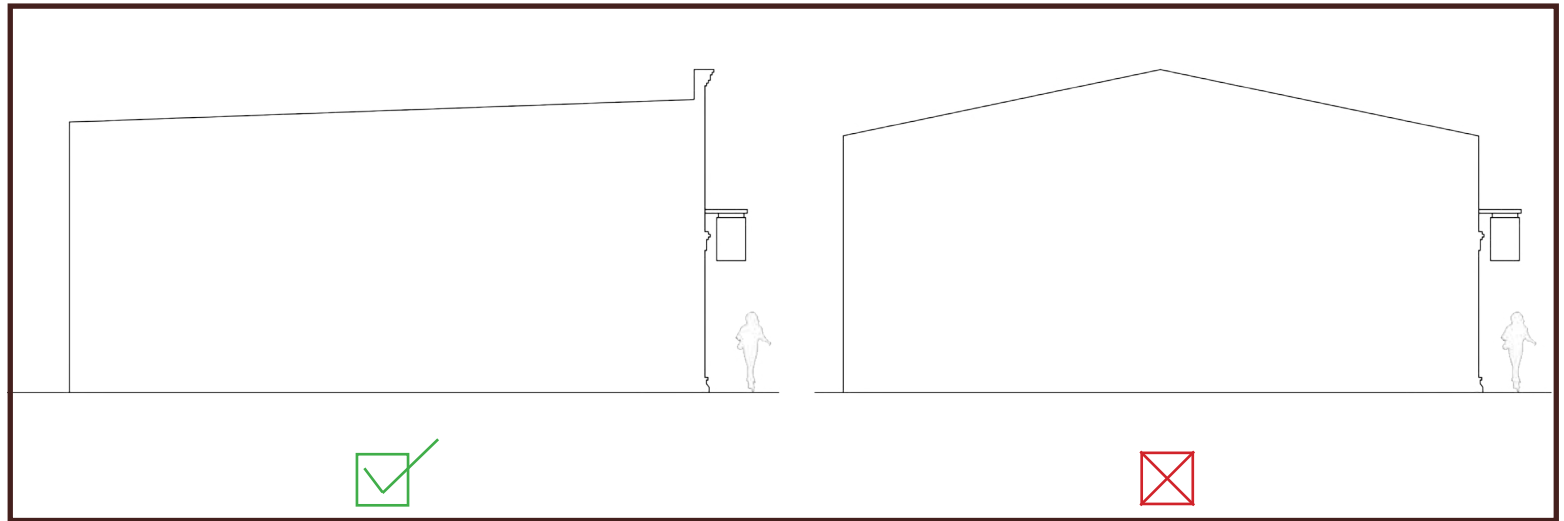
Roofs are an integral aspect of the historic structure’s form. Most commercial buildings in Locust Grove have flat roofs with stepped-back rooflines towards the back of the building. Regular roof maintenance and quick repair of roof damage will help preserve historic building materials.

### Guidelines

1. Maintain existing pitch and shape of roofs as visible from the street.
2. Repair and replace existing roof materials in-kind if visible from the street.
3. Maintain existing cornice and eave details as visible from the street.



Here is an example of a historic stepped-back roofline, common on buildings in the Locust Grove commercial district.



Roofs should slope away from the front facade. Side view.

**Green Tip:**

Vegetated “green roofs” help reduce the heat gain from the roof of a structure, thus cooling the building and its environment. Incorporate green roofs only when they are compatible with the architectural character of a building, such as flat roofs with no visibility or roofs with parapets. Also, consider painting the roof white or a light shade to reflect more light, thus lowering energy costs.

# Roof Cornice

6-9

Cornices provide decoration at the tops of buildings and complement the historic appearance of a commercial district. Removing a cornice impacts its historic integrity. In Locust Grove, corbeled brick cornices are common on building facades and a variety of detailed brick craftsmanship can be seen.

## Guidelines

1. Retain roofline cornices if they are still present on the building.
2. Replace missing cornices with appropriately scaled, newly-constructed cornices. Consult historic photographs and style books to determine an appropriate design for replacement cornices. Replacement cornices may be made of brick, wood, or other materials that duplicate the appearance of the historic feature.



Locust Grove has many detailed roof cornices in its commercial district, often with decorative brickwork.



Retain historic roof cornices if they are still present. Front view.

COMMERCIAL REHABILITATION



## Signage

Commercial buildings have traditionally displayed a variety of sign designs, and Locust Grove is no exception. Many different sign types, including wall sign boards and projecting signs, can be seen throughout the commercial district. If present, historic signs must be preserved and maintained since they provide continuity to public spaces and become part of the community memory. New signs must not obscure significant features of a historic building.

### Guidelines

1. A storefront shall not have more than four signs; in general, the number of signs should be kept to the minimum needed for business identification. One of these may be a flush-mounted wall sign board located above the storefront display windows. In a multi-story building, the sign should be below the second story window sills. It should not be more than 2-1/2 feet high with lettering between 8 and 18 inches high and covering about 65% of the sign board. Wall signs should be scaled appropriately to the size of the facade and work in concert with the defining architectural features.
2. Hanging or projecting signs, also known as a “blade” sign, shall be mounted above the sidewalk, projecting no more than five feet from the building. The size of a blade sign depends on the room for, and style of, the bracket hardware, adequate space for stabilization (if wires are needed), and weight/stress on the building. It could represent the image of a product or use text to identify a tenant and should be no more than 4 to 6 square feet in area.
3. Window signs shall not comprise more than 30% of the storefront glass, shall not obscure the display area, and shall contrast with the display background. Light-colored or gold-leafed letters with dark borders are recommended.
4. Temporary sandwich-board signs may be used only under the regulations for Outdoor Display and Storage during business hours and may not be placed beyond 60 inches from the edge of building at its farthest point.
5. Signs on the fringe or perpendicular portion of awnings shall be configured with contrasting letters painted or sewn onto the awning valance.
6. Signs may be illuminated directly or indirectly. Neon can be appropriate for flush-mounted sign boards and window signs.
7. All sign area limitations shall be those in accordance with Chapter 15.24 (Sign Regulations) of the Locust Grove, Georgia, Code of Ordinances unless otherwise stated.

COMMERCIAL REHABILITATION



Traditional Sign Locations. Front view.

Side view.





NEW COMMERCIAL CONSTRUCTION.....

NEW COMMERCIAL CONSTRUCTION .....





## New Commercial Construction Overview

Because there is a high likelihood that growth and new construction is in store for Locust Grove, care and thought should be given to assure that any and all expansion will have a positive impact on reinforcing the character of the historic structures in the area. New construction need not be restricted to merely recreating previous styles and forms, but should be concerned instead with strengthening and reinforcing the uniqueness inherent in the downtown area through creative architectural designs.

### Guidelines

1. When carrying out a new construction project that will be visible from the public right-of-way, the established setback and orientation of the surrounding historic buildings should be respected.
2. Landscape elements associated with a new structure should be compatible with that of the surrounding area.
3. Any new construction should reference principal design characteristics that make the Locust Grove area unique to achieve creative compatible design solutions that do more than replicate existing buildings.

#### Green Tip:

Adding solar panels may lower energy costs by converting sunlight into electricity, but be sure to place the panels in a location that is minimally visible to the public view and does minimal harm to a building's historic materials



Mass and scale refer to a building's height, width, and depth. In Locust Grove, most historic buildings are one story high and are the width and depth of the lot. The historic buildings commonly share a wall. In order for new construction to fit into the historic district, its mass and scale should be similar to surrounding buildings.

## Guidelines

1. New structures should not exceed the height of the surrounding historic buildings by more than one story.
2. New structures should be of similar width and depth to nearby historic buildings
3. If a new structure's width exceeds what is recommended, then the façade should be broken by a second entrance. This will assist in maintaining the rhythm of the streetscape. This is especially important to the block of commercial buildings along Highway 42.



By segmenting the facade, larger buildings can be designed to fit in with the historic context of the existing buildings. Front view.

NEW COMMERCIAL CONSTRUCTION



## Orientation, Setbacks, and Spacing

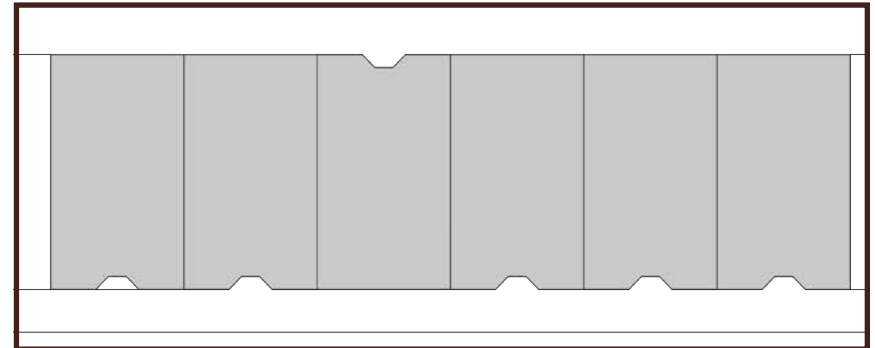
The orientation of a building is the direction which it faces. The historic commercial buildings in Locust Grove face Highway 42. Setback is the distance from the main street lot line and the front of the building. Locust Grove historic commercial buildings are built to the edge of the lot or sidewalk. Spacing is the distance between buildings. Depending on the location in the commercial district, the spacing between buildings can be nonexistent or greater than the width of a typical store front. It is important that new construction adhere to the existing pattern common in its section of the district when deciding placement.

### Guidelines

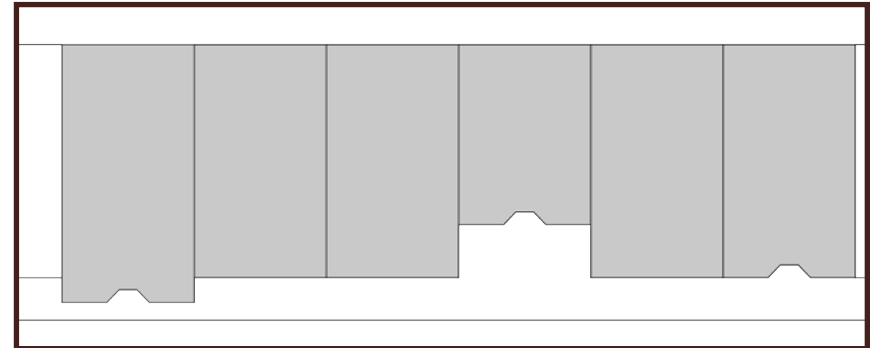
1. New structures shall have similar setbacks as adjacent historic buildings.
2. All buildings shall face the same street as adjacent historic buildings.
3. Parking should be located behind the building, not in front.



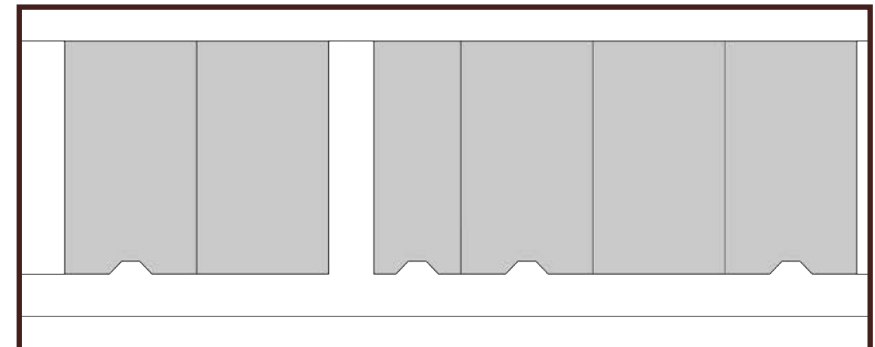
Looking down the historic commercial district. All the structures are facing Highway 42 and have the same setback.



Inappropriate Orientation. View from above.



Inappropriate Setbacks. View from above



Inappropriate Spacing. View from above.

Directional emphasis is determined by the building's overall shape as well as the size and placement of its elements and openings on the front façade. This is important to maintain because buildings with a horizontal emphasis could be shorter and wider than buildings with a vertical emphasis or windows could be tall when they need to be wide. Mixing the two would cause the district to lose its uniform appearance. Historic buildings in Locust Grove are primarily one story with wide windows which give the buildings a horizontal emphasis.

## Guidelines

1. Directional emphasis should be maintained. If the existing elements have a horizontal emphasis, then new construction elements shall have a horizontal emphasis.
2. Commercial horizontal elements should be aligned with the existing elements of adjacent historic buildings to maintain the rhythm of the streetscape.



Like many other buildings in the Locust Grove historic commercial district, the structure located at 3904 Highway 42 has a horizontal emphasis due to its one story height and wide windows.



Inappropriate horizontal structure. Avoid buildings that appear to be too wide compared to the surrounding context. Front view.



## Building Materials

Building materials used in new construction should be harmonious with the surrounding buildings, not out of place. In the historic commercial district, brick is the preferred and primary building material. Brick is a durable material which means that new construction built today could be a historic site of the future.

### Guidelines

1. Exterior siding materials should be limited to brick, natural stone (including granite, marble, sandstone, or any other natural stone to be approved by the HPC), manufactured stone (including imitation stone, marble terrazzo, and any other manufactured architectural finish stone approved by the HPC).
2. Exterior siding materials such as aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited.
3. New brick patterns should be compatible with those found on adjacent historic buildings.



While painted, both 3831 and 3832 Highway 42 are constructed primarily of brick.



Although separated from most of the historic commercial buildings of Locust Grove, the Locust Grove Institute is also built primarily of brick.

The majority of the commercial district's historic character lies in the front facades of its buildings. Most storefronts have brick as their primary building material. They commonly have a central entrance flanked by large display windows. Some entrances are recessed and have cast iron columns. Simple cornices are common in the upper façade. Attached awnings are also common on storefronts. New construction should adhere to the rhythm of the existing storefronts to maintain that character. Small changes, such as the location of the entrance or the size of windows, could disrupt the rhythm of the streetscape.

## Guidelines

1. Reflective glass is prohibited.
2. Window sills and headers of the new storefront should maintain the same placement as the historic storefronts.
3. All exterior facades that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls.
4. Floor heights should be distinguished through decorative cornices or other ornamental features.
5. Maintain similar fenestration patterns expressed in the historic storefronts.



Typical storefronts in the historic commercial district of Locust Grove.

NEW COMMERCIAL CONSTRUCTION



New storefront that is compatible with the existing storefront. Front view.

## Entrances and Doors

6-17

Entrances and doors are architectural features that are often overlooked. They are more than just functional. They can add an inviting element to the streetscape, especially when located directly from the public sidewalk. Many of the buildings in the district have entrances that are centrally located on the façade and directly accessible from the public sidewalk. This accessibility encourages pedestrian traffic. It is important that new construction maintain this quality to perpetuate the walkable environment of the district.

### Guidelines

1. It is recommended that entrances be centrally located.
2. Entrances may be recessed but shall never extend further than the façade.
3. Doors should be made of similar materials as those in existing historic buildings.
4. Doors should be of a similar style as those in adjacent historic buildings.



Green Tip:  
Recessed entrances will help prevent the flow of hot or cold air into a store when the front door is open.

3834 Highway 42. A common feature of many of the entrances in Locust Grove is that they are centrally located with display windows on either side and they are recessed.

Windows are a significant feature of a building's façade. In Locust Grove, windows are the major focus of storefront façades. Storefronts usually have two equally spaced and sized display windows to the left and right of the entryway. New construction should consider the design, size, and placement of windows on existing historic buildings when designing the new façade. While windows are the primary focus of a façade, historic buildings in the commercial district of Locust Grove also have less prominent detailing in the upper façade brick pattern such as blind arches and cornices. New construction should conform to the brick patterns commonly found on the historic buildings of the historic district.

## Guidelines

1. Windows shall not have reflective glass.
2. Burglar bars and steel roll down doors or curtains are prohibited.
3. Windows should be of the same size and shape as those in adjacent buildings or nearby historic buildings.
4. Brick patterns should be similar to those commonly found on nearby historic buildings.
5. Windows should only be found on the street-level not on the upper facade of one story buildings.



The windows of the buildings in Locust Grove are of equal size and placed symmetrically on the storefront. Blind arches are visible on the left storefront.



Inappropriate upper facade and window details. This modern storefront distracts from the historic character of the commercial district. Front view

NEW COMMERCIAL CONSTRUCTION



## Roofs

6-19

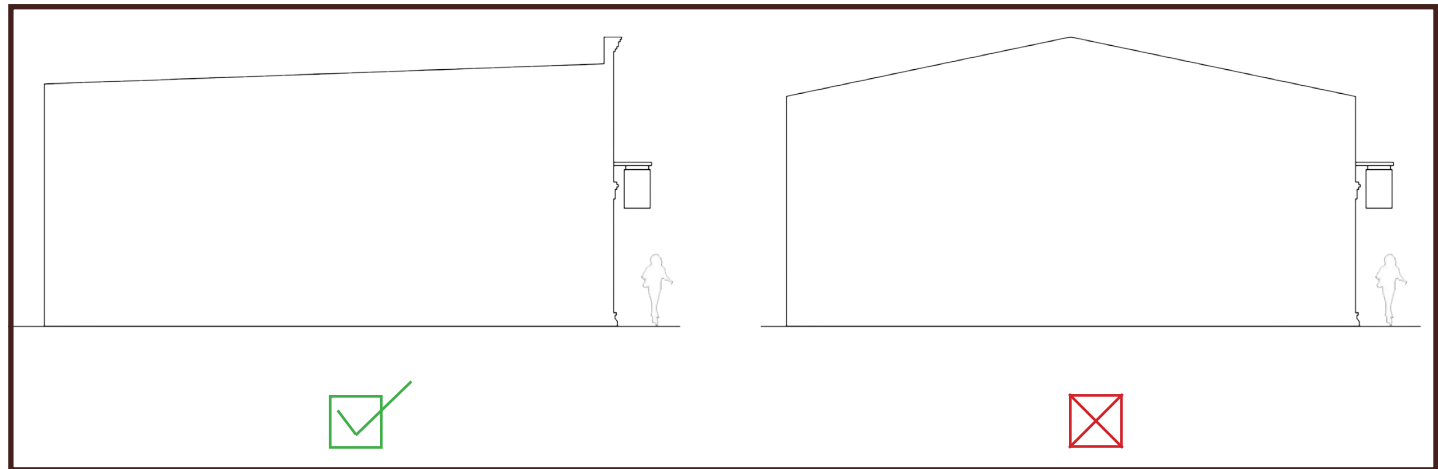
Most of the roofs in the historic commercial district are flat or have a slope that declines from the front to the back. The roofs are concealed by a parapet wall made of the same materials as the building. There are, however, a few historic buildings with gabled or hipped roofs. They include the Locust Grove Institute and the old Locust Grove Elementary School. These are the exception, not the rule. New construction should conform to the predominant roof types to maintain the historic character of the district.



Here is an example of a historic stepped-back parapet wall, common on buildings in the Locust Grove commercial district to conceal gently sloping shed roofs.

### Guidelines

1. Roof shape and pitch should be consistent with adjacent historic buildings.
2. Sloping shed roofs with a parapet wall concealing them are preferred.
3. The same building materials used for the building shall be used to build the parapet wall.



Roofs should slope away from the front facade. Side view.

### Green Tip:

Vegetated “green roofs” help reduce the heat gain from the roof of a structure, thus cooling the building and its environment. Incorporate green roofs only when they are compatible with the architectural character of a building, such as flat roofs with no visibility or roofs with parapets. Also, consider painting the roof white or a light shade to reflect more light, thus lowering energy costs.



Integration of ADA ramps or access ways as they relate to new construction is of paramount importance, and should be incorporated into any new building design from the outset.

## Guidelines

1. Whenever possible, ADA compatible ramps should be fully integrated and accessible to all primary entrances of any new commercial construction.
2. Construction of all new entrances should meet ADA guidelines for safety and ease of use.

NEW COMMERCIAL CONSTRUCTION



## Awnings

Historically, awnings were common features on commercial buildings. They provided natural climate control in the days before air conditioning. The use of an awning on new commercial buildings in the district is acceptable and compatible with the character of historic buildings in the area.

### Guidelines

1. Awnings shall be attached to the building without ground support columns.
2. Fabric and canvas awnings are acceptable and should be durable in quality and shall be compatible with materials used in adjoining historic buildings.
3. Metal and vinyl awnings are not appropriate.



This awning is made of durable material and is installed at an appropriate height and location on the multistory building.

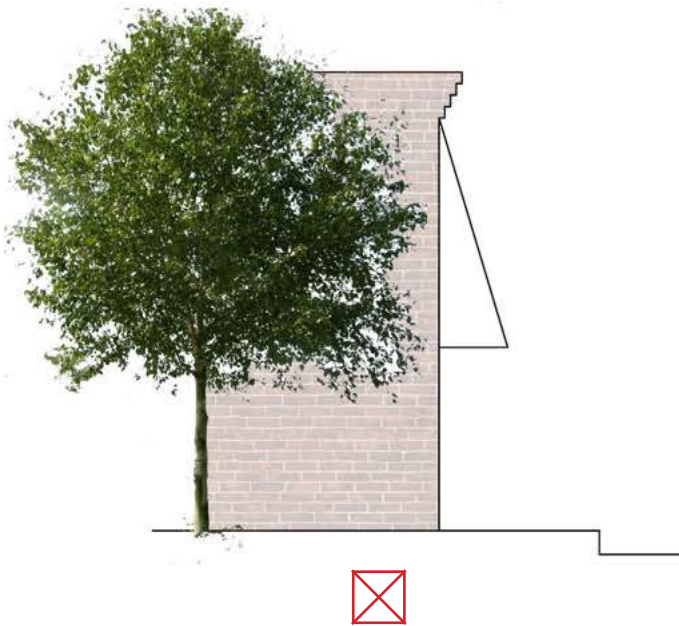
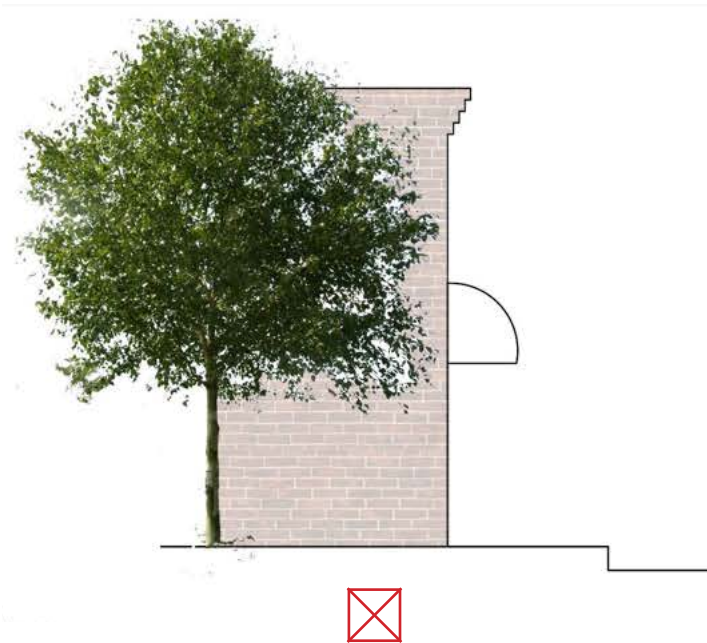
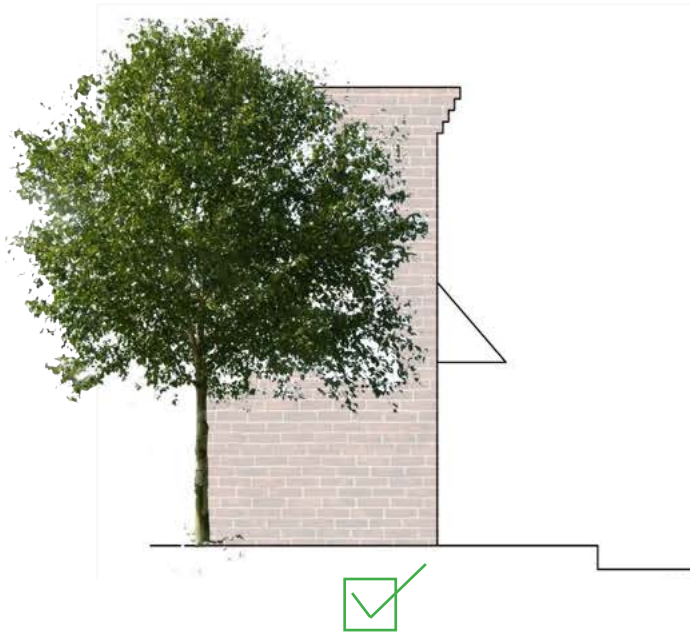


Awnings should not cover the storefront cornice or signboard. Front view.

# Awnings Continued

- 4. Bubble awnings are not an appropriate element of any new construction.
- 5. Awning shape should match the shape of the window or door opening.

Green Tip:  
Install character-compatible, operable awnings to reduce heat gain and regulate temperatures.



Appropriate and inappropriate awning shapes. Side view.

NEW COMMERCIAL CONSTRUCTION



## Signage

Signs of various types and styles are an important component of any commercial construction, and careful consideration should be exerted in regards to new construction as well. Any new construction in the Locust Grove historic commercial district should take cues regarding the scale, content and layout of their signs from currently existing examples along with the guidelines below.

### Guidelines

1. A storefront shall not have more than four signs; in general, the number of signs should be kept to the minimum needed for business identification. One of these may be a flush-mounted wall sign board located above the storefront display windows. In a multi-story building, the sign should be below the second story window sills. It should not be more than 2-1/2 feet high with lettering between 8 and 18 inches high and covering about 65% of the sign board. Wall signs should be scaled appropriately to the size of the facade and work in concert with the defining architectural features.
2. Hanging or projecting signs, also known as a "blade" sign, shall be mounted above the sidewalk, projecting no more than five feet from the building. The size of a blade sign depends on the room for, and style of, the bracket hardware, adequate space for stabilization (if wires are needed), and weight/stress on the building. It could represent the image of a product or use text to identify a tenant and should be no more than 4 to 6 square feet in area.
3. Window signs shall not comprise more than 30% of the storefront glass, shall not obscure the display area, and shall contrast with the display background. Light-colored or gold-leafed letters with dark borders are recommended.
4. Temporary sandwich-board signs may be used only under the regulations for Outdoor Display and Storage during business hours and may not be placed beyond 60 inches from the edge of building at its farthest point.
5. Signs on the fringe or perpendicular portion of awnings shall be configured with contrasting letters painted or sewn onto the awning valance.
6. Signs may be illuminated directly or indirectly. Neon can be appropriate for flush-mounted sign boards and window signs.
7. All sign area limitations shall be those in accordance with Chapter 15.24 (Sign Regulations) of the Locust Grove, Georgia, Code of Ordinances unless otherwise stated.

NEW COMMERCIAL CONSTRUCTION



Traditional Sign Locations. Front view.

Side view.



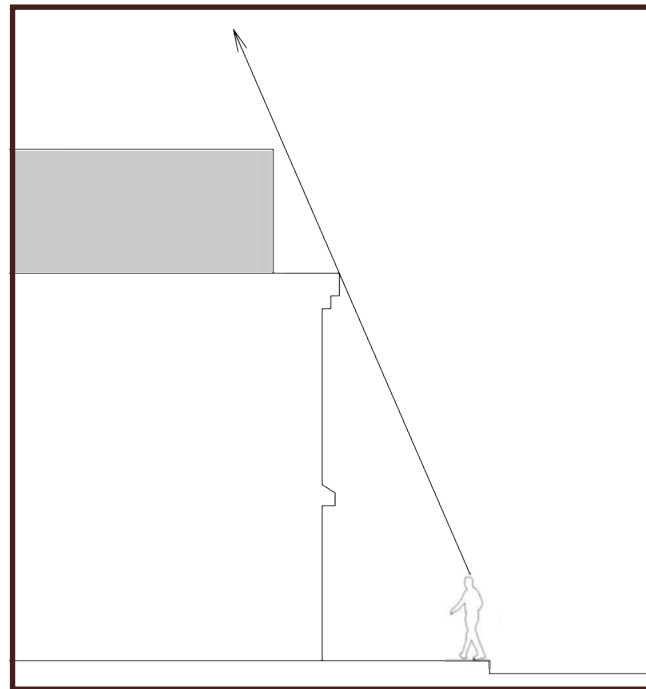
## Additions

6-23

The same approaches that are taken when constructing new buildings should be applied to additions to existing structures.

### Guidelines

1. Additions should be smaller in scale and mass than the original structure.
2. Additions shall be of the same or similar materials as the original structure.
3. It is recommended that additions be located in the rear of buildings or as recessed rooftop additions.
4. If the addition is located on the side of a building a glass hyphen should be designed to provide a clear, but subtle separation of new and old construction.
5. Additions should be distinguishable from the existing structure.



Rooftop additions should not be visible to pedestrians walking on the sidewalk. Side view.







# LARGE SCALE, MIXED-USE DEVELOPMENTS

NEW COMMERCIAL CONSTRUCTION





## Large Scale, Mixed-Use Developments

Mixed-use buildings – both large-scale redevelopment projects and smaller lot-by-lot infill – while not currently present in Locust Grove, can nevertheless be designed to be compatible with surrounding neighborhoods, historic and otherwise. Design is an essential element in achieving neighborhood compatibility and creating places of design quality and lasting value.

Because mixed-use buildings function as commercial buildings at sidewalk level, their placement and design differs from that of solely residential buildings. These buildings will generally be located at prominent intersections and along major streets in Locust Grove. These are the same locations where zoning allows commercial buildings. Guidelines should ensure compatibility between existing buildings and new, often taller structures.

The following guidelines pertain only to Large Scale, Mixed-Use developments. Please refer to the New Commercial Construction section for guidelines on how to properly address height, setbacks, orientation, parking, and Americans with Disabilities Act (ADA) Accessibility.

## Storefront Design:

Mixed-use buildings should include elements of storefront design at ground level.

### Guidelines

(please reference the New Storefront Design section within New Commercial Construction for more information)

1. The ground floor includes large display windows (at least, and is visually separated from the upper stories, through the use an intermediate cornice line, an awning, arcade or portico, or similar techniques.
2. Roofs may be flat, consistent with traditional storefront commercial design in Locust Grove, or pitched. If flat roofs are used, building tops should be articulated with cornices that reflect those on pre-existing structures.
3. Windows above the ground floor should be placed at regular intervals, have a consistent shape, and be vertically oriented (taller than wide).
4. Long building facades should be divided into smaller increments to create visual interest, through divisions or breaks in materials, separate entrances and entry treatments, window bays, or other techniques.

## Residential Access:

Since residential units are located within these types of buildings, special residential access must be provided.

### Guidelines

1. In an effort to maintain the historic character of the district as it currently exists, all residential access should be located on the back of any new mixed use construction.
2. Residential access entrances should be clearly marked.







# COMMERCIAL SITE & SETTING

# COMMERCIAL SITE AND SETTING

## Commercial Site and Setting Overview

The site and setting features of the commercial district of Locust Grove contribute significantly to the visual and historic character of the community. The relationship of buildings to each other, landscape, street furniture and lights, pedestrian walkways, parking facilities, and other features all distinguish the commercial district from residential and industrial corridors.

The commercial setting is considered public, and therefore falls under government jurisdiction. The LGHPC can review and advise on changes, but the commission cannot prohibit any steps taken by the municipal government to alter the commercial environment. Although the municipal government is not bound to any recommendations from the LGHPC, the two bodies are encouraged to work together to maintain and preserve the historic character of the commercial setting.



**Green Tip:**  
The use of native and drought tolerant vegetation when planning a character-compatible landscape can drastically reduce water usage.

The city has made several recent improvements to make the commercial environment more attractive and accessible for pedestrians.

Locust Grove is striving to make the commercial district walkable in the face of a heavy volume of vehicular traffic. In its effort to do so, the city has added benches and other street furniture along the sidewalks and in Mayor's Walk Park.

## Guidelines

1. Street furniture should be simple in design and compatible with the commercial district.
2. Street furniture should match the existing street furniture in design, materials, and scale.
3. Bike racks, trash receptacles, and other street furniture should be considered for future public use.



Located within a former vacant lot, the Mayor's Walk Park provides an appealing greenspace for rest and relaxation.



Benches and trash receptacles are two common elements of street furniture found in Locust Grove.



## Street Lights

6-27

Exterior street lighting serves a variety of functions, from illuminating a pathway for pedestrians to drawing attention to the entrances and features of structures. Street lighting can accent any historic district, but design and placement should be carefully considered.

### Guidelines

1. Street lamps should match existing city-installed lamps in both scale, design, and material.
2. Light fixtures shall be harmonious and consistent with the historic character of the district.
3. Light glare and excessive brightness should be discouraged. Reflective materials in light fixtures are prohibited.



Street lamps complement the design of the commercial environment.



The acorn-shaped lamp is the predominant style for street lamps in Locust Grove.



Pedestrian access to commercial structures is crucial to the success of a commercial district as sidewalks provide spaces for walking and personal interaction. Sidewalks contribute to the pedestrian character of a district and unify commercial areas. Sidewalks can either contribute to or diminish a streetscape's appeal based upon the preservation, maintenance, or location of the walkway.

## Guidelines

1. Historic sidewalks and walkways should be preserved and maintained.
2. Existing sidewalks along the main street corridor are built in a concrete plank pattern, but it is up to the city to decide if this will be continued throughout the district.
3. Preserve existing sidewalks by only replacing portions that are deteriorated beyond any possible repair.
4. New sidewalks should be compatible with the surrounding area or historic paving materials, dimensions, and patterns.
5. Sidewalks should be concrete or brick materials.
6. No sidewalk of any description shall be built by an individual, firm or corporation, of any brick, wood or other material without a written permit from the city. (Locust Grove Code of Ordinances, Chapter 12.04.010)



Sidewalk improvements have made the commercial district more accessible to pedestrian traffic.



Brick pavers in a diagonal pattern are commonly found on the end of the commercial street blocks.



Concrete sidewalks designed to resemble wooden planks are the predominant style in the historic commercial district in Locust Grove.



## Parking Facilities and Parking Decks

6-29

All properties typically have a means of both pedestrian and vehicular access, with vehicular access through parking facilities and decks. The significance of these features is often overlooked, but parking facilities and decks affect the historic character of a district and should be carefully considered.

### Guidelines

1. On-street parking is acceptable, but parking facilities located along the front facade are prohibited.
2. Parking should be located on the side or rear of structures in accordance with historic construction. Access driveways to these rear or side parking facilities should be kept at minimum dimensions. Steps should be taken to properly buffer these lots with vegetation that is compatible with the historic district of the character.
3. The height and placement of parking decks should be carefully considered by the city and compatible with



On-street parking is acceptable in the commercial district.

There are few examples of fencing in the commercial area. The lack of fencing to define boundaries has given the Locust Grove commercial district the distinguishing characteristic of openness. New construction should consider this dominant characteristic, but existing fences should be preserved. Existing examples include fencing along a retaining wall on a raised sidewalk in the main commercial corridor and property fencing in the lots behind the commercial district.

## Guidelines

1. Existing historic fences should be preserved and protected.
2. Fence construction is only allowed along retaining walls that are close to the street and should be similar in height and style to historic fence types.
3. Plastic or metal link fences are prohibited.
4. Wood, iron, or other historic materials are recommended.



Although fences are rare in the commercial district, any existing fences should be maintained.



Iron is a recommended fence material in the commercial district.



## Retaining Walls

6-31

The topography of an area often leads to the construction of retaining walls, which are structures that are designed to hold sloping ground in place and prevent erosion. Aesthetically, retaining walls can provide a visual continuity along the streetscape. In Locust Grove, the existing retaining wall is a brick material structure used to support the raised pedestrian sidewalk.

### Guidelines

1. Retaining walls are recommended when the street elevation is lower than the elevation of the buildings.
2. Preserve existing retaining walls and fences.
3. Retaining wall materials should be consistent with historic walls in design, materials, and scale.
4. Retaining walls should follow the natural topography and be designed to minimize visual impact.



The materials of a retaining wall should be compatible with the surrounding historic character.

Parks provide natural spaces for rest, recreation, and enjoyment. They also serve to separate unharmonious areas, act as corridor space for pedestrians and bicyclists, and can be used as central gathering areas for the community. The treatment of public spaces and parks often determines the character and quality of an area, therefore all efforts should be taken to maintain these features.

## Guidelines

1. Existing vegetation should be preserved and new, replacement vegetation should be similar in species, mass, and placement to any historic vegetation that has been removed from the site.
2. Public park materials shall include a preponderance of permeable surfaces, such as grass or gravel, to help drainage and minimize unsuitable materials like concrete and asphalt.
3. Public parks shall incorporate historic and aesthetically pleasing materials and features to enhance a visitor's experience. Features such as benches, lampposts, trash receptacles, monuments, planters, flower beds, and murals shall be considered.



The story telling tree is a popular community gathering spot for residents of Locust Grove.



Furniture can augment the appeal of a public park.



## Americans with Disabilities Act (ADA) Accessibility

6-33

Consideration for the needs of people with disabilities is necessary when planning the design of any commercial site. All commercial areas should be free of obstacles and accessible to people with disabilities in accordance with the Americans with Disabilities Act and Uniform Federal Accessibility Standards.

### Guidelines

1. Preserve original retaining walls and fences where they exist.
2. If a ramp must be constructed to access a structure, the removal or alteration of any historic features is prohibited.
3. The ramp connection must be reversible.
4. The ramp should be located on the side or rear of the structure to have minimal visual impact from the public right of way.
5. Construct the ramp with as much freestanding structure as possible, using materials (such metal railings) that are in keeping with historic materials.



The location of ramps should be on the side or rear of a structure to have minimal visual impact.







# RESIDENTIAL GUIDELINES

SECTION 7

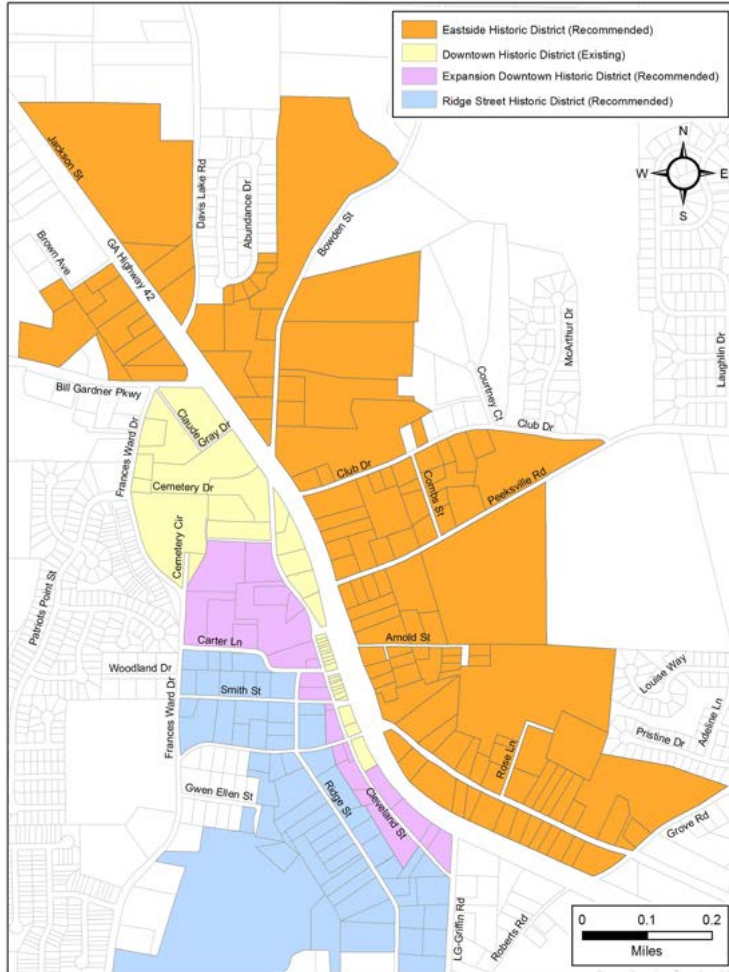




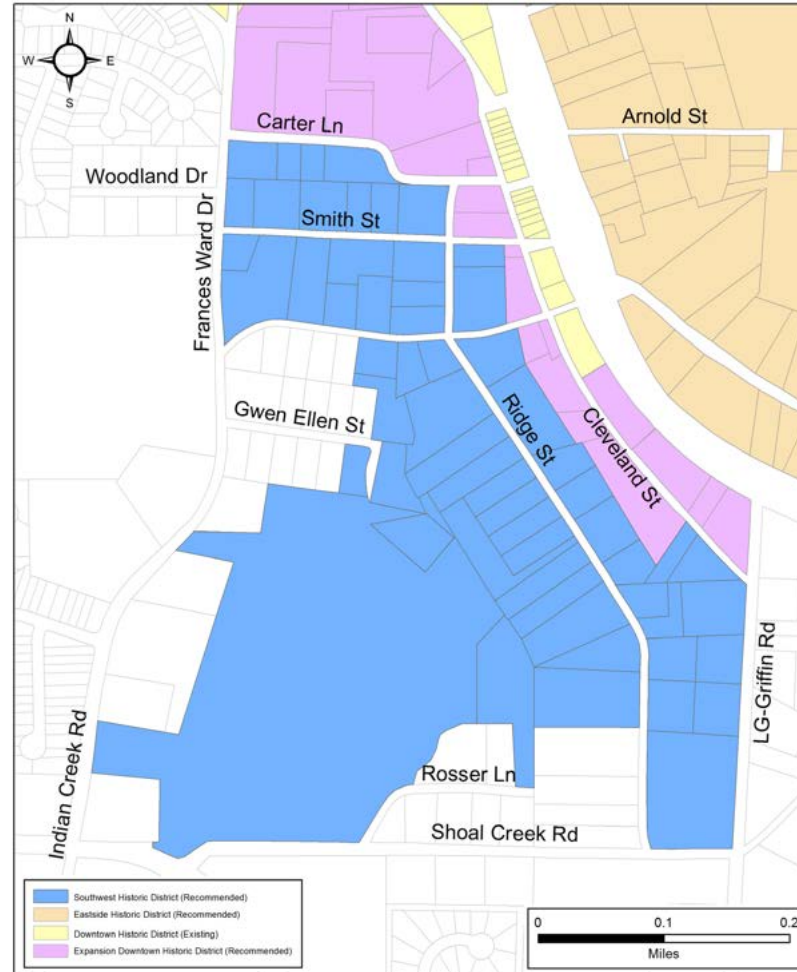
# Residential District Overview

There are two proposed residential districts identified for the City of Locust Grove. If in the future either of the districts is locally designated, the following guidelines should be used for the design review process. Although the two proposed residential districts possess unique characteristics, the following guidelines encompass a general preservation philosophy that can be applied to both areas.

### Recommended Eastside Historic District



### Recommended Southwest Historic District







RESIDENTIAL REHABILITATION

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RESIDENTIAL REHABILITATION



## Residential Rehabilitation Overview

The integrity of a historic residential building is insured by the identification, maintenance, and preservation of its character-defining features. Locust Grove's residential buildings have naturally undergone changes over time to meet the changing needs of modern lifestyles and businesses occupying the structures.

Rehabilitation of exteriors should ensure the visual integrity of the building and be compatible with the overall historic architectural character of the district. Repairs or alterations that retain historic features, materials, and finishes enhance a building's historic character and make it compatible with surrounding structures. Keeping buildings in good repair attracts business and positively affects the appearance of the area as a whole.

### Guidelines:

1. Do not cover historic features with new materials that permanently alter the structure.
2. Removal of non-historic elements that obscure a historic façade is encouraged.
3. Repair is always preferred over replacement. Repair damaged areas with elements and materials of the same kind and type (often referred to as in-kind).
4. Replacement or reconstruction is only appropriate if a historic feature is damaged beyond repair. If so, reconstruct the historic elements as accurately as possible using appropriate materials and design of the historic building. Replication, if done with care, helps maintain the historic integrity of the building.
5. If a historic feature is missing, use documentation of the building's historic form to replicate it. If no such information exists, a simplified interpretation of similar features should be considered.

Exterior materials of Locust Grove's historic buildings are character-defining elements and should be retained whenever possible. Most often, one sees a residential building with a brick or wood exterior. Some have been painted, and some are still unpainted. These existing historic materials should be maintained and repaired rather than replaced. When replacement is necessary, all effort should be made to replace in-kind, that is, with material similar in composition, size, shape, design, and texture.

## Guidelines

1. Historic exterior building surfaces should not be covered over with new materials, such as wood or vinyl siding, synthetic stucco, or stone.
2. Masonry walls that have not been previously painted should remain unpainted. Masonry that is already painted should be maintained.
3. Never sandblast to clean or remove paint from buildings. Harsh cleaning methods physically damage masonry.
4. Stain applications should be avoided unless they are the historic treatment for the structure.
5. Restoration of historic architectural details is encouraged when they can be documented.
6. Adding elements to a building to give it a false historic appearance is not appropriate.
7. Elements highlighting the history of buildings or their elements and materials (such as stampings, engravings, or plaques) should be maintained and preserved.

### Green Tip:

Insulating a house - the outer walls, roof, attic, windows, doors, and floors - is often the most cost effective way to improve energy efficiency and comfort. Be sure that the insulation is applied appropriately to avoid damaging the building's historic materials.

### Why synthetic siding should not be used on historic structures:

- It can mask deterioration underneath that sometimes causes serious structural damage
- Improper installation allows for water to seep into the building causing rot
- Siding can act as a vapor barrier, trapping unwanted moisture.
- The process of applying synthetic siding either removes or covers up historic architectural features. This adversely affects the aesthetic integrity of a historic structure.

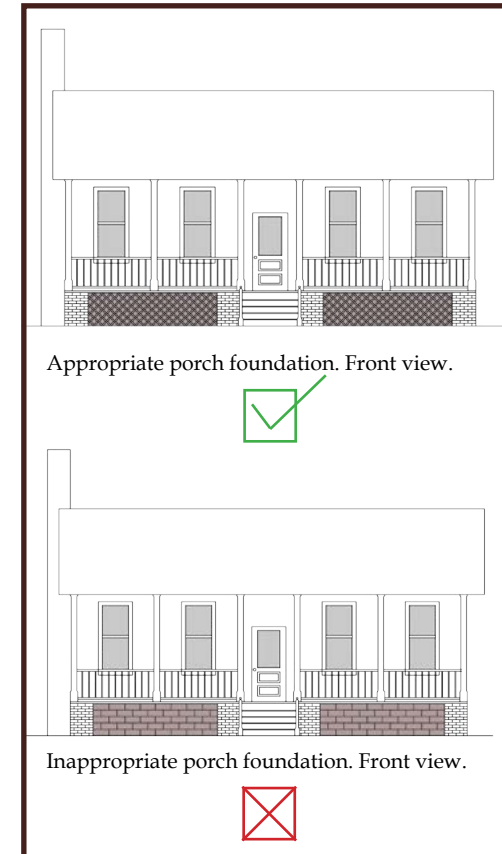


## Foundations

Historic foundations in Locust Grove vary somewhat based up the style of the house. However, raised foundations on open brick pylons are commonly found throughout the community.

### Guidelines

1. The visible foundation is an important element of many of the architectural styles found in Locust Grove. Foundation rehabilitation should closely match the character and nature of the original.
2. Brick piers should be maintained and restored when possible. Additionally, brick piers should not be covered, obscured or removed.
3. If it is necessary to enclose open foundations, an attempt should be made to match the color and style of the historic brick and mortar work and the infill between the piers should be recessed to allow the historic piers to be visible.
4. Paint and stucco are to be avoided except in cases where concrete masonry units (CMUs) have been used. In those cases, it is recommended that CMUs be recessed and painted in a dark color as to differentiate the historic foundation from the modern.



### Maintenance Tips:

- Periodically check for proper drainage. Pooling water can cause serious damage to a building's foundation.
- Insure there is proper ventilation in the basement or crawl spaces to allow moisture to escape.
- Periodically inspect mortar joints. Repoint mortar if it is deteriorating with mortar of the same color, texture, strength and appearance.



## Guidelines

1. Historic wooden windows should be maintained and repaired. When rehabilitation is not possible they should be replaced with windows that match the original in both style and size and keep with the historic nature of the building.

2. Windows may not be tinted or colored unless there is evidence of existing decorative windows.

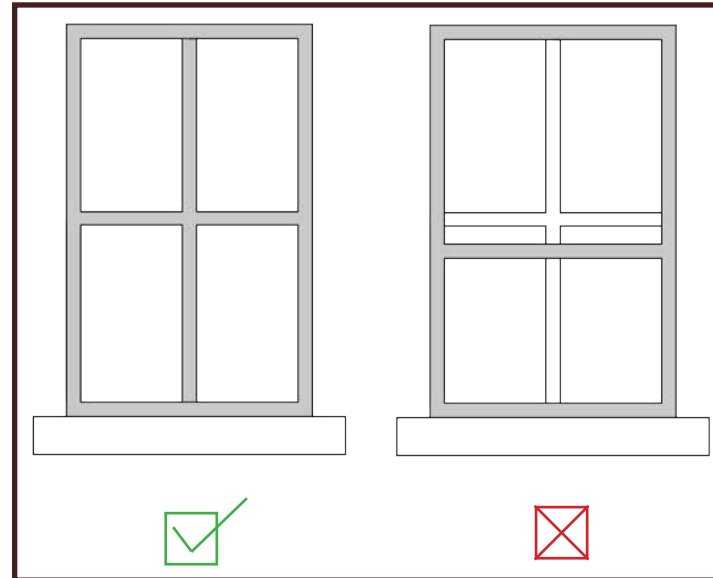
3. Decorative window panes must be within the existing casements and must keep with the historic nature of the neighborhood.

4. If burglar bars are present, they must be on the inside of the windows.

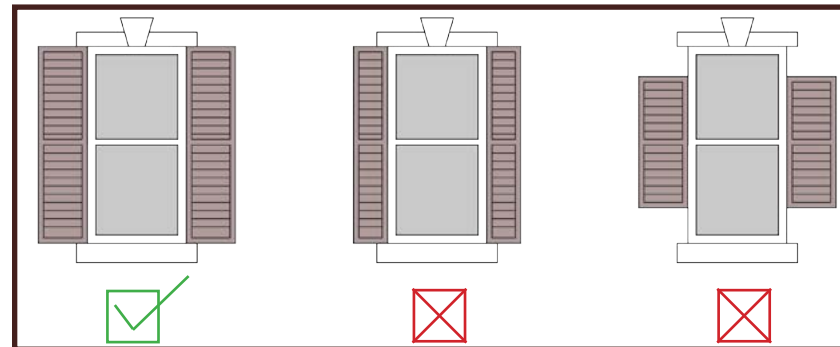
5. Exterior storm windows, when needed, should have sashes that match the existing windows, but are generally to be avoided.

6. Shutters should match the size of the window and be located in areas where they can function.

7. Shutters should not be added to windows where there is no evidence that they previously existed.



The sash division on storm windows should match the window division

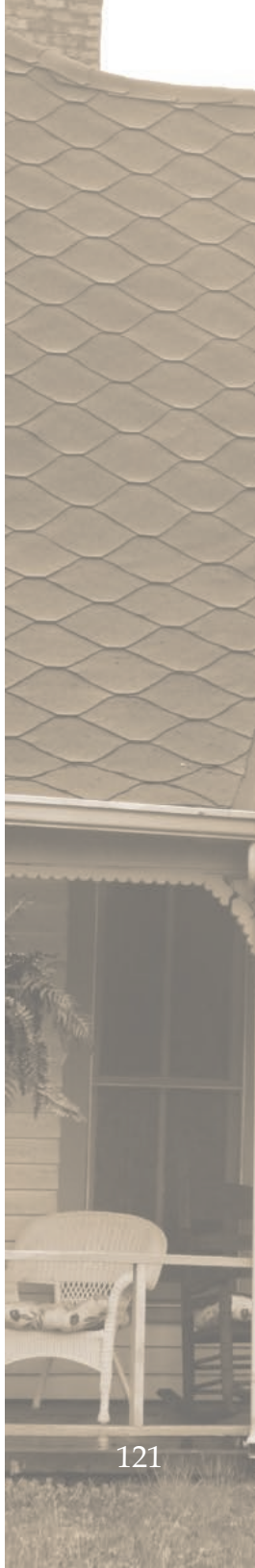


Window shutters should fit the window opening. Front view.

**Green Tip:**  
Adding either interior or exterior storm windows will not only improve the energy efficiency of historic windows, but will also raise the comfort level of a structure's occupants.

Why it is better to restore than replace historic windows:

- Windows are character-defining features of historic building. Restoring historic windows help maintain the architectural integrity of the structure.
- Windows account for only 10% of air loss in a building. Replacing historic windows is not an efficient way to save on energy costs.
- Installing storm windows over historic windows reduces air loss in a building while protecting the historic window.



## Doors, Storm Doors, and Screen Doors

7-6

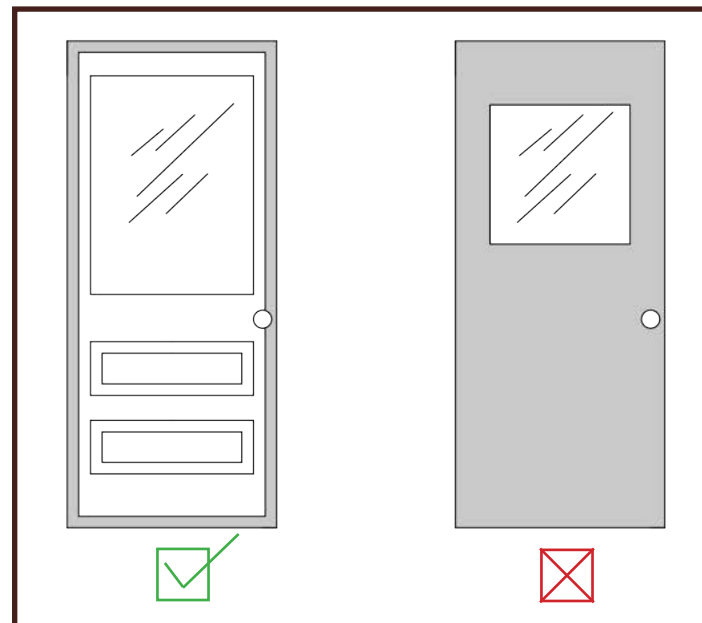
Doors are an important character-defining feature of the exterior of a historic house. Doors can enhance the character of a historic house, but just as easily as detract from it.

### Guidelines

1. Historic doors shall be maintained when possible.
2. When rehabilitation of a historic door is not possible, the replacement should match the historic in size, shape, paneling, and pattern.
3. Storm doors should not obscure or distract from the historic doors. Full-length clear glass storm doors are recommended.
4. Storm door glass should not be tinted or colored.
5. Historic screen doors should be maintained when possible.
6. When rehabilitation of the historic screen doors is not possible, the replacement should match the historic in size, shape, and screening material.
7. Re-screening a screen door's historic frame is strongly recommended rather than replacing the entire screen door.



This style of historic door is typical for the Locust Grove area and can be found on various houses like this one on Jackson Street



Appropriate and inappropriate storm doors. Front view.

# Chimneys

7-7

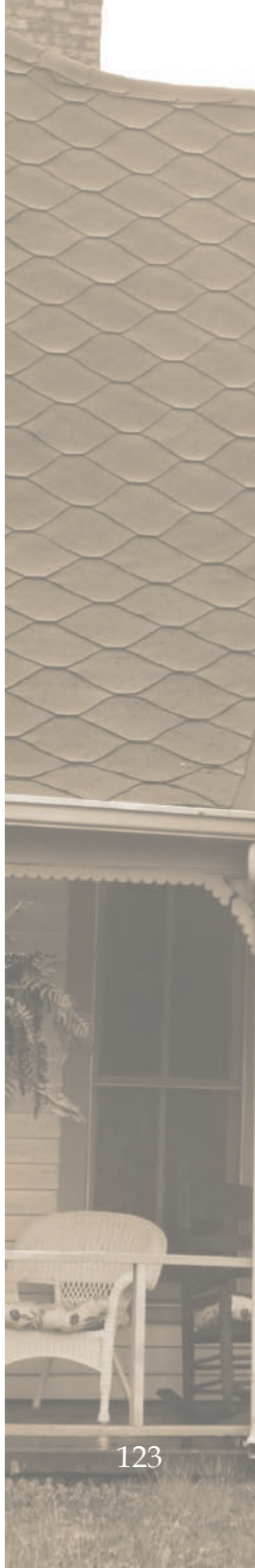
The historic houses of Locust Grove feature brick chimneys, many with decorative brickwork. While the houses consistently have chimneys, the location of in the roofline varies.

## Guidelines

1. Chimneys should be maintained and repaired when needed.
2. Repairs and replacement should be done with brick and mortar that match the historic materials.
3. Many houses in this area have detailed brickwork at the top of the chimney. Repairs should be made to match these features. When a chimney requires replacement, this detailing should be replicated.
4. Chimneys should not be removed or obscured by non-historic materials, including stucco.



Typical Locust Grove Chimney



## Roof Material and Pitch

Roof material and pitch are essential elements to defining architectural style. To alter such a defining feature fundamentally changes a structure and that structure's respective character defining elements within the larger community. Although new technologies and materials are changing how society lives, alterations of such essential elements have the ability to change Locust Grove's historic character. Many of the buildings in Locust Grove have metal, asphalt, or composite roof materials.

### Guidelines

1. Roof materials should be repaired or replaced with in-kind materials historic to the house.
2. Roof pitch should not be altered when repaired. If a repair is necessary, and in the event that present roof materials are not historically compatible, historically compatible materials need to be considered for replacement.
3. Skylights must not be visible from public view and must not obstruct the roof pitch.
4. If Solar panels are installed they must be out of the public view and not obstruct the roof pitch.
5. Dormers are recommended only to be added to houses that historically had this feature.



This houses located on Jackson Street uses large roof shingles to brings a unique historic element to the character of Locust Grove.

**Green Tip:**  
When replacing a shingle roof, consider the color of the new shingles. Lighter colors will reflect more light than darker shades, thus saving money on energy bills.

Siding and masonry are major visual elements of a historic building. To alter or change this may detract from the building's character. The majority of Locust Grove's buildings are wood clapboard or brick. The building's historic siding and masonry material should be kept in mind when replacing and repairing.

## Guidelines

1. Historic siding and masonry should be maintained.
2. Replacement siding should be in-kind and should match the historic size, shape, visual quality, and grain.
3. Appropriate replacement materials should not obstruct or cover up decorative elements of the historic building.
4. Vinyl and synthetic siding should not be used as replacement materials for wood siding.

### Maintenance Tips:

-If removing paint is necessary, it should be removed from brick using a technique that will not damage the masonry. Using low-pressure water to remove paint is the preferred technique.

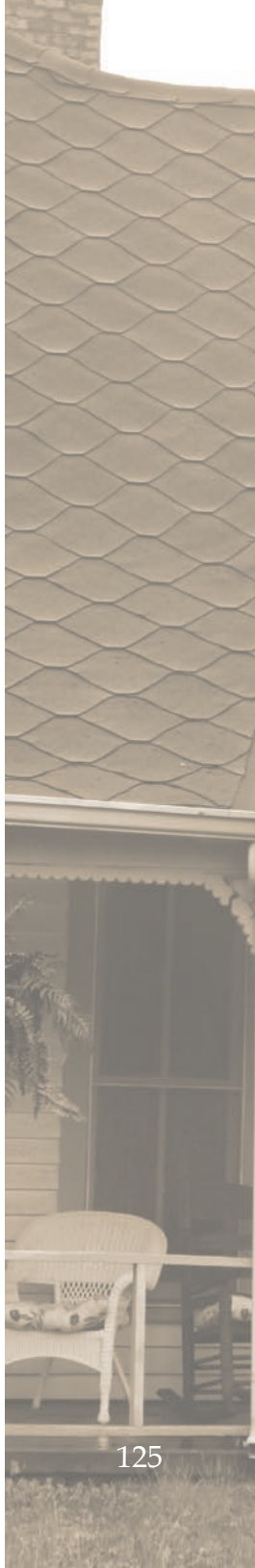
-Sandblasting should never be used to clean masonry.

-If removing mortar, use tools that will not damage the brick

-Historic brick is soft and therefore soft, lime-based mortar should be used when restoring or repointing a historic chimney. Lime based mortar compresses when bricks expand in hot weather and it stretches when the bricks contracts in the cold. Portland cement is a modern mortar that is much harder than historic mortar and does not expand or contract. If Portland cement is used with historic brick, the brick will spall.



This houses front gable on Jackson Street maintained its historic detailing to maintain the historic character of Locust Grove.



## Architectural Details

7-10

Architectural details of historic houses in Locust Groves define the style of the house and period of time in which the house was built.

### Guidelines

1. Architectural details of houses should be maintained and repaired.
2. No additional architectural details should be added to emphasize a false architectural style.
3. Although Locust Grove has several different style houses, architectural details located in one area should not be borrowed or added to houses that historically do not have specific architectural details.



Keep details that reflect the style of the house.

Porches provide a leisurely outdoor living space. In Locust Grove, porches on historic structures help define the architectural style and era of the house.

## Guidelines

1. The same material used on historic house should be used to repair the porch. Architectural elements such as brackets, trimming, and columns should be retained.
2. Decorative details on porches should not be added unless there is documentation to indicate that the house would have details.
3. Only replace what is necessary. Keep and repair as much original material as can be reused.
4. Porches should remain open to maintain the historical character of a house. However, in Locust Gove, porches may be screened on the front and sides.
5. Porches should not be enclosed with glass or other solid material such as brick.



Porches should remain open.

### Maintenance Tips:

Any place where water can enter or collect will eventually become a site for decay. The following lists common problems associated with porches. Routine maintenance is strongly recommended.

-The porch roof: The roof should be tight and properly flashed to the side wall. This will prevent water from entering the porch structure and causing decay.

-Vulnerable joints: If floorboards are not installed correctly, water can seep through them and damage the underlying framing of the porch.

-The foundation: Any wood that is in direct contact with the ground will eventually rot. It is important to make sure wood posts are properly encased. Rising damp in brick piers can be detrimental to masonry porch foundations.





# RESIDENTIAL REHABILITATION



# RESIDENTIAL REHABILITATION FOR STRUCTURES USED FOR COMMERCIAL PURPOSES



## Overview

7-12

Appropriate residential rehabilitation maintains the historic integrity and characteristics of the neighborhood. Houses can easily be rehabilitated to accommodate the modern family as well as be adapted to support commercial uses without compromising the residential character of the structure. As seen in the Historic Mixed-Use Neighborhood, many houses have been successfully rehabilitated to support commercial programs. The following guidelines address elements unique to residential structures used for commercial purposes such as parking, ADA accessibility and signage.

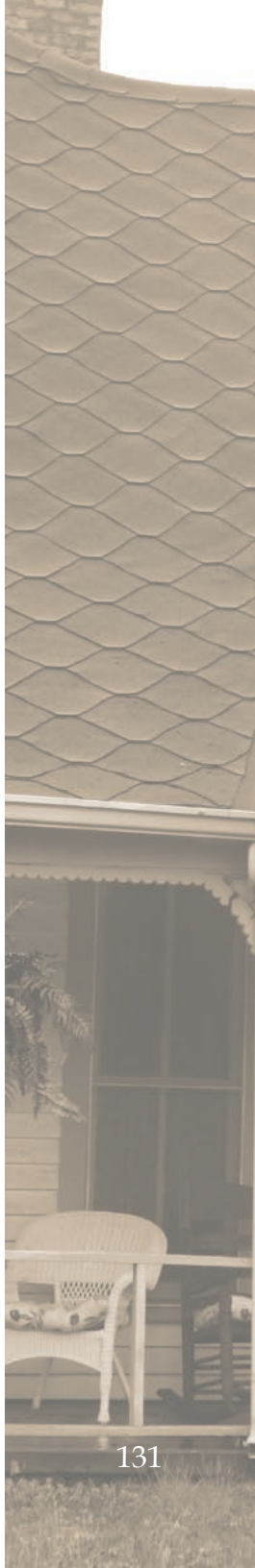
Knowledge of the historical development of the community when deciding how to pave parking and driveways is essential. In most cases, concrete and asphalt are the most common paving materials used in Locust Grove.

## Guidelines

1. Paving should not detract from the visual composition of the historic building by being too wide or existing at the front of the building.
2. Concrete and Asphalt are the most commonly used materials
3. Off-street parking is recommended for all commercial buildings with residential character.
4. Parking lots shall be located next to or behind commercial structures with residential character.
5. Side and rear entrances are preferred for commercial buildings with residential character.
6. There must be a minimum amount of room for adequate turning radii for commercial and noncommercial needs (i.e. fire truck & ambulances).
7. Refer to Locust Grove Ordinances for specific measurements and widths of driveway and lot for commercial buildings in residential areas.



This house on Jackson Street shows an example of an appropriate driveway for commercial use in a residential area



## Fire Escapes

### Guidelines

1. Fire escapes should not be added unless they are required by Locust Grove's fire code or safety code.
2. New fire escapes required by the fire code or safety code should be placed on the side or rear of the house, out of public view.
3. Fire escapes on the exterior should be constructed in a simple design that is compatible with the historic residence.

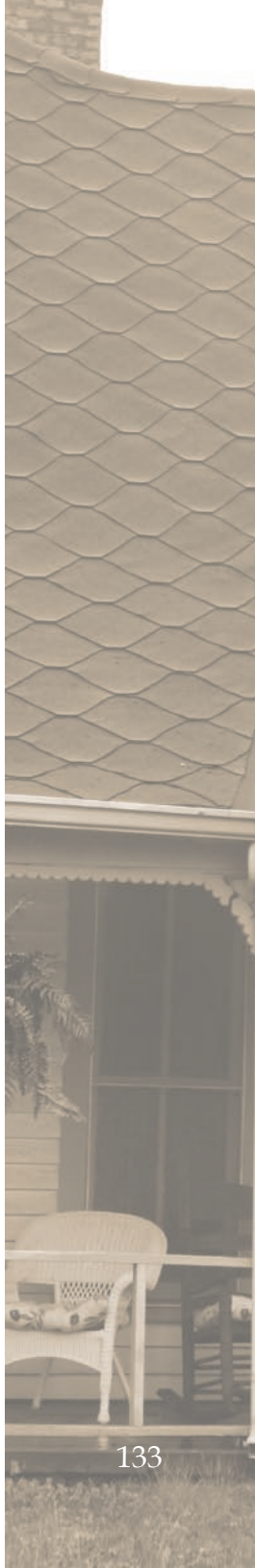
Consideration for the needs of people with disabilities is necessary when planning the design of any commercial site. All commercial areas should be free of obstacles and accessible to people with disabilities in accordance with the Americans with Disabilities Act and Uniform Federal Accessibility Standards. Accessibility ramps used to assist the physically disabled should be added to historic residential structures that are used for commercial purposes.

## Guidelines

1. There are several types of ramps that can be built with a variety of materials, but the materials used in construction of the ramp should be compatible with the material used on the house.
2. Ramps should be built on the side or rear of the house to minimize the visual impact.



The location of ramps should be on the side or rear of a structure to have minimal visual impact.



## Signage

Signs for residential structures used for permanent commercial purposes should follow the Sign Ordinance set by Locust Grove (15.24.070 and Chart 15.24.080, lots zoned RA, R-1, R-2, R-3, RD, RMH (where residence is on lot). The ordinance centers on ground signs.

### Guidelines

1. Locust Grove's ground signs should be a maximum of 4ft. high and 5ft. wide.
2. The signable area should be a maximum of 10 sq. ft. There can only be one sign on the lot.
3. The sign must be set back 5ft. from the right away.
4. The sign must be set back a minimum of 10 ft. from electrical transmission lines.
5. Reflectors and lights are permitted on ground signs.
6. Externally illuminated signs shall be lighted so that no lights are positioned in such a manner that light glares or shines into the eyes of motorists or pedestrians so as to create a hazardous or dangerous condition.
7. No projecting sign may be placed over streets, alleys, or ways available for vehicular traffic.
8. The material used in signage should compatible with the house.



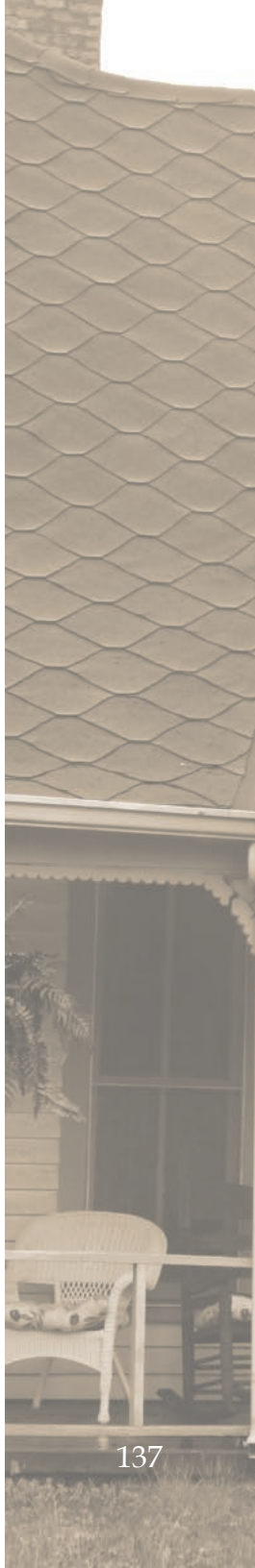
This sign is of the proper size and is installed at the proper location







# RESIDENTIAL NEW CONSTRUCTION



New construction in a historic district can either be an asset by creating buildings that complement the surrounding historic neighborhood or they can diminish the historic character of the area. The same can be said when constructing a visible addition to a historic building the project can either enhance a historic building and district or it can disrupt the visual continuity and a unified streetscape. By allowing and incorporating new construction into the neighborhood, the outcome of this process can be a positive one for the historic district. New buildings solve the problem of empty lots and holes in the city's overall fabric; hence they have the ability to strengthen the visual integrity of the block face and help to establish a feeling of cohesiveness within the historic district.

Guidelines for new construction are not intended to inhibit change or to dictate a specific architectural style or an exact replication of a historic building. Rather, guidelines serve as a way of ensuring that new buildings and additions are compatible with the existing historic buildings that define the character of the Locust Grove Historic Districts. Regardless of the varied ages, types, and styles among these buildings, they still retain shared features that relate them to each other. Some similarities may include the scale of the building, uniformity in site location, materials, and form and rhythm. This consistency may either be found in the immediate streetscape or be a uniting component that ties the historic district together.

Since most new construction can be a complex undertaking, early consultation with the Historic Preservation Commission for the City of Locust Grove is encouraged.

*Since characteristics differ within the Locust Grove residential districts, particular attention to each block should be given when planning new structures. By doing this, one can gain an understanding of the possible patterns of similarities which could help define the predominant physical and developmental characteristics of an area. The patterns obtained should be used to ensure that new construction and new additions respect the integrity of the neighborhood.*

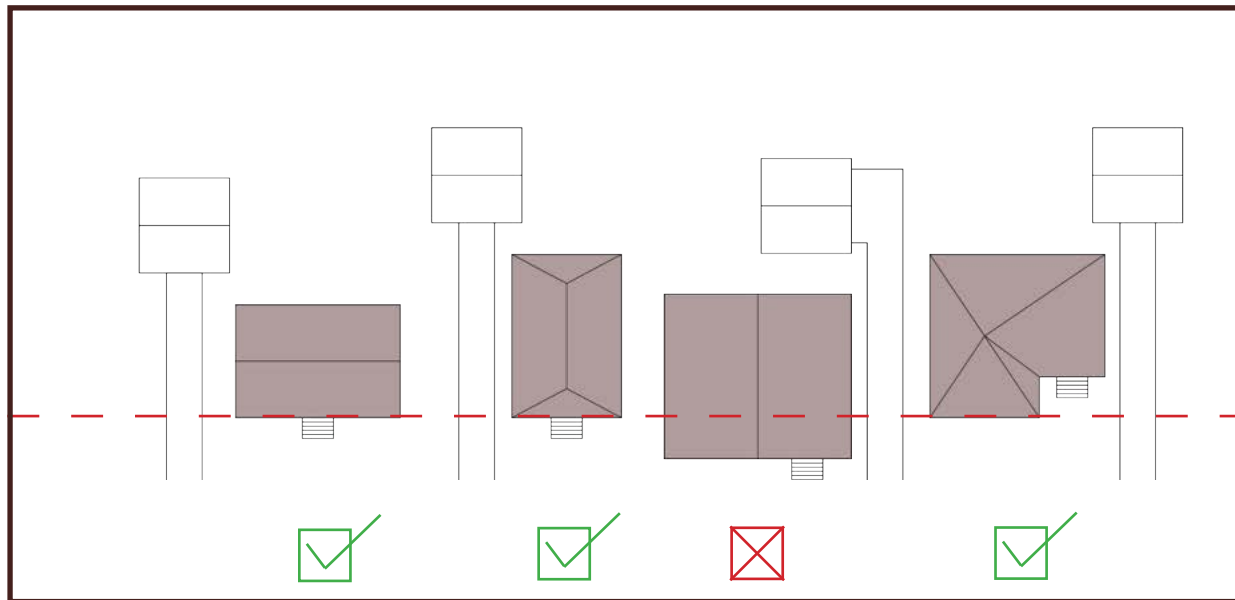
# Setbacks

7-18

Setback is the distance from the main street lot line and the front of the building.

## Guidelines:

1. Setback refers to how far back the building is from the street and side lot lines.
2. The setback and location of new buildings should reflect the predominant patterns on the block face in order to help preserve the rhythm of historic placement patterns in the neighborhood.
3. In the Locust Grove residential district, historic properties typically have a shallow setback and are placed similarly on the lot and orientated towards the same street as other contributing houses on the block face.



Inappropriate setback does not match surrounding houses. View from above.



# Spacing

## Guidelines

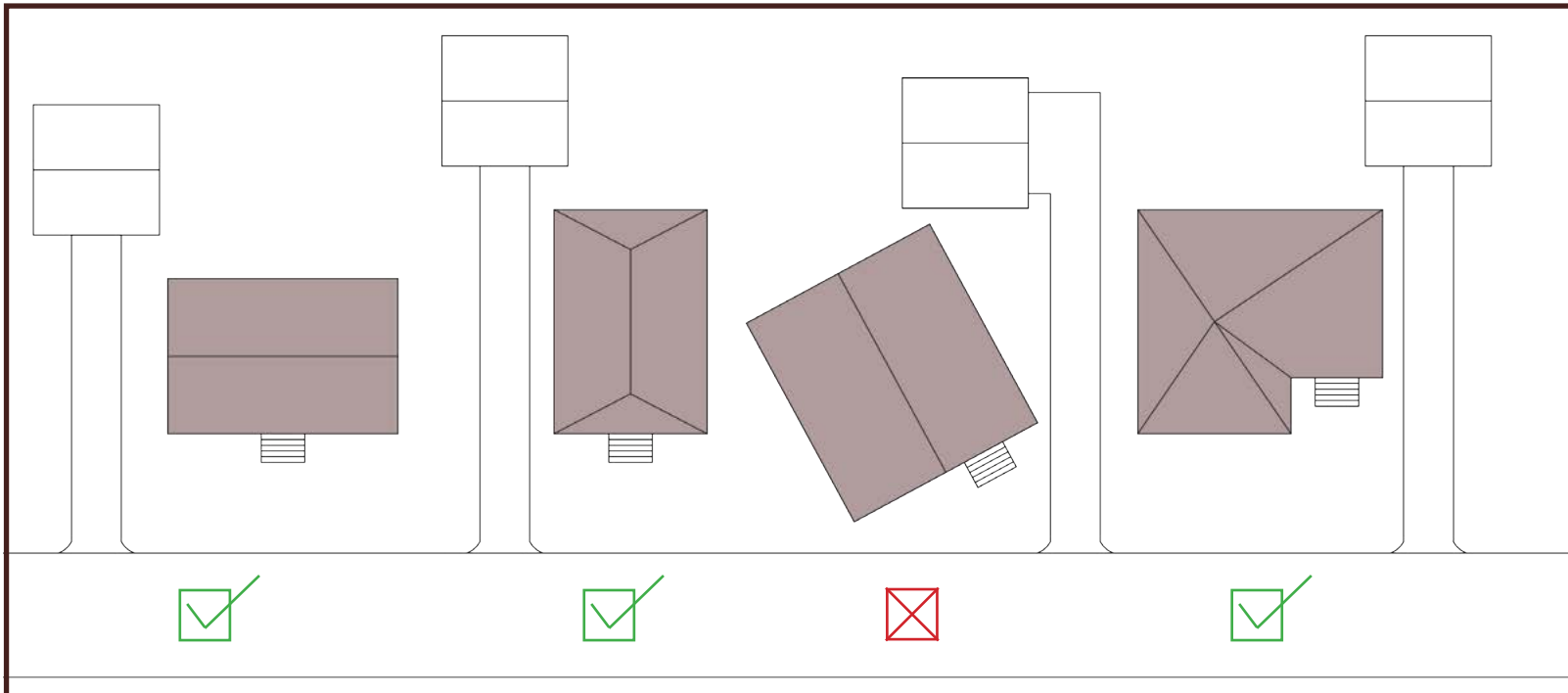
1. Spacing between historic houses should not be altered by new construction.
2. Facade proportions and the spacing of historic buildings should be consistent along the streetscape.
3. Spacing in the historic district varies with the size of the lot. Similar properties should be used to determine appropriate spacing.
4. Front widths of new buildings should be compatible with the widths of existing historic buildings; however, a wider façade can be broken into separate elements that suggest front widths similar to those of neighboring historic buildings.
5. In the Locust Grove residential district, historic properties are equally spaced from adjacent buildings.



The house on the right is spaced too closely to the other house. Front view.

## Guidelines

1. Orientation refers to the placement of the front entrance of a building in relation to the street
2. The principal facades of new buildings within the district should be oriented towards the street. Main entryways should be located along these principal facades.
3. New construction should follow the traditional pattern of historic building orientation within the surrounding area.



Houses should be oriented the same way. View from above.



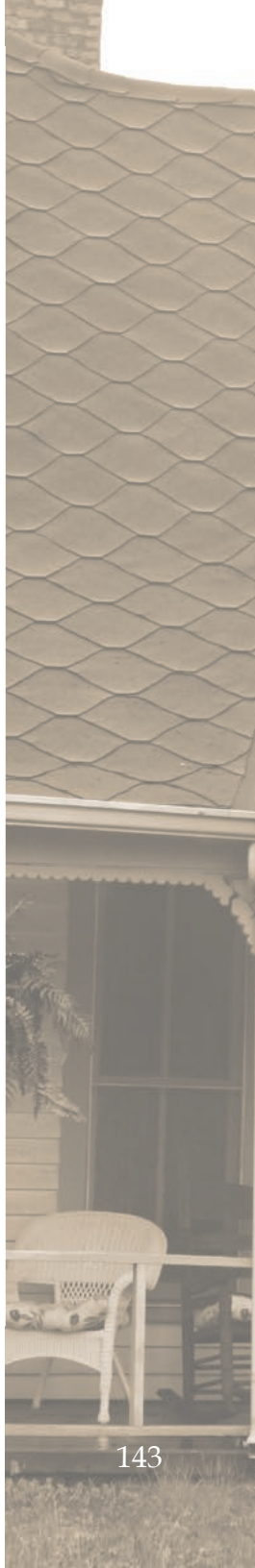
## Scale

### Guidelines

1. New construction should be of similar height, width and proportions as surrounding historic buildings.
2. Limit the number of stories of new construction to be equal to adjacent structures on either side. Building height should be no taller than the tallest and no shorter than the shortest contributing houses on the block face. Additional stories are not permitted if the proposed building appears out of scale with surrounding historic properties.
3. Similarities in height, width and proportions among historic features, such as the presence of porches, are equally important.
4. In the Locust Grove residential district, building height varies between one and two stories and has a “human scale” where door and window openings, building height, and the dimensions of details are all in proportion. Therefore, the scale and height of new buildings should be in harmony with this existing pattern of the historic buildings of the neighborhood.

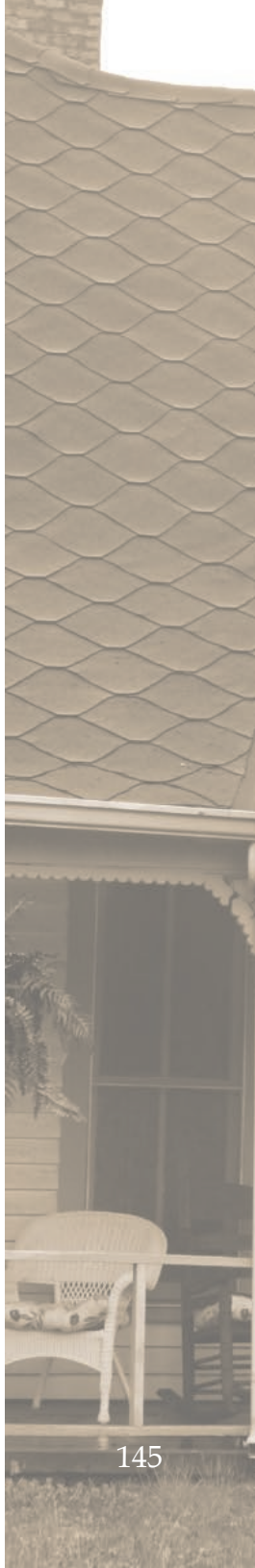


New construction to respect the existing scale of the surrounding structures. Front view.









RESIDENTIAL NEW CONSTRUCTION ...

RESIDENTIAL ADDITIONS





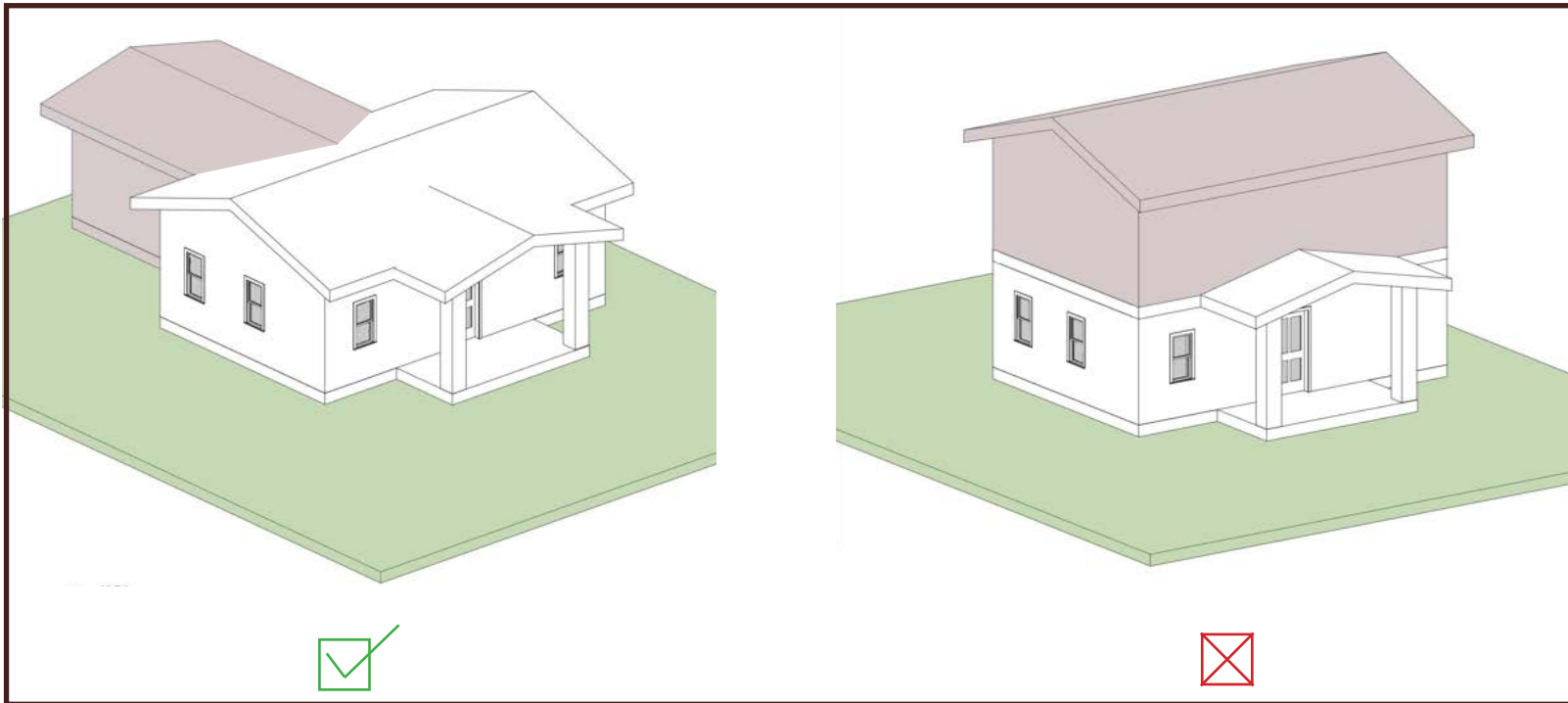
## Overview

7-22

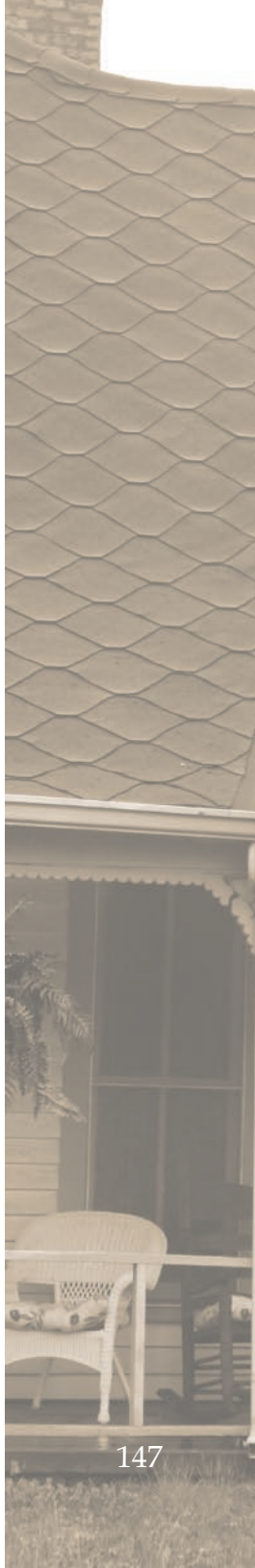
The placement of an addition should be carried out without compromising the historic character and design characteristics of the historic building and surrounding historic structures. Locust Grove features several styles of architecture that vary from block to block; as a result, each addition should be reviewed within the context of its location and surrounding historic district.

## Guidelines

1. An addition should be located away from the public view, preferably to the rear of the building. An addition to the side may be acceptable if it is set back from the front façade, new walls are inset from the corner and lower roof (allowing the historic building type to be discernible), and if it is scaled appropriately.
2. If decks, skylights, or mechanical screening are added, ensure they are not visible from public streets, prominent pedestrian viewpoints, or scenic vistas.
3. Do not locate additions on the historic front façade, or where they are visible from the public right-of-way.
4. Do not add full floors or rooftop additions. This permanently alters the historic building's character.
5. A new addition's orientation (directional placement on a site) should be consistent with dominant patterns in



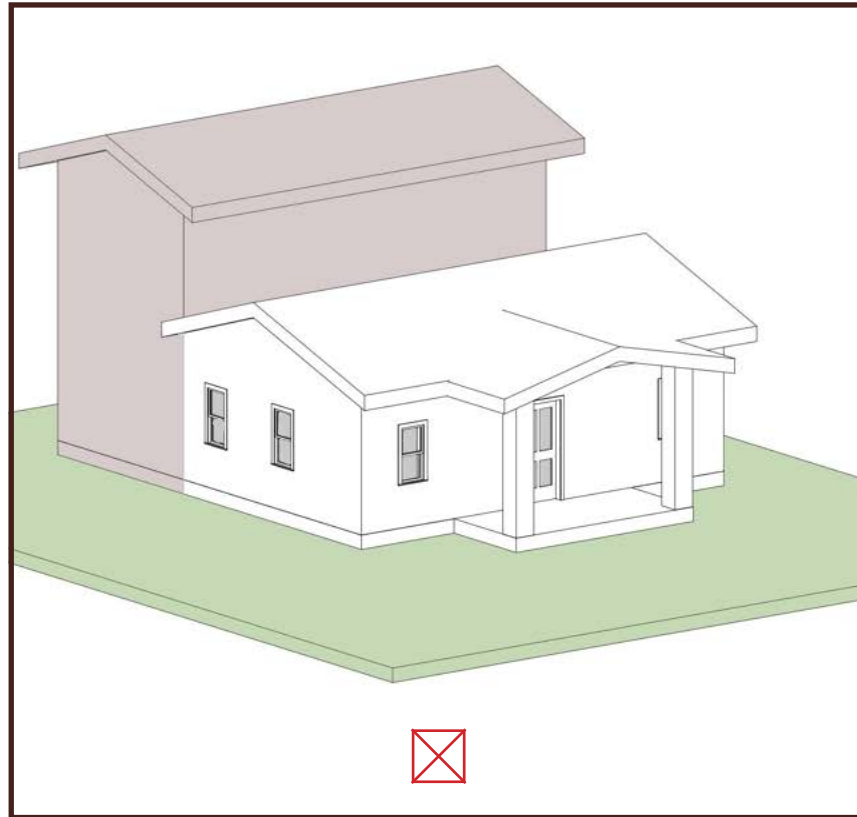
Additions should be located in the back.



## Scale

### Guidelines

1. Respect the proportions of the building to which an addition is being made so the newly constructed portion does not dominate the building and/or the site.
2. Continue characteristics of the historic building (height, massing, rhythm of openings, and general types of exterior materials, including roof materials) to complement the existing structure and surrounding buildings.



Inappropriately scaled rear addition.

## Guidelines

1. Respect the design characteristics and architectural integrity of the historic building while differentiating the design of the addition so that it is not mistaken for part of the historic building. This can be achieved by providing slight differentiation in material, color, and/or detailing, as well as setting additions back from the historic building's wall plane.
2. Whenever possible, construct an addition so that at a later date it could be removed without compromising the historic integrity of the building.
3. Design the addition so that a minimum amount of historic materials and character-defining elements are obscured, damaged, or destroyed.
4. Design additions and alterations to non-contributing (non-historic) properties so they do not detract further from the character of the historic district.
5. The addition of functional dormers where none previously existed should respect the architectural integrity of the historic building. Placement to the rear or side of the building is preferred
6. Do not add porches, staircases or balconies on front or side facades where none historically existed.
7. Do not make an addition flush with the front façade of a building.
8. Do not add false historical details to a non-contributing (non-historic) property in an attempt to make it more







# RESIDENTIAL SITE AND SETTING

## Site and Setting Overview

7-26

The historic site and setting elements of a residential district helps define the unique characteristics of the neighborhood. This includes, but is not limited to items such as walkways, landscaping, fences, and driveways. These elements have a direct relationship with the physical structures located around them. Due to this, when planning rehabilitation or new development within Locust Grove's historic residential districts, the owner much be sensitive to the existing features on the property that exemplify the historic characteristic of the district.

Site characteristics are specific to an individual property whereas setting characteristics refer to the relationship of an individual property to the surrounding properties and public space. Site elements may include walls, fences, paths, and landscaping. Setting elements may include curbing material, street trees, and other streetscape components.



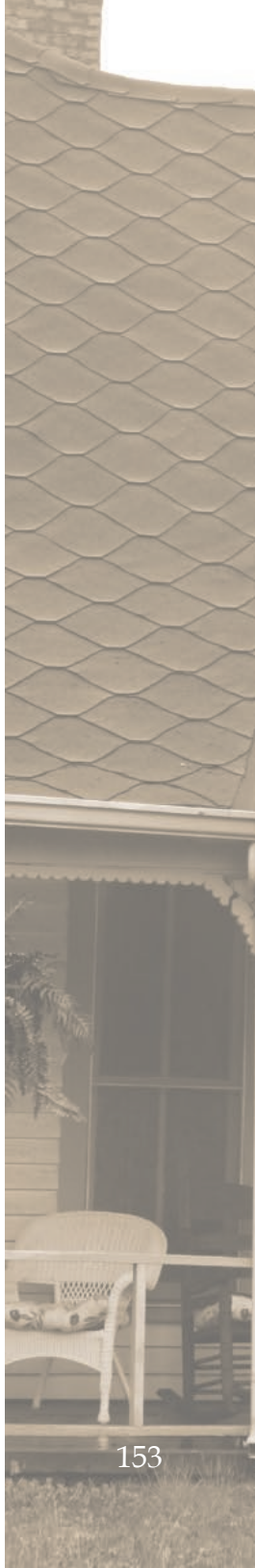
Landscaping is an important feature of the historic district. It is a unifying element that enhances the overall character of a neighborhood. Development of the landscape should be respectful of the topography of the site as well as its relationship to the historic structure. The design should be sensitive to the style of the house as well as the surrounding properties.

## Guidelines

1. Proposed plant material should be native species.
2. All proposed landscape development should reflect the historic character of the district.
3. Historic trees, shrubs, and ground covering should be preserved.
4. All tree removal must comply with the City Ordinance, Chapter 12.12 and 15.38.
5. Trees should only be removed if they are either dead, diseased, or are a public safety threat.
6. If a historic tree is removed, a new one must be planted in its place.
7. All new development projects must make arrangements prior to start of construction to protect and preserve historic landscape features.
8. Consult with the City Arborist or a licensed Landscape Architect before beginning any work.

### Green Tip:

Consider the placement of trees and other vegetation around a historic structure. Planting deciduous trees on the south side of a house will provide shade during hot, summer days and allow for maximum sun in the winter. Evergreen trees planted to the north shield buildings from winter winds.



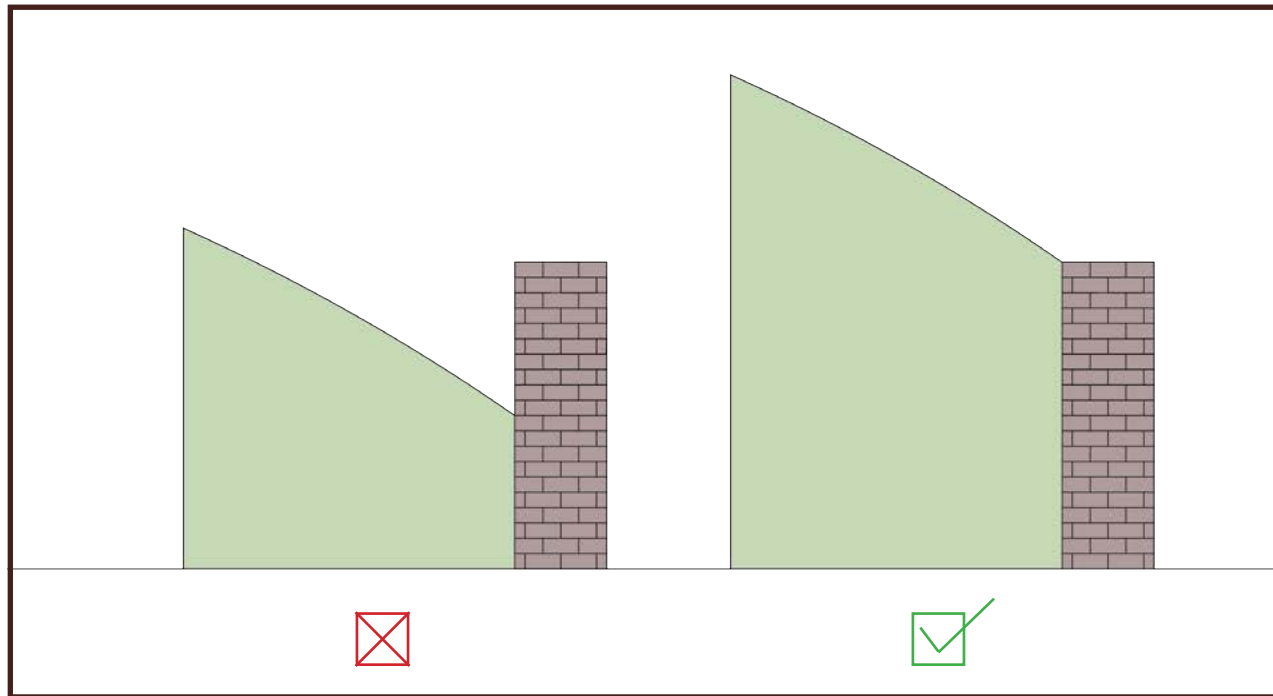
## Retaining Walls

7-28

There are very few examples of retaining walls within the residential districts of Locust Grove. Retaining walls are built to stop soil from eroding over an area where a change in slope is desired.

### Guidelines:

1. Newly constructed retaining walls should be built out of stone or brick.
2. They should not protrude more than 6-inches over the natural slope of the landscape.
3. If applicable, an appropriate fence may be installed on top of a retaining wall.

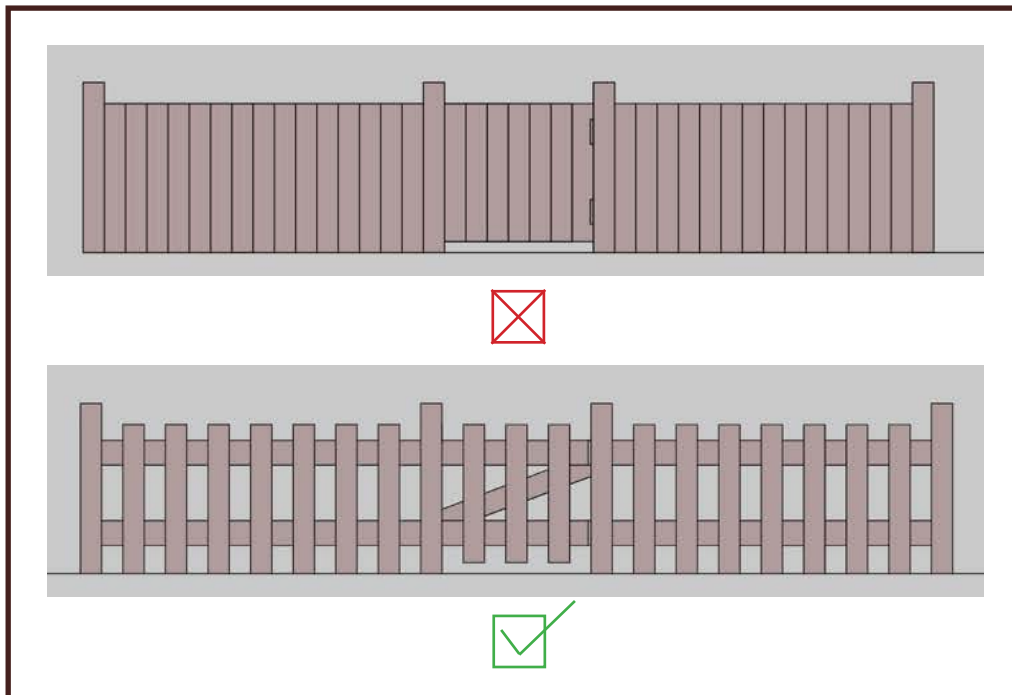


Inappropriate and appropriate height of retaining wall compared to natural slope of the landscape. Side view.

Historic fences are an important characteristic of the site and setting of a historic residential district. Within Locust Grove's residential district fences are not a prominent feature. The lack of fences in the front yards of properties contributes to the continual flow from one property to another.

## Guidelines

1. Historic fences must be preserved
2. Fences should not enclose the front porch
3. New fences visible from the public right-of-way must be constructed either of wood or iron. Chain-link fencing is an inappropriate fencing material.
4. New fences visible from the public right-of-way must practice a 50:50 visibility ratio. This means that fencing material must only cover 50 percent of the fence. The remaining 50 percent of the fence will be void.



Fences must practice the 50:50 visibility ratio. Front view.



## Paving Material

7-30

Existing historic paving materials for sidewalks or driveways provide good insight into the development of the historic district. The first widely used paving material was brick. However, over time brick became expensive. In the early 20th century when personal cars were becoming more widely available, poured concrete became the most widely used paving material. Not only was it easier to lay but it provided for a much smoother ride than brick.

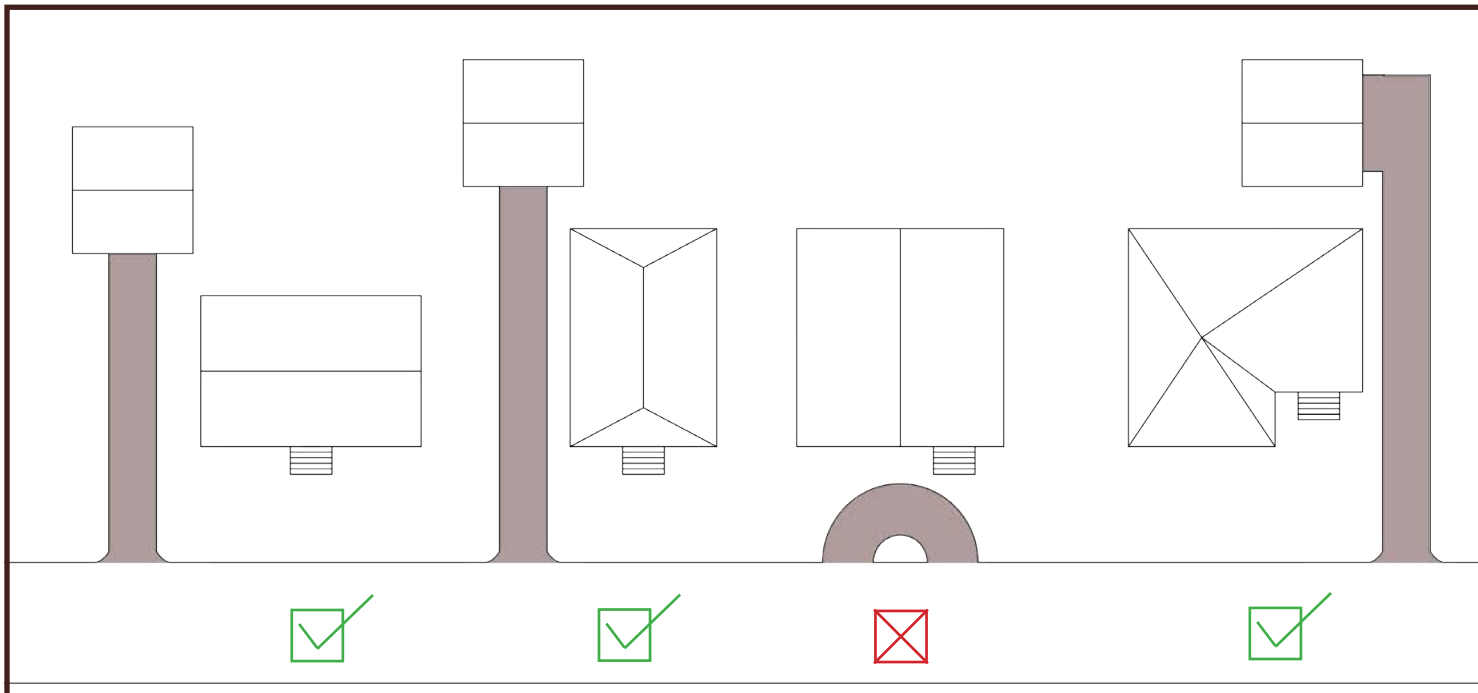
### Guidelines

1. Gravel, brick and concrete are all appropriate paving materials.
2. Concrete may be stained but the color of the stain must be approved.

Driveways became a necessity with the invention of vehicular travel. Where the driveway is located in relationship to the road and house helps determine the period in which a house was built.

## Guidelines

1. Driveways should maintain historically appropriate configuration and location in relationship to the house.
2. Driveways should run perpendicular to the street.
3. Driveways should not be located in front of the house. If there is not a feasible alternative, driveways installed in the front of a house must be hidden from public view with either evergreen vegetation or an appropriate fence or wall.



Driveways should not be located in the front of the house. View from above.

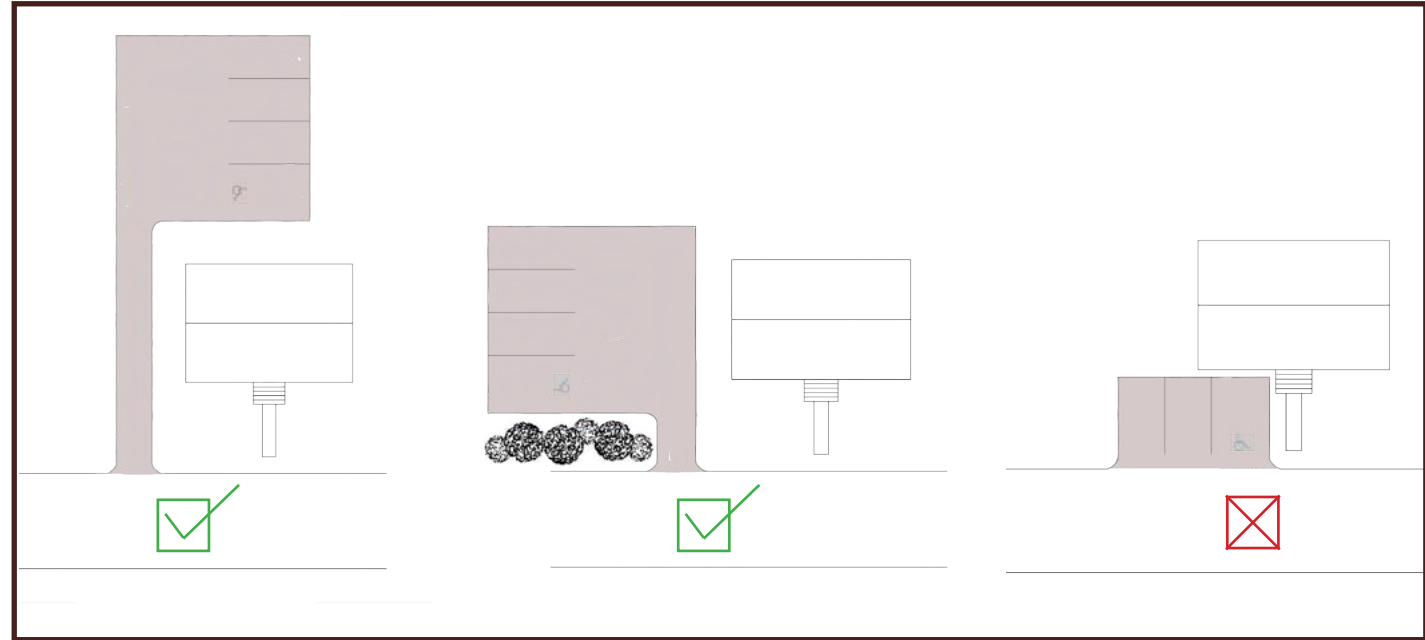


## Parking

7-32

### Guidelines

1. Locate parking at the rear of the building or use available on-street spaces.
2. Do not park vehicles or construct parking pads in front yards. Parking and loading areas for home occupation or business uses should not be located in the front yard.
3. Off-street parking is recommended for all commercial building with residential character.
4. Parking lots should be located next or behind commercial structures with residential character.
5. There must be a minimum amount of room for adequate turning radii for commercial and noncommercial needs (i.e. fire trucks and ambulances). Refer to Locust Grove Ordinance for specific measurements and widths of driveways and lots for commercial buildings in residential areas.

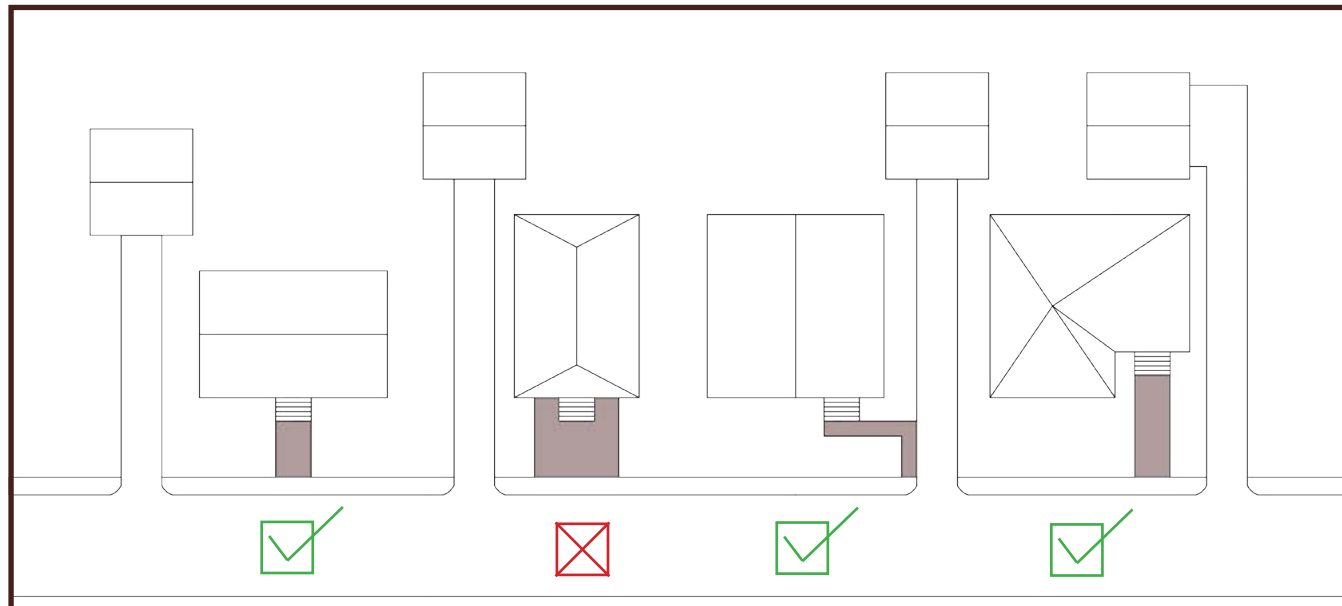


Driveways should not be located in front of the property. View from above.

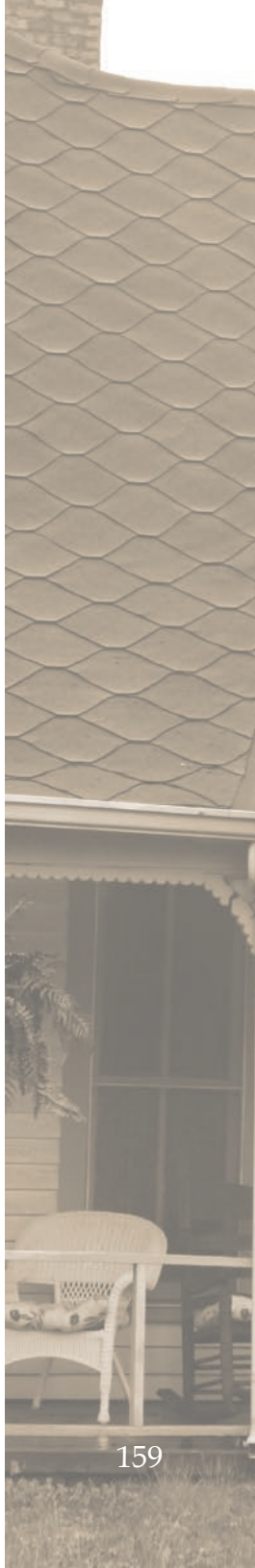
Private walkways are only for pedestrian use and typically provide the shortest route from public right-of-way to the front door of the house. Since the incorporation of the driveway into most properties, walkways have adapted to allow for an additional route from the driveway to the front door of the house.

## Guidelines

1. The walkways should maintain the historic configuration between the street and the house.
2. A walkway from the driveway to the front of the house is an appropriate addition
3. The width of the walkway should be of an appropriate scale to the house
4. Gravel, brick, fieldstone, and concrete are appropriate paving materials for walkways.



Walkways should be of an appropriate scale to the house. View from above.





# Street Curbing

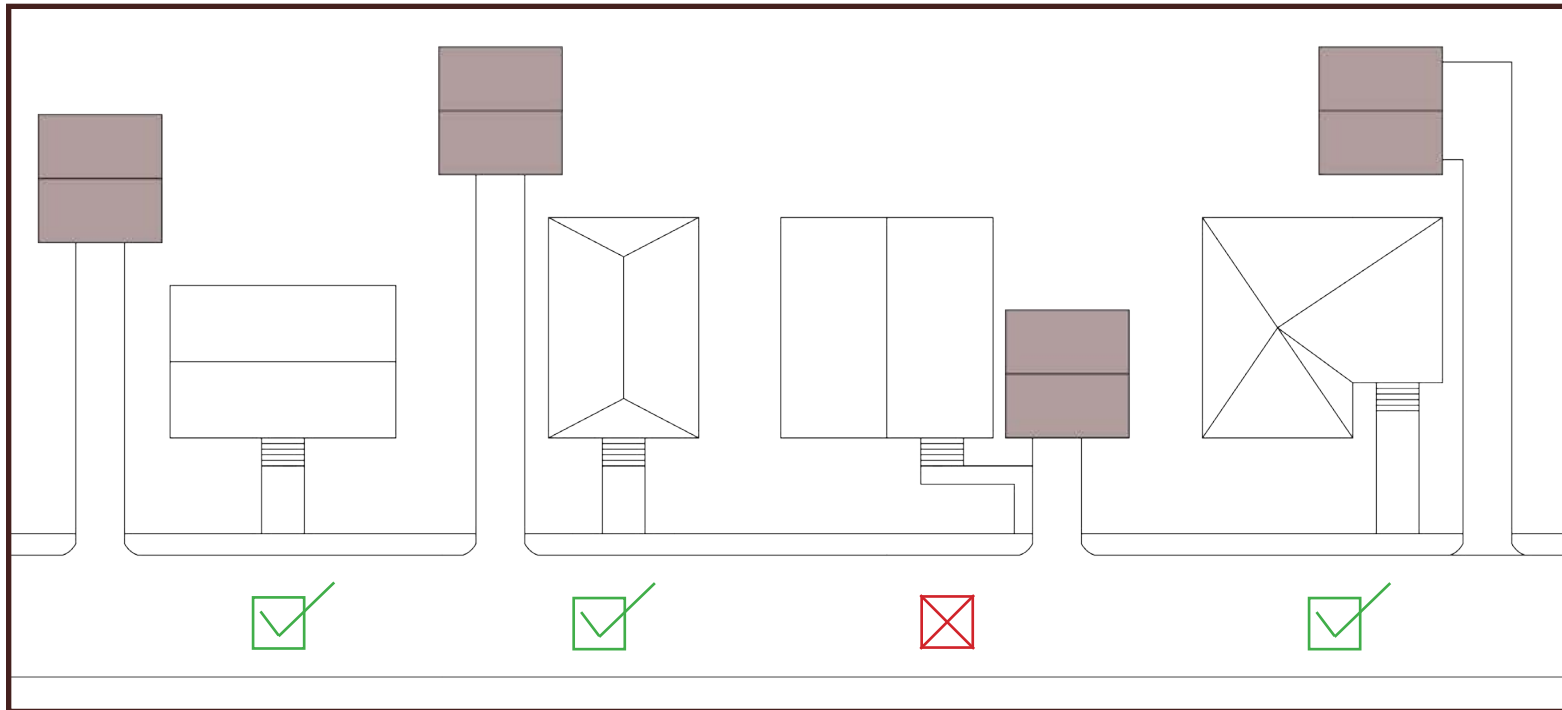
Within the residential districts of Locust Grove, there is no street curbing. If curbing is added in the future, stone or concrete curbing should be installed.



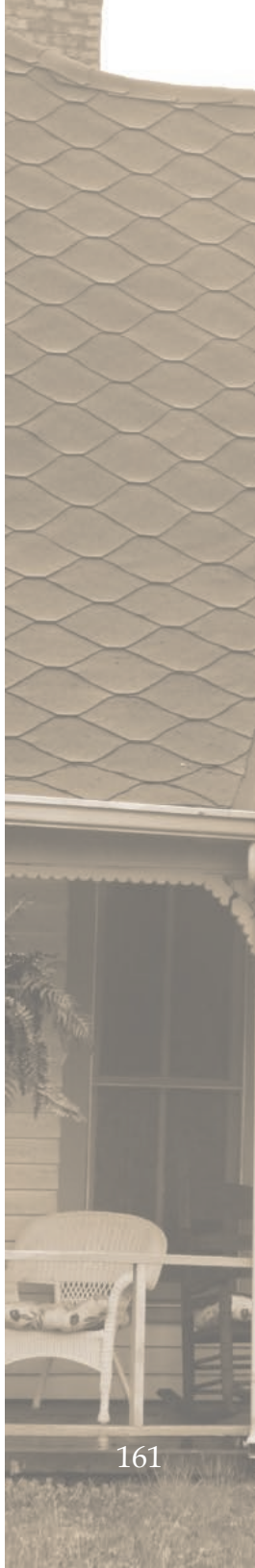
In Locust Grove, detached garages and outbuilding most commonly accompany a house that was built prior to the mid-nineteenth century. During the 1940s and 1950s when ranch houses became the popular house type, garages or car ports were designed as a connected element of the house.

## Guidelines

1. Historic garages should be preserved. Their location and scale should be maintained.
2. Garages and outbuilding should be located in the back of the property.
3. For construction of a new garage, please refer to the Residential New Construction Guidelines.



Garages should be located in the back of the property. View from above.



## Exterior Lighting

7-36

Exterior lighting is used not only to showcase architectural features at night but it also promotes a safe living environment. Typically, the porch ceiling is the best place for exterior lighting. Recessed modern lighting fixtures can be installed as to not disturb the historic character of the front façade of the house.

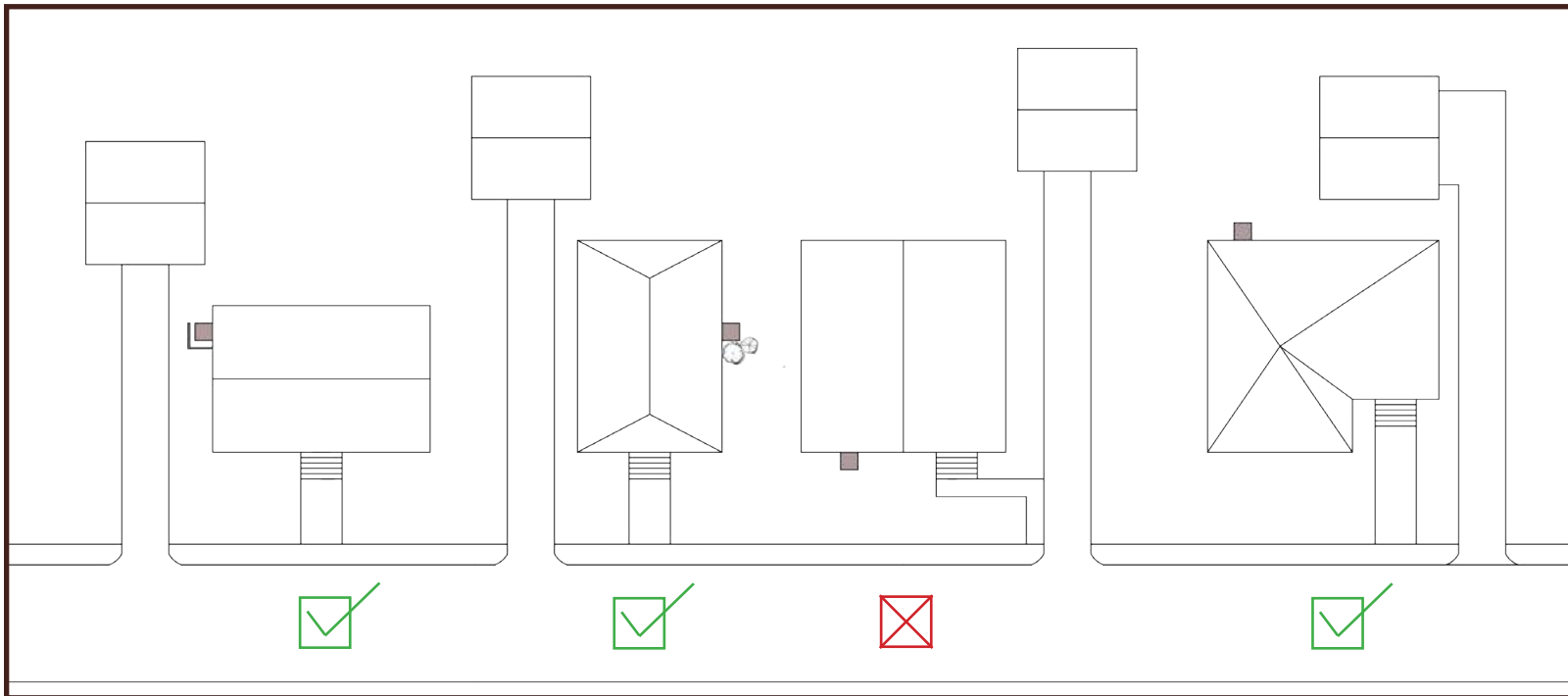
### Guidelines

1. Existing historic lighting fixtures should be preserved and maintained.
2. New lighting should be installed in locations that do not interfere with the historic rhythm of the house.
3. Security lighting may be installed along the eaves or rooflines of secondary or rear facades.
4. Simple, modern lighting fixtures may be installed by the entranceway. Lighting fixtures that represent an inappropriate period for the house is prohibited.

Mechanical systems are a necessity of the modern lifestyle. Since most systems are bulky and loud, they should be installed in locations that are inconspicuous and cause little or no visual interference with the structure. Mechanical equipment includes but is not limited to air conditioning units, utility meters, and satellite dishes.

## Guidelines

1. All mechanical equipment should not be visible from the public right of way.
2. Mechanical equipment should be installed at the rear of the property. If a central air conditioning unit, or other types of mechanical equipment, cannot be placed in the rear of the property, it may be placed on the side of the property but it must be properly concealed so that it is not visible from the public right-of-way.
3. Window air conditioning units should only be placed on secondary or rear facades.



Appropriate and inappropriate locations of mechanical equipment.  
View from above.

**Green Tip:**  
Introduce rain barrels and cisterns to collect rain water for re-use.  
Make sure these devices are not located in highly visible areas.



# OTHER CONSIDERATIONS



## Demolition

Demolitions will have an irreversible effect on the historic fabric of Locust Grove and should only be considered when all other alternatives have been thoroughly exhausted. Demolition applications will not be considered before post-demolition plans for the property are approved by the Historic Preservation Commission.

A demolition application may be approved by the HPC in the following situations:

1. Where public health, safety, or welfare require it
2. Where a structural engineer determines the property to be structurally unstable
3. Where architectural integrity has been diminished to a point where the property no longer contributes to the character of the district
4. Where the property has previously been classified as non-contributing to the district

Demolition by neglect is the destruction of a building through abandonment or lack of maintenance, or the gradual deterioration of a building when routine or major maintenance is not performed.

A building may be declared to be in a state of demolition by neglect in one of the following situations:

1. Where a structure's parts may fall and injure the public
2. Where the structure has a deteriorated or inadequate foundation
3. Where defective or deteriorated floor supports, walls, ceilings, roofs, chimneys or vertical/horizontal supports split, lean, list, buckle, sag, or split
4. Where a structural engineer determines the property to be structurally unstable
5. Where the structure has been condemned or deemed to be unsafe to live in by the city.

If a demolition application is approved, prior to any demolition efforts, it is recommended that the property be documented in accordance with the Historic American Building Survey (HABS) or the Historic American Engineering Record (HAER).

## Relocation of Buildings

8-2

The relocation of contributing buildings within the local historic district can have a negative effect on the character of the building itself and the district as a whole. Relocation should be considered when the only other option is demolition.

A building relocated from outside the designated historic district onto a vacant lot within the district must be compatible in mass, scale, site, and setting. A building being relocated is appropriate if it meets all requirements laid out for a building in the New Commercial Construction, Residential New Construction, and New Construction Guidelines for Large Scale, Mixed-Use Developments sections of this document. Relocation applications, where they will result in a vacant lot, will not be considered before post relocation plans for the property are approved by the HPC.

## Maintenance of Existing Commercial Buildings

Maintenance of historic structures is imperative for the successful preservation of the district as a whole. No building of historic significance should be allowed to begin the process of demolition by neglect because of the ignored necessity of routine maintenance.

The following are helpful guidelines and suggestions in the maintenance of historic structures and may be adhered to as closely as possible:

1. When either cleaning or repairs are needed, the gentlest means possible will be used in all treatments
2. Deteriorated historic features will be repaired rather than replaced.
3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved
4. If replacement of historic materials is necessary, they should be replaced with like materials and design, or with aesthetically similar materials



The Historic Preservation Commission does not regulate paint color, pattern, or design and the following are only recommendations (with the exception of number one below).

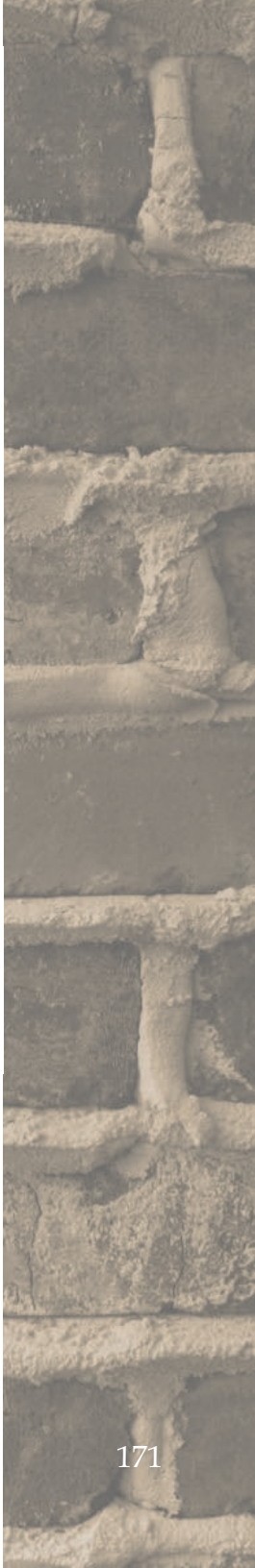
However, because paint plays such a large role in the appearance and perceived character of a building, the following guidelines can be followed:

1. Historic materials such as brick and stone that are unpainted must remain unpainted
2. If known, historic building colors should be used and maintained. If unknown, a color scheme that reflects the historic style of the building and character of the district should be used
3. The color of trim and decorative detailing should contrast with the color of the wall. Trim and detailing should not be the same color unless that was the original color scheme

## Archaeology

Archaeology is the study of human culture based on the material remains or artifacts it leaves behind. The possibility that archaeological remains could be present anywhere should be taken into account at the groundbreaking of every project. Previously uncovered cultural remains need to be documented and removed by professionals. Officials can be contacted prior to any projects that require the large scale removal of earth if there is reason to believe that artifacts are present.

Human remains should not be disturbed for any reason. If there is reason to believe an unmarked grave has been uncovered or if human remains are found, all site activity should be stopped and local authorities should be contacted immediately.





# APPENDICES



# Locust Grove General Contact Information

9-1

## City of Locust Grove:

PO Box 900  
3644 Highway 42  
Locust Grove, GA 30248  
Telephone: (770) 957-5043  
Facsimile: (770) 954-1223

## Locust Grove Heritage Foundation:

317 Leguin Mill Road  
Locust Grove, Georgia 30248  
Telephone: (678) 643-0609

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Historic Preservation Commission for the City of Locust Grove

1. Name of Applicant: \_\_\_\_\_

Note: You or your representative must be present at the meeting of the Commission. You will be notified of the time, date and location of the meeting.

2. Mailing Address: \_\_\_\_\_

3. E-Mail: \_\_\_\_\_

4. Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

5. Relationship of Applicant to Property Owner:  Owner  Architect  Contractor  Other

If "Other", please specify: \_\_\_\_\_

6. Address of Property: \_\_\_\_\_

7. Location: District \_\_\_\_\_ Land Lot(s) \_\_\_\_\_ Parcel(s) \_\_\_\_\_

8. Traditional Historic Property Name (if known): \_\_\_\_\_

9. Type of Material Change:  New construction  Moving a Building  Demolition  Awnings

Alterations  Sign Erection or Placement  Other (Short Description): \_\_\_\_\_

On following page, please describe your proposed work as simply and accurately as possible. Note citations of Chapter 14.03 of the Code of Ordinances of the City of Locust Grove For Certificate Of Appropriateness and the Secretary of the Interior's Standards for Rehabilitation to guide you in your description. Be sure to indicate materials to be used. Accurate drawings, plans, models, renderings and/or photographs are required where practical to illustrate proposed material change.

**Important:** This form must be completed before the Historic Preservation Commission can consider the approval of any material change to a structure within a Historic District. This form, along with supporting documents, must be filed in **eight (8) copies** (excluding models, material samples and photos where one (1) is sufficient) with the Commission or its designee. Incomplete submissions will not be scheduled for hearing. For further information you are encouraged to contact the Community Development Department at (770) 957-5043.

By signing below, the applicant swears that the statements contained within this complete package are true the best of his/her ability and is a complete submittal as outlined in Chapter 14.03 and Section 17.04.137 of the Code of Ordinances of the City of Locust Grove.

Signature of Applicant: \_\_\_\_\_ Owner Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

For HPC Use Only	
Resource Number	
Received By	
Date Received	
Date of Hearing	
Finding	
Appeal (if Necessary)	
Council Decision	

Description of Proposed Material Change: \_\_\_\_\_



## Preservation Briefs

9-3

Preservation Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings

Preservation Brief 3: Conserving Energy in Historic Buildings

Preservation Brief 4: Roofing for Historic Buildings

Preservation Brief 5: Preservation of Historic Adobe Buildings

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings

Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta

Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings

Preservation Brief 9: The Repair of Historic Wooden Windows

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork

Preservation Brief 11: Rehabilitating Historic Storefronts

Preservation Brief 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)

Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns

Preservation Brief 15: Preservation of Historic Concrete: Problems and General Approaches

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character



Preservation Brief 18: Rehabilitating Interiors in Historic Buildings

Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs

Preservation Brief 20: The Preservation of Historic Barns

Preservation Brief 21: Repairing Historic Flat Plaster -- Walls and Ceilings

Preservation Brief 22: The Preservation and Repair of Historic Stucco

Preservation Brief 23: Preserving Historic Ornamental Plaster

Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings

Preservation Brief 25: The Preservation of Historic Signs

Preservation Brief 26: The Preservation of Historic Log Buildings

Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron

Preservation Brief 28: Painting Historic Interiors

Preservation Brief 29: The Repair, Replacement and Maintenance of Historic Slate Roofs

Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs

Preservation Brief 31: Mothballing Historic Buildings

Preservation Brief 32: Making Historic Properties Accessible

Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass

Preservation Brief 34: Preserving Composition Ornament

Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation





Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes

Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing

Preservation Brief 38: Removing Graffiti from Historic Masonry

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

Preservation Brief 40: Preserving Historic Ceramic Tile Floors

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront

Preservation Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone

Preservation Brief 43: The Preparation and Use of Historic Structure Reports

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

Adaptive Use: Rehabilitation of a historic structure for use other than its original, such as a residence converted into offices.

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

Alteration: Work which impacts any exterior architectural features including construction, reconstruction, repair, or removal of any building element.

Appropriate: Especially suitable or compatible.

Arch: A curved symmetrical structure spanning an opening and typically supporting the weight of a bridge, roof, or wall above it.

Architectural: Pertaining to architecture, its features, characteristics, or details.

Architecture: The art and science of designing and building structures in keeping with aesthetic and functional criteria.

Architectural Style: The overall appearance of the design of a building, structure, landscape, object, painting, or decorative design, including construction, form, space, scale, materials, and ornamentation; may be a unique individual expression or part of a broad cultural pattern.

Architectural Type: Floorplan +Height.

Awning: A roof-like shelter of canvas or other material extending over a doorway or window.

Blockface: The properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets.

Bond: An arrangement of masonry units such as bricks to provide strength, stability, and beauty.

Bracket: A decorative support beneath a projecting floor, window, or cornice.

Building Code: Set of standards established and enforced by local government for the structural safety of buildings.





Bulkhead: The structural supporting wall under the display windows of a storefront.

Capital: The top or head of a column.

Casement Window: A window which swings open along its entire length.

Cast Iron: Iron that is formed by pouring the molten metal into a mold and letting it cool.

Certificate of Appropriateness: A document awarded by a historic preservation commission allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a locally designated area or site, following a determination of the proposal's suitability according to applicable criteria.

Certified Local Government: Any city, county, parish, township, municipality, borough, or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level.

Character: The qualities and attributes of a structure, site, street, or district.

Clapboard: A long, thin, flat piece of wood with edges horizontally overlapping in series, used to cover the outer walls of buildings.

Column: An upright pillar, typically cylindrical and made of stone or concrete, supporting an entablature, arch, or other structure.

Compatible: In harmony with location and surroundings.

Concrete Masonry Unit (CMU): Large rectangular, concrete blocks.

Contemporary: Reflecting characteristics of the modern period.

Context: The setting in which a historic element, site, structure, street, or district exists.

Contributing Resource: A building, site, structure, or object adding to the historic significance of a property or district.

Cornice: the molded and projecting horizontal member that crowns an architectural composition.

Course: A layer of masonry units running horizontally in a wall and bonded with mortar.

Demolition: Any act which destroys in whole or in part a building or structure.

Dentil: One of a series of small rectangular blocks projecting like teeth from a molding or beneath a cornice.

Design Guidelines: Criteria developed by a preservation commission to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated building and districts.

Double Hung Window: a window having two sashes that slide up and down.

Dormer: A window that projects vertically from a sloping roof.

Eave: the overhang at the lower edge of a roof.

Element: A material part or detail of a site, structure, street, or district.

Elevation: A scale drawing of the side, front, or rear of a structure.

Entablature: A horizontal, continuous lintel on a classical building supported by columns or a wall, comprising the architrave, frieze, and cornice.

Fabric: The basic physical elements of a building.

Façade: Any one of the external faces or elevations of a building.

Fanlight: A small semicircular or rectangular window over a door or another window.

Fenestration: The arrangement of windows and doors on the elevations of a building.

Flashing: Pieces of sheet metal used to weatherproof joints and angles, as where a roof comes in contact with a wall or chimney.





Footprint: The extent of a building's impression in the earth.

Form: The particular shape of a building.

Gable: The part of a wall that encloses the end of a pitched roof.

Gable Roof: A roof having a gable at one or both ends.

Glazing: Another term for glass or other transparent material used in windows.

Hipped Roof: a roof having sloping ends as well as sloping sides.

Historic District: A geographically definable area with a significant concentration of building, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations.

Hood Molding: Projecting molding over a door or window.

Infill: New construction built on a vacant lot in a block of existing buildings.

In-Kind: To replace a feature of a building with a material similar in composition, size, shape, design and texture.

Landmark: Any building, structure, or place which has a special character or a special historical or aesthetic interest or value to a community.

Lintel: A horizontal structural member over an opening, which carries the weight of the wall above it.

Maintain: To keep in an existing state of preservation or repair.

Massing: The overall shape of a building, as differentiated from wall treatment and fenestration.

Molding: A decorative band having a constant profile or having a pattern in low relief, generally used in cornices or as a trim around openings.

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

Mortar Joint: the spaces between bricks, concrete blocks, or glass blocks, that are filled with mortar or grout

Muntin: A bar or rigid supporting strip between adjacent panes of glass.

New Construction: Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.

Non-Contributing: A building, site, structure, or object that does not add to the historic significance of a property or district.

Order: In classical architecture, a particular style of a column with its entablature having standardized details.

Orientation: The relative physical position or direction of something.

Overhang: The projection of an upper story or roof beyond a story below.

Pane: A framed sheet of glass in a window or doors.

Parapet: A low, protective wall along the edge of a roof, bridge, or balcony.

Pediment: A low-pitched triangular gable above a façade, or a smaller version over porticos above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice; often decorated with sculpture.

Pier: A pillar, generally rectangular in cross section, supporting an arch or roof.

Pilaster: A rectangular column, especially one projecting from a wall.

Pitch: the slope and inclination angle of a roof in building construction.

Pointing: Cement or mortar used to fill the joints of brickwork, especially when added externally to a wall to improve its appearance and weatherproofing.

Portico: A small entrance porch or covered walk consisting of a roof supported by open columns.

Preservation: Maintenance of the existing form, integrity, and material of a building or structure.





Proportion: Harmonious relation of parts to one another or to the whole.

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

Rehabilitation: The process of restoring a building to usable condition

Replication: A copy or reproduction of an original feature

Repoint: To remove deteriorated mortar and replace it with new mortar.

Restoration: The process of returning a building to a particular period by removing later work and/or replacing missing elements.

Single Hung Window: A double-hung type of window in which the top sash is fixed or inoperable

Scale: The proportions of the elements of a building to one another and the whole, and sometimes to adjacent building; may be related to a module.

Sidelight: A window at the side of a door or another window.

Spall: A small fragment split off from the face of a stone or masonry unit.

Stabilization: The reestablishment of a weather resistant enclosure and structural stability of an unsafe or deteriorated property.

Streetscape: The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

Stringcourse: A horizontal band or course, projecting beyond or flush with the face of the wall.

Texture: The tactile and visual quality of a surface or substance other than its color.

Transom: a window above a door that is usually hinged to a horizontal crosspiece over the door



Vernacular Architecture: Buildings that make use of common regional forms and materials at a particular place and time; usually modest and unpretentious, and often a mixture of traditional and modern styles, or a hybrid of several styles.

Window Light: An individual pane of glass.



# What's the Difference Between a National Register Historic District and a Local Historic District?

9-5

By Georgia's Department of Resources Historic Preservation Division

A National Register District Identifies; a Local District Protects.

Both National Register district and locally designated historic districts can be used as effective preservation tools, either independently or together, to help preserve a community's historic resources. For example, the National Register program might be used as a convenient and credible way to identify a community's historic resources, followed by local district designation, which would further protect and enhance those resources through the process of design review. Conversely, a local survey to establish a local historic district might also be used as the basis for a National Register district nomination, which would afford additional preservation incentives, including rehabilitation tax credits, to properties protected in the local district. Local district designation might also be used to selectively protect portions of National Register districts considered especially significant to a community or subject to particularly strong development pressures. Local designation also might be afforded to an area larger than a National Register district to provide an even greater degree of protection to the historic resources within the National Register district. Some community's preservation needs may be met entirely with either a locally designated district or a National Register district; there are many examples in Georgia of both situations. Other communities may believe that a package involving both types of districts works best. Remember: local districts and National Register districts are different, but complementary, and can work effectively by themselves or together to meet a community's historic preservation needs.

For further information, visit our Website at [www.georgiashpo.org](http://www.georgiashpo.org) or contact:  
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Following is a detailed analysis of what both National Register districts and local historic districts are and the ways in which they can be used as preservation planning tool.

## National Register District

A National Register historic district is a historic district that is listed in the National Register of Historic Places. The National Register is our country's official list of historic places worthy of preservation. It includes individual buildings, structures, sites, and objects as well as historic districts that are historically, architecturally, or archaeologically significant.

National Register listing recognizes the significance of properties and districts. By doing so, it identifies significant historic resources in a community. Boundaries of National Register districts are tightly drawn to encompass only concentrated areas of historic properties. Information compiled to nominate a historic district can be used in a variety of planning and development activities. National Register listing also makes available specific preservation incentives and provides a limited degree of protection from the effects of federally funded, licensed, or permitted activities.

The National Register is maintained by the U.S. Department of the Interior. In Georgia, the National Register program is administered by the Historic Preservation Division of the Department of Natural Resources. Districts and other properties are listed in the National Register through a 17-step process that involves identification, documentation, and evaluation. National Register historic districts most commonly encompass central business districts, residential neighborhoods, industrial areas, rural areas, and occasionally, entire communities.

## Local Historic District

A local historic district is a district designated by a local ordinance, which falls under the jurisdiction of a local historic preservation review commission. A local historic district is generally "overlaid" on the existing zoning classifications in a community. Therefore, a local district commission deals only with the appearance of the district, not with the uses of those properties.

According to the 1980 Georgia Historic Preservation Act which makes such local designations possible, a local historic district is a "geographically definable area, urban or rural, which contains structures, sites, and/or works of art which have special historical or aesthetic interest or value; represent one or more periods or styles of architecture typical of one or more eras in the history of the municipality, county, state, or region; and cause that area to constitute a visibly perceptible section of the community."

The designation of a local district protects the significant properties and the historic character of the district. It provides communities with the means to make sure that growth, development, and change take place in ways that respect the important architectural, historical, and environmental characteristics within a district. Local designation encourages sensitive development in the district and discourages unsympathetic changes from occurring. This happens through a process called design review, whereby the historic preservation commission approves major changes that are planned for the district and issues Certificates of Appropriateness which allow the proposed changes to take place.

## National Register District

Identifies significant pr



## National Register District

Identifies significant properties and districts for general planning purposes

Analyzes and assesses the historic character and quality of the district

Designates historic areas based on uniform national criteria and procedures

Sets district boundaries tightly, based on the actual distribution pattern of intact historic properties in the area

Makes available specific federal and state tax incentives for preservation purposes

Provides a limited degree of protection from the effects of federally assisted undertakings

Qualifies property owners for federal and state grants for preservation purposes, when funds are available

Does not restrict the use or disposition of property or obligate private property owners in any way

Does not require conformance to design guidelines or preservation standards when property is rehabilitated unless specific preservation incentives (tax credits, grants) are involved

Does not affect state and local government activities

Does not prevent the demolition of historic buildings and structures within designated areas

## Local Historic District

Protects a community's historic properties and areas through a design review process

Protects the historic character and quality of the district with specific design controls

Designates historic areas on the basis of local criteria and local procedures

Sets district boundaries based on the distribution pattern of historic resources plus other preservation and community planning considerations

Provides no tax incentives for preservation purposes unless such are provided by local tax law

Provides no additional protection from the effects of federally assisted undertakings

Does not qualify property owners for federal or state grants for preservation purposes

Does not restrict the use to which property is put in the district or require property owners to make improvements to their property

Requires local historic preservation commission review and approval, based on conformance to local design guidelines, before a building permit is issued for any "material changes" in appearance to the district

Does not affect federal, state, or local government activities

Provides for review of proposed demolitions within designated areas; may prevent or delay proposed demolitions for specific time periods to allow for preservation alternatives.



## The National Register of Historic Places: Listing Process and Benefits

9-6

Georgia State University's Preservation Planning class recommends the City of Locust Grove to consider the listing of historic districts on the National Register of Historic Places. The National Register is the official list of historic places in the United States that are worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's (NPS) National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Listing a property, which may include a building, site, structure, object, or district, on the National Register provides national recognition to places that, in the case of Locust Grove, are locally significant and worthy of preservation. Since its inception in 1966, more than 88,000 properties have been listed in the National Register, which includes 1.4 million individual resources.

Listings that have been placed on the National Register are also eligible for federal and state level tax incentives. On the federal level, the Federal Rehabilitation Investment Tax Credit (RITC) provides a federal income tax credit equal to 20% of qualified rehabilitation expenses to those income-producing property owners whose property lies in within designated National Register district boundaries. In order to qualify for this credit, the structure must either be listed individually on the National Register or be a contributing structure within a National Register district. The property must be income-producing and the rehabilitation work must be completed according to the Secretary of the Interior's Standards for Rehabilitation.

In Georgia, income-producing and residential properties within a National Register district may be eligible for two tax incentive programs. The State Preferential Property Tax Assessment for Rehabilitated Historic Property incentive provides an 8-year county property tax assessment freeze for those rehabilitation projects that increase the property's fair market value by 50-100% (50% for residential use, 100% for commercial use). Another incentive, the State Income Tax Credit for Rehabilitated Historic Property, offers an income tax credit of 25% of rehabilitation expenses. The qualifications for this tax credit are similar to those for the Federal RITC. There is a cap on the amount of tax credits that one property can retain: \$100,000 for personal residences and \$300,000 for income-producing properties. In order to qualify for either program, the building must be certified for its historic significance and rehabilitation projects must meet the Secretary of the Interior's Standards for Rehabilitation.

The National Register of Historic Places is a recognition program; it is not a restrictive program. The National Register does not regulate what a property owner may or may not do with his or her property. It does not require an owner to maintain, repair, or restore a property. If an owner completes work on a property, there is no requirement to adhere to the Secretary of the Interior's Standards for Rehabilitation unless application for a tax credit is requested. Once a property is listed in the National Register, it does not automatically fall under local historic district zoning, but may be a stepping-stone to future local designation.

For more information about listing in the National Register of Historic Places, visit the website for the Georgia State Historic Preservation Office (SHPO): <http://georgiashpo.org/>



# Landscaping with Native Plants in the Georgia Piedmont

**NATIVE**

Species naturally occurring in a region (indigenous)

**EXOTIC**

Species introduced by humans, either deliberately or accidentally (alien, non-native)



## What are native plants?

Native plants are species that have grown naturally in an area, rather than being brought in by people from different regions and habitats. They are uniquely adapted to local conditions because they have evolved in accordance with the physical factors, such as climate (temperature and rainfall), soils and geology, specific to their region. They have also co-evolved over the millennia with other organisms of the region, such as other plants, animals (including pollinators and insects), fungi and soil biota. When restoring landscapes, it is best to plant only those natives that naturally occur in the particular habitat, because they are suited to both the physical and biological conditions of the site.

Cultivated varieties (cultivars) of native species are selections that people have propagated to encourage specific horticultural traits. These cultivated plants do not possess the genetic diversity that exists in wild native populations. So, while good for many native plant gardens, cultivars are not appropriate for restoring native habitats: they don't supply the genetic diversity that species require over time to survive in nature's ever-changing conditions of drought, flooding, freezing, insect infestation and disease.

## Benefits of natives

- Require little maintenance after establishment if plants are properly matched with site conditions
- Withstand regional temperature and moisture extremes; less likely to be adversely affected by these extremes than many exotics
- Provide diverse sources of food and shelter for wildlife, and support native food chains
- Promote biodiversity
- Foster appreciation of our natural heritage and the beauty of our native landscapes

## Basics about using natives

- Landscaping with native plants is art imitating nature. Visit natural areas and observe how plants occur in communities, and design accordingly; use plants that occur together in their natural habitats.
- The Piedmont is a mosaic of vegetation; different plant communities occur on dry, south and west facing slopes, for example, than appear on stream banks or cool, north facing slopes. So, when restoring landscapes or creating a native garden, match the right plants with the right site conditions; choose natives that grow in the same light levels, moisture levels, soil type (texture, pH, fertility), landscape position and aspect (the compass direction a hill-slope faces).

## Native plants for wildlife

Native butterflies, insects, birds, mammals, reptiles and other species evolved with the native flora. Therefore, using native plants in the landscape supports and sustains these creatures year round. Native plants support insects that feed birds migrating or nesting in spring or summer. In fall, migrating birds depend on high-energy fruits produced by native shrubs, vines and trees. Nut-bearing trees, such as oaks, hickory and beech, provide food for a wide variety of animals. In winter, evergreen trees, like eastern red cedar, pines and American holly, provide important shelter and food.

## What you can do to protect native plant communities

1. Learn about native plants and the plant communities in which they occur.
2. Buy only nursery-propagated plant material.
3. Don't dig from the wild unless participating in a legitimate and authorized "plant rescue" program from sites being developed.
4. Protect native plant and natural area habitats.
5. Plant locally native plant species wherever possible. Use this list as a guide.

## Geology

Sandwiched between the rugged mountain provinces and the flatter Coastal Plain, the Piedmont is a region of broad rolling hills, punctuated by occasional granite outcrops, lone granite or gneiss mountains (monadnocks), long straight ridges, deep ravines and river bluffs. The rolling topography creates correspondingly gentle gradients of moisture and light. Where the topography is steeper, north-facing slopes are markedly cooler, while south-facing slopes and ridge tops are often hot and dry.

A hodgepodge of rock types underlies these contours, due to the Piedmont's dramatic geologic history: It is formed from the very different rocks of ancient limestone reefs, beaches, ocean crusts and islands that were pushed together hundreds of millions of years ago when a collision of tectonic plates raised the Appalachians, an immense mountain chain that resembled the Himalayas of today. Over millions of years, the great mountains eroded to form the land surface of the Blue Ridge and Piedmont we see now.

The pressure and heat of the mountain building metamorphosed (melted and recrystallized) the Piedmont's rocks into a mélange of metamorphic rocks, such as marble, gneiss, schist, quartzite and amphibolite. Large expanses are made up of gneisses and schists that contain only small amounts of potassium, calcium, nitrogen and phosphorus. Intense weathering of these rocks created the famous "Georgia red clay." These clay soils are mildly acidic and host oak-hickory and – where disturbed by fire or farming – pine forests. The Piedmont flora, extending from eastern Alabama to Virginia, mirrors the vast area of similar soil conditions. But ribbons and patches of richer bedrock, such as amphibolite and calcium-rich gneisses, weather to richer soils that foster more diverse hardwood communities, especially on moist north-facing slopes.

Before European settlement, vast stretches of forest created deep, loamy topsoils. Poor farming practices washed these soils down to the stream valleys, leaving underlying, low-nutrient clays at or near the surface in many places. It will take centuries for the topsoils to rebuild, requiring gardeners to amend their soils and restorationists to carefully evaluate the soils as they work to rebuild natural plant communities.



# Native Plants of the Georgia Piedmont

## LIGHT

F = full sunlight  
P = partial shade  
S = shade

## SOIL MOISTURE

H = hydric; wet, plants periodically or often inundated  
M = mesic; moist, adequate soil moisture retention year round  
S = sub-xeric to sub-mesic; dry to moist, periodically droughty  
X = xeric; dry & frequently droughty, excessively well-drained

SCIENTIFIC NAME	COMMON NAME	LIGHT			MOISTURE			
		F	P	S	H	M	S	X
<b>TREES</b>								
<i>Acer barbatum</i>	Southern Sugar Maple	*	*	*	*	*	*	*
<i>Acer rubrum</i>	Eastern Red Maple	*	*	*	*	*	*	*
<i>Betula nigra</i>	River Birch	*	*	*	*	*	*	*
<i>Carya alba</i>	Mockernut Hickory	*	*	*	*	*	*	*
<i>Carya glabra</i>	Pignut Hickory	*	*	*	*	*	*	*
<i>Carya ovalis</i>	Red Hickory	*	*	*	*	*	*	*
<i>Carya pallida</i>	Sand Hickory	*	*	*	*	*	*	*
<i>Celtis laevigata</i>	Southern Hackberry	*	*	*	*	*	*	*
<i>Diospyros virginiana</i>	Eastern Persimmon	*	*	*	*	*	*	*
<i>Fagus grandifolia</i>	American Beech	*	*	*	*	*	*	*
<i>Fraxinus americana</i>	White Ash	*	*	*	*	*	*	*
<i>Fraxinus pennsylvanica</i>	Green Ash	*	*	*	*	*	*	*
<i>Ilex opaca</i>	American Holly	*	*	*	*	*	*	*
<i>Juglans nigra</i>	Black Walnut	*	*	*	*	*	*	*
<i>Juniperus virginiana</i>	Eastern Red Cedar	*	*	*	*	*	*	*
<i>Liquidambar styraciflua</i>	Sweet Gum	*	*	*	*	*	*	*
<i>Liriodendron tulipifera</i>	Tulip-tree	*	*	*	*	*	*	*
<i>Magnolia acuminata</i>	Cucumber-tree	*	*	*	*	*	*	*
<i>Nyssa sylvatica</i>	Sour Gum	*	*	*	*	*	*	*
<i>Oxydendrum arboreum</i>	Sourwood	*	*	*	*	*	*	*
<i>Pinus echinata</i>	Shortleaf Pine	*	*	*	*	*	*	*
<i>Pinus taeda</i>	Loblolly Pine	*	*	*	*	*	*	*
<i>Platanus occidentalis</i>	Sycamore	*	*	*	*	*	*	*
<i>Quercus alba</i>	White Oak	*	*	*	*	*	*	*
<i>Quercus coccoloba</i>	Scarlet Oak	*	*	*	*	*	*	*
<i>Quercus falcata</i>	Southern Red Oak	*	*	*	*	*	*	*
<i>Quercus marilandica</i>	Blackjack Oak	*	*	*	*	*	*	*
<i>Quercus michauxii</i>	Swamp Chestnut Oak	*	*	*	*	*	*	*
<i>Quercus montana</i>	Rock Chestnut Oak	*	*	*	*	*	*	*
<i>Quercus nigra</i>	Water Oak	*	*	*	*	*	*	*
<i>Quercus phellos</i>	Willow Oak	*	*	*	*	*	*	*
<i>Quercus rubra</i>	Red Oak	*	*	*	*	*	*	*
<i>Quercus shumardii</i>	Shumard Oak	*	*	*	*	*	*	*
<i>Quercus stellata</i>	Post Oak	*	*	*	*	*	*	*
<i>Quercus velutina</i>	Black Oak	*	*	*	*	*	*	*
<i>Salix nigra</i>	Black Willow	*	*	*	*	*	*	*
<i>Sassafras albidum</i>	Sassafras	*	*	*	*	*	*	*
<i>Tilia americana</i> var. <i>heterophylla</i>	White Basswood	*	*	*	*	*	*	*
<i>Ulmus alata</i>	Winged Elm	*	*	*	*	*	*	*
<b>VINES</b>								
<i>Bignonia capreolata</i>	Cross-vine	*	*	*	*	*	*	*
<i>Campsis radicans</i>	Trumpet-creeper	*	*	*	*	*	*	*
<i>Clematis virginiana</i>	Virgin's-bower	*	*	*	*	*	*	*
<i>Decumaria barbara</i>	Climbing Hydrangea	*	*	*	*	*	*	*
<i>Dioscorea villosa</i>	Wild Yam	*	*	*	*	*	*	*
<i>Gelsemium sempervirens</i>	Carolina Jessamine	*	*	*	*	*	*	*
<i>Lonicera sempervirens</i>	Coral Honeysuckle	*	*	*	*	*	*	*
<i>Matelea carolinensis</i>	Carolina Spiny-pod	*	*	*	*	*	*	*
<i>Parthenocissus quinquefolia</i>	Virginia-creeper	*	*	*	*	*	*	*
<i>Passiflora incarnata</i>	Passion Flower	*	*	*	*	*	*	*
<i>Smilax glauca</i>	Whiteleaf Greenbrier	*	*	*	*	*	*	*
<i>Vitis rotundifolia</i>	Muscadine	*	*	*	*	*	*	*
<i>Wisteria frutescens</i>	American Wisteria	*	*	*	*	*	*	*

SCIENTIFIC NAME	COMMON NAME	LIGHT			MOISTURE			
		F	P	S	H	M	S	X
<b>SMALL TREES</b>								
<i>Acer leucoderme</i>	Chalk Maple	*	*	*	*	*	*	*
<i>Amelanchier arborea</i>	Downy Serviceberry	*	*	*	*	*	*	*
<i>Asimina triloba</i>	Common Pawpaw	*	*	*	*	*	*	*
<i>Carpinus caroliniana</i>	American Hornbeam	*	*	*	*	*	*	*
<i>Castanea pumila</i>	Common Chinquapin	*	*	*	*	*	*	*
<i>Celtis tenuifolia</i>	Dwarf Hackberry	*	*	*	*	*	*	*
<i>Cercis canadensis</i>	Eastern Redbud	*	*	*	*	*	*	*
<i>Chionanthus virginicus</i>	Fringe-tree	*	*	*	*	*	*	*
<i>Cornus florida</i>	Flowering Dogwood	*	*	*	*	*	*	*
<i>Frangula caroliniana</i>	Carolina Buckthorn	*	*	*	*	*	*	*
<i>Halesia tetraptera</i>	Carolina Silverbell	*	*	*	*	*	*	*
<i>Magnolia tripetala</i>	Umbrella Magnolia	*	*	*	*	*	*	*
<i>Magnolia virginiana</i>	Sweetbay	*	*	*	*	*	*	*
<i>Malus angustifolia</i>	Wild Crab Apple	*	*	*	*	*	*	*
<i>Morus rubra</i>	Red Mulberry	*	*	*	*	*	*	*
<i>Ostrya virginiana</i>	American Hop-Hornbeam	*	*	*	*	*	*	*
<i>Prunus umbellata</i>	Hog Plum	*	*	*	*	*	*	*
<i>Rhus copallinum</i>	Winged Sumac	*	*	*	*	*	*	*
<i>Rhus glabra</i>	Smooth Sumac	*	*	*	*	*	*	*
<i>Symplocos tinctoria</i>	Sweetleaf	*	*	*	*	*	*	*
<i>Viburnum nudum</i>	Southern Wild Raisin	*	*	*	*	*	*	*
<i>Viburnum prunifolium</i>	Black Haw	*	*	*	*	*	*	*
<b>SHRUBS</b>								
<i>Aesculus sylvatica</i>	Painted Buckeye	*	*	*	*	*	*	*
<i>Ailurus serrulata</i>	Tag Alder	*	*	*	*	*	*	*
<i>Aralia spinosa</i>	Devil's-Walking-stick	*	*	*	*	*	*	*
<i>Aronia arbutifolia</i>	Red Chokeberry	*	*	*	*	*	*	*
<i>Asimina parviflora</i>	Dwarf Pawpaw	*	*	*	*	*	*	*
<i>Callicarpa americana</i>	Beautyberry	*	*	*	*	*	*	*
<i>Cayceanthus floridus</i>	Eastern Sweetshrub	*	*	*	*	*	*	*
<i>Ceanothus americana</i>	New Jersey Tea	*	*	*	*	*	*	*
<i>Cephalanthus americanus</i>	Buttonbush	*	*	*	*	*	*	*
<i>Cornus amomum</i>	Silky Dogwood	*	*	*	*	*	*	*
<i>Crataegus uniflora</i>	One-flowered Haw	*	*	*	*	*	*	*
<i>Crataegus marshallii</i>	Parsley Hawthorn	*	*	*	*	*	*	*
<i>Crataegus spatulata</i>	Littleleaf Hawthorn	*	*	*	*	*	*	*
<i>Euonymus americanus</i>	Strawberry Bush	*	*	*	*	*	*	*
<i>Hamamelis virginiana</i>	Witch-hazel	*	*	*	*	*	*	*
<i>Hydrangea arborescens</i>	Smooth Hydrangea	*	*	*	*	*	*	*
<i>Hypericum hypericoides</i>	St. Andrew's Cross	*	*	*	*	*	*	*
<i>Ilex decidua</i>	Possum-haw Holly	*	*	*	*	*	*	*
<i>Ilex verticillata</i>	Winterberry	*	*	*	*	*	*	*
<i>Itea virginica</i>	Virginia-willow	*	*	*	*	*	*	*
<i>Kalmia latifolia</i>	Mountain Laurel	*	*	*	*	*	*	*
<i>Lindera benzoin</i> var. <i>pubescens</i>	Hairy Northern Spicebush	*	*	*	*	*	*	*
<i>Rhododendron canescens</i>	Piedmont Azalea	*	*	*	*	*	*	*
<i>Rhododendron flammuleum</i>	Oconee Azalea	*	*	*	*	*	*	*
<i>Sambucus canadensis</i>	Common Elderberry	*	*	*	*	*	*	*
<i>Styrax americanus</i>	American Snowbell	*	*	*	*	*	*	*
<i>Styrax grandifolius</i>	Big-leaf Snowbell	*	*	*	*	*	*	*
<i>Vaccinium arboreum</i>	Sparkleberry	*	*	*	*	*	*	*
<i>Vaccinium ellipticum</i>	Mayberry	*	*	*	*	*	*	*
<i>Vaccinium pallidum</i>	Hillside Blueberry	*	*	*	*	*	*	*
<i>Vaccinium stamineum</i>	Deerberry	*	*	*	*	*	*	*
<i>Viburnum acerifolium</i>	Mapleleaf Viburnum	*	*	*	*	*	*	*
<i>Viburnum rufolium</i>	Southern Black Haw	*	*	*	*	*	*	*
<i>Xanthoxyla simplicissima</i>	Yellowroot	*	*	*	*	*	*	*

### FORBS FOR SHADE/PART SHADE

<i>Amianthum muscotoxicum</i> .....	Fly-poison
<i>Anemone thalictroides</i> .....	Rue-anemone
<i>Antennaria plantaginifolia</i> .....	Plantain Pussytoes GC
<i>Ansaema triphyllum</i> .....	Jack-in-the-pulpit
<i>Cardamine diphylla</i> .....	Toothwort
<i>Chamaelirium luteum</i> .....	Fairy Wand
<i>Chimaphila maculata</i> .....	Pipsissewa
<i>Chrysogonum virginianum</i> .....	Green-and-gold GC
<i>Cimicifuga racemosa</i> .....	Black Cohosh
<i>Collinsonia anisata</i> .....	Southern Horsebalm
<i>Dodecatheon meadia</i> .....	Eastern Shooting Star
<i>Elephantopus carolinianus</i> .....	Leafy Elephant's-foot GCS
<i>Erythronium umbilicatum</i> .....	Dimpled Trout Lily
<i>Eurybia divaricata</i> .....	White Wood Aster
<i>Galax urceolata</i> .....	Galax GC
<i>Gentiana saponaria</i> .....	Soapwort Gentian
<i>Geranium maculatum</i> .....	Wild Geranium
<i>Goodyera pubescens</i> .....	Downy Rattlesnake-orchid
<i>Hepatica americana</i> .....	Round-lobed Hepatica
<i>Heuchera americana</i> .....	Alumroot
<i>Hexastylis arifolia</i> .....	Little Brown Jug
<i>Impatiens capensis</i> .....	Orange Jewelweed
<i>Iris cristata</i> .....	Dwarf Crested Iris GCS
<i>Lilium michauxii</i> .....	Carolina Lily
<i>Lobelia cardinalis</i> .....	Cardinal Flower
<i>Lobelia puberula</i> .....	Downey Blue Lobelia
<i>Maianthemum racemosum</i> .....	False Solomon's-seal
<i>Medeola virginiana</i> .....	Indian Cucumber-root
<i>Mimulus ringens</i> .....	Allegheny Monkeyflower
<i>Mitchella repens</i> .....	Partridge-berry GC
<i>Osmorhiza claytonii</i> .....	Sweet Cicely
<i>Phlox divaricata</i> .....	Eastern Blue Phlox GC
<i>Podophyllum peltatum</i> .....	May-apple
<i>Polygonatum biflorum</i> .....	Solomon's-seal
<i>Potentilla canadensis</i> .....	Dwarf Cinquefoil
<i>Sanguinaria canadensis</i> .....	Bloodroot
<i>Sanicula canadensis</i> .....	Black Snakeroot
<i>Saururus cernuus</i> .....	Lizard's-tail
<i>Silene stellata</i> .....	Starry Campion
<i>Silene virginica</i> .....	Fire-pink
<i>Sisyrinchium angustifolium</i> .....	Blue-eyed-grass
<i>Solidago caesia</i> .....	Axillary Goldenrod
<i>Spigelia marilandica</i> .....	Indian-pink
<i>Stellaria pubera</i> .....	Star Chickweed
<i>Tiarella cordifolia</i> .....	Foamflower GC
<i>Tipularia discolor</i> .....	Crane-fly Orchid
<i>Trillium catesbaei</i> .....	Catesky's Trillium
<i>Trillium cuneatum</i> .....	Sweet Betsy
<i>Trillium rugelii</i> .....	Southern Nodding Trillium
<i>Uvularia perfoliata</i> .....	Perfoliate Bellwort

### FORBS FOR SUN/PART SUN

<i>Ageratina altissima</i> .....	Common White Snakeroot
<i>Amsonia tabernaemontana</i> .....	Wideleaf Blue-stars
<i>Anemone virginiana</i> .....	Thimbleweed
<i>Angelica venenosa</i> .....	Hairy Angelica
<i>Aquilegia canadensis</i> .....	Eastern Columbine
<i>Asclepias tuberosa</i> .....	Butterfly-weed
<i>Asclepias variegata</i> .....	White Milkweed
<i>Centrosema virginianum</i> .....	Butterfly Pea

<i>Chamaecrista fasciculata</i> .....	Partridge Pea
<i>Chelone glabra</i> .....	White Turtlehead
<i>Chrysopsis mariana</i> .....	Golden Aster
<i>Conoclinium coelestinum</i> .....	Mistflower
<i>Coreopsis auriculata</i> .....	Lobed Coreopsis GC
<i>Coreopsis grandiflora</i> .....	Largeflowered Coreopsis
<i>Coreopsis major</i> .....	Woodland Coreopsis
<i>Delphinium carolinianum</i> .....	Carolina Larkspur
<i>Erigeron pulchellus</i> .....	Robin's-plantain
<i>Eryngium yuccifolium</i> .....	Rattlesnake-master
<i>Eupatorium fistulosum</i> .....	Joe-pye-weed
<i>Eupatorium perfoliatum</i> .....	Boneset
<i>Helianthus angustifolius</i> .....	Narrowleaf Sunflower
<i>Helianthus divaricatus</i> .....	Spreading Sunflower
<i>Helianthus microcephalus</i> .....	Small-headed Sunflower
<i>Hibiscus moscheutos</i> .....	Eastern Rose-mallow
<i>Liatris graminifolia</i> .....	Blazing Star
<i>Monarda fistulosa</i> .....	Appalachian Bergamot
<i>Monarda punctata</i> .....	Spotted Horse-mint
<i>Penstemon australis</i> .....	Southern Beard-tongue
<i>Phlox amoena</i> .....	Hairy Phlox
<i>Phlox carolina</i> .....	Thick-leaf Phlox
<i>Pityopsis graminifolia</i> .....	Grass-leaved Goldenaster GC

<i>Pycnanthemum incanum</i> .....	Mountain Mint
<i>Pycnanthemum pycnanthemoides</i> .....	Southern Mountain Mint
<i>Pycnanthemum tenuifolium</i> .....	Narrowleaf Mountain-mint GCSu
<i>Rudbeckia hirta</i> .....	Black-eyed Susan
<i>Rudbeckia laciniata</i> .....	Cutleaf Coneflower
<i>Salvia lyrata</i> .....	Lyre-leaf Sage GC
<i>Scutellaria integrifolia</i> .....	Skullcap
<i>Silphium asteriscus</i> .....	Starry Rosinweed
<i>Silphium compositum</i> .....	Rosinweed
<i>Solidago nemoralis</i> .....	Gray Goldenrod
<i>Solidago odora</i> .....	Licorice Goldenrod
<i>Solidago rugosa</i> .....	Wrinkle-leaf Goldenrod
<i>Symphotrichum concolor</i> .....	Eastern Silvery Aster
<i>Symphotrichum lateriflorum</i> .....	Calico Aster
<i>Symphotrichum patens</i> .....	Common Claspng Aster
<i>Vernonia noveboracensis</i> .....	Ironweed
<i>Viola pedata</i> .....	Bird's-foot Violet
<i>Yucca filamentosa</i> .....	Curlyleaf Yucca

### FERNS

<i>Asplenium platyneuron</i> .....	Ebony Spleenwort
<i>Athyrium asplenoides</i> .....	Southern Lady Fern
<i>Botrychium biternatum</i> .....	Southern Grapefern
<i>Botrychium virginianum</i> .....	Rattlesnake Fern
<i>Diplazium digitatum</i> .....	Running-cedar GCS
<i>Onclea sensibilis</i> .....	Sensitive Fern
<i>Osmunda cinnamomea</i> .....	Cinnamon Fern
<i>Osmunda regalis</i> var. <i>spectabilis</i> .....	Royal Fern
<i>Phegopteris hexagonoptera</i> .....	Broad Beech Fern
<i>Pleopeltis polypodioides</i> .....	Resurrection Fern
<i>Polystichum acrostichoides</i> .....	Christmas Fern
<i>Pteridium aquilinum</i> .....	Southern Bracken Fern GC
<i>Thelypteris noveboracensis</i> .....	New York Fern GCS
<i>Woodwardia areolata</i> .....	Netted Chain Fern GCS

### GRASSES

<i>Andropogon glomeratus</i> .....	Bushy Bluestem
<i>Andropogon ternarius</i> .....	Splitbeard Bluestem
<i>Andropogon virginicus</i> .....	Broomsedge
<i>Arundinaria gigantea</i> .....	River Cane
<i>Carex cephalophora</i> .....	Oval-leaf Sedge
<i>Carex nigromarginata</i> .....	Black-edged Sedge
<i>Chasmanthium latifolium</i> .....	River Oats
<i>Chasmanthium sessiliflorum</i> .....	Longleaf Spikegrass GCS
<i>Danthonia sericea</i> .....	Silky Oat-grass
<i>Danthonia spicata</i> .....	Poverty Oat-grass GCS
<i>Elymus virginicus</i> .....	Virginia Wild-rye Grass
<i>Eragrostis spectabilis</i> .....	Purple Lovegrass
<i>Juncus effusus</i> .....	Common Rush
<i>Luzula acuminata</i> .....	Wood-rush
<i>Muhlenbergia capillaris</i> .....	Hairgrass
<i>Muhlenbergia schreberi</i> .....	Nimbleweed GCS
<i>Panicum anceps</i> .....	Beaked Panic Grass
<i>Piptochaetium avenaceum</i> .....	Eastern Needlegrass
<i>Saccharum alopecuroides</i> .....	Silver Plume Grass
<i>Schizachyrium scoparium</i> .....	Little Bluestem GCSu
<i>Scirpus cyperinus</i> .....	Woolgrass Buirush
<i>Sorghastrum nutans</i> .....	Yellow Indiangrass
<i>Tridens flavus</i> .....	Purpletop Tridens
<i>Tripsacum dactyloides</i> .....	Gamma Grass

GC = Groundcover for sun or shade

GCS=Groundcover/shade

GCSu=Groundcover/sun

### ACKNOWLEDGEMENTS

For more information:

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P O Box 422085

Atlanta, Georgia 30342-2085

www.gnps.org

Georgia Exotic Pest Plant Council

www.gaepcc.org

Georgia Botanical Society

www.gabotsoc.org

Georgia Natural Heritage Program

2117 US Hwy 278 SE

Social Circle, Georgia 30025

http://georgiawildlife.dnr.state.ga.us

Useful Websites:

Plants Database—<http://plants.usda.gov>

Nature Serve—[www.natureserve.org](http://www.natureserve.org)

United States Geologic Survey-Southeast

<http://biology.USGS.gov/s+t/SNT/noframe/se130.htm#61965>

htm#61965

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