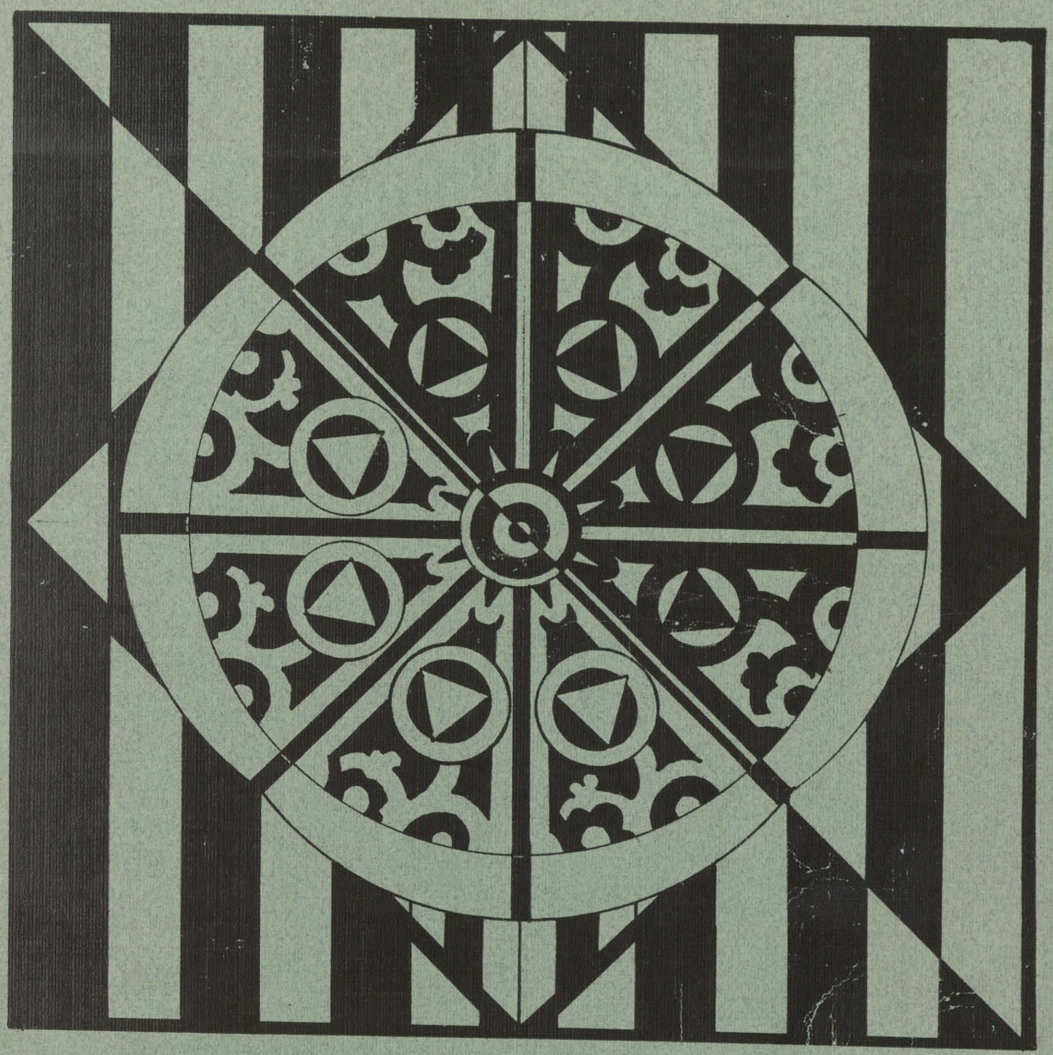
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SPARTA

Historic Preservation Study
1994

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Sparta, Georgia
Historic Preservation Study

1994

A Study Conducted by Second Year Graduate Students in the
Master of Historic Preservation Program at the University of Georgia

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Finally, the citizens of Sparta deserve the biggest thanks of all for their friendly and helpful interest and support. We hope this study will aide their comprehension of the importance of historic preservation in Sparta and will impart an added appreciation for their town.

Executive Summary

This report includes information concerning Sparta, Georgia's historic resources and the role that they can play in revitalizing Sparta's local economy. It not only identifies and evaluates existing historic resources, but suggests ways in which these properties can be restored and conserved for current and future use. These resources, because of their aesthetic qualities, have the potential of providing Sparta with a high quality of life--if treated according to historic preservation techniques and methods. They also reflect local, cultural and social histories that are vital in a community's identity.

Sparta possesses an exceptionally high number of significant historic resources, representing over two-hundred years of Georgia's history. In Georgia, very few cities and towns have retained as many historic buildings as Sparta. This unique circumstance has decided advantages in guiding Sparta's future. It is an opportunity that--if planned and managed according to historic preservation guidelines--could attract visitors and tourists; one potential solution for revitalizing Sparta's economy.

The primary purpose of this report is to identify historic resources in Sparta and in surrounding areas--of all levels of historic significance. It also includes significant, historic resources that represent outstanding examples of architectural, cultural, and social significance--usually buildings eligible for landmark status. These buildings represent the most advantageous location for a welcome center, office for historic preservation activities as well as educational and social affairs--a much needed facility.

The information contained in this report should be used for several purposes. A primary and often overlooked purpose is heritage education, making available historical information to help promote an awareness among both young and old. Historic preservation is only as strong as its local support, and it is hoped that the report's developmental history will help spark future interest. Another important purpose is the written and photographic documentation of Sparta's historic resources. It may be used for stylistic reference, for planning purposes and promotional publications or brochures--to name a few.

Sparta has a long history and its eventual, economic recovery may not be short. But, the historic preservation tools and methods included in the following pages should not be viewed as immediate solutions, or ones that will happen overnight. They are intended to help conserve historic resources towards Sparta's eventual return to prominence.

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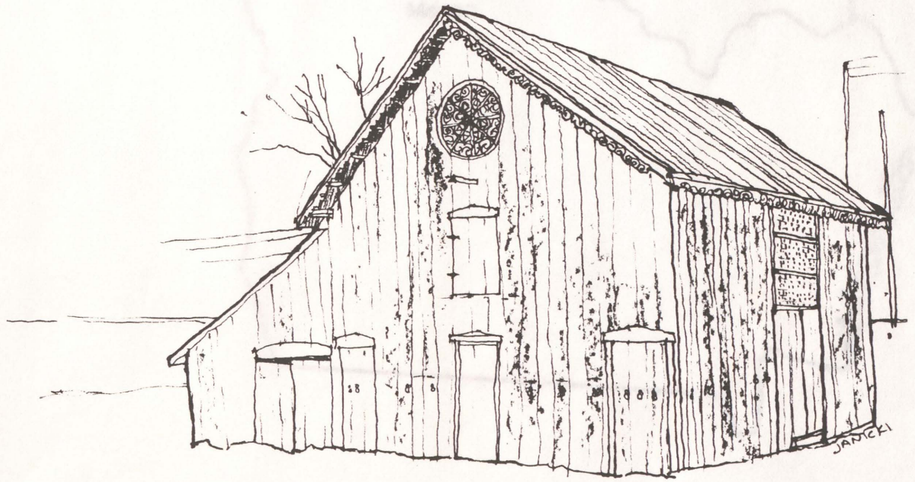
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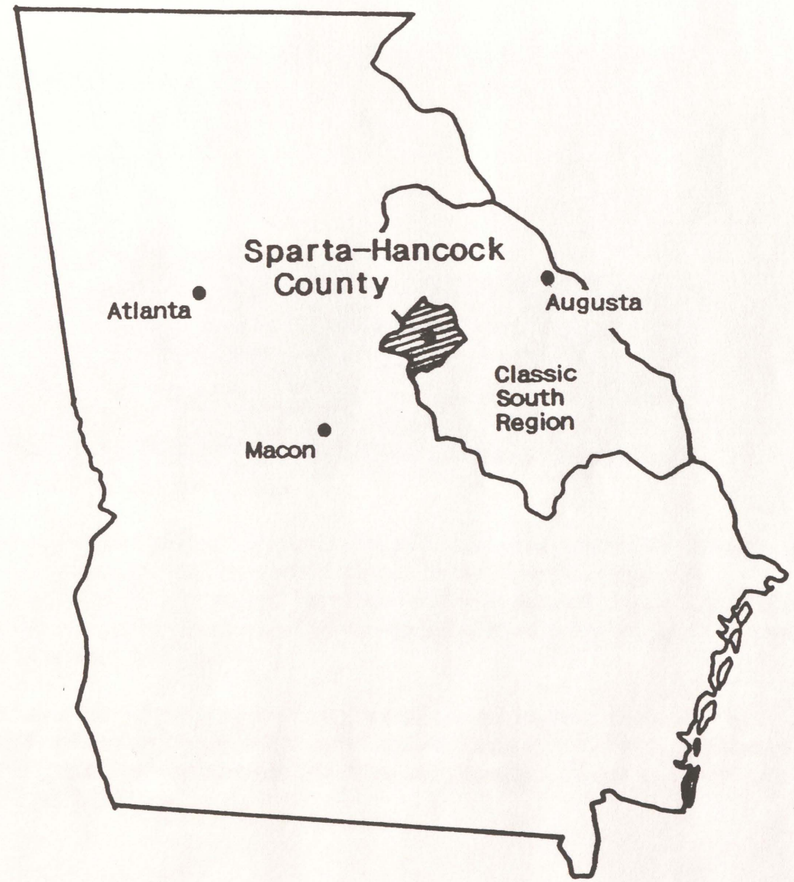
Introduction

The University of Georgia's Master of Historic Preservation Program participates annually in revitalization projects throughout the state of Georgia. The M.H.P. Program trains students from all disciplines in professional aspects of historic preservation. Currently, graduate students possess backgrounds in architecture, art history, business, finance, history, interior design, landscape architecture, political science, photography and real estate. This year, three groups of graduate students assisted the communities of Sparta, Crawfordville and Barnesville. The end product for each project is a Historic Preservation Study that will provide area residents with the basis from which concrete preservation plans may be made.

The combined efforts of these graduate students and Sparta residents have resulted in an exemplary study. In perusing this study, citizens can understand the group's Methodology: exactly how this study was executed, the past development of Sparta with the indepth summary of Sparta's Developmental History, the current community context supported by statistical and architectural analyses in the Community Analysis/Economic Development and Architectural Analysis sections, and the Threats and Recommendations derived from Sparta's unique heritage, located in Chapter Four. Now, the citizens of Sparta can utilize this study to catalyze interest in their town.



Sparta, Hancock County, Classic South Region



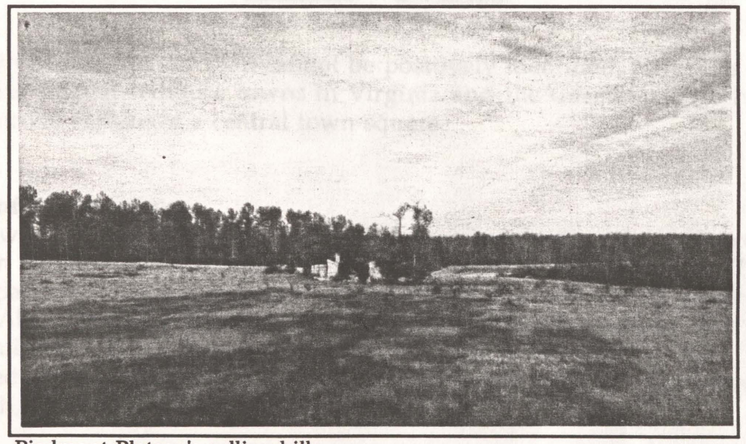
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Chapter I: Developmental History

Topography and Town Typology

Georgia's fifteenth county, Hancock County, has been a center of activity throughout the state's history. Located in central Georgia, Hancock County is on the dividing ridge between primary, secondary and tertiary land formations. The northern portion is somewhat mountainous with red clay soil and the southern section is relatively flat with siliceous or sandy soil.

Sparta, Georgia is the governmental, commercial and industrial center of Hancock County. Approximately 560 feet above sea level, Sparta is situated on the Piedmont Plateau--just north of the fall line--in an area that boasts graceful rolling hills.

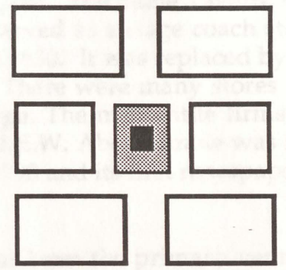


Piedmont Plateau's rolling hills

The physical layout of Sparta is extremely significant in the history of Georgia, as it serves as the prototype for other town plans. In the Sparta design, the courthouse was built on the highest elevation and was located at the intersection of the main road--running north and south--and the road from Augusta to the frontier--running east and west.

This design variation of placing the courthouse on the highest eminence and being the point of convergence of the main access roads to town became known as the "Sparta" plan and can also be found in such Georgia towns as Lincolnton, Danielsville and Jefferson.

SPARTA TYPE



The origin of the "Sparta" plan cannot be positively identified, but it has striking similarities with courthouse towns in Virginia and the Carolinas--also having the distinctive feature of a central town square.

History of Development

In 1793, wild frontier land in central Georgia became the County of Hancock, named in honor of the first signer of the Declaration of Independence. The State of Georgia gave a portion of land in the middle of this new county to Major Charles Abercrombie, a Revolutionary soldier from North Carolina, as a reward for his military service. A hub of activity, this core of Hancock County developed early as a trading post and stage coach stop to Louisville, Georgia and Savannah, Georgia.

In 1795, Abercrombie laid out eighty-three acres of his newly acquired land and divided these parcels into half-acre lots. Thus, the township known as Sparta was created, named for the first settlers who were often referred to as "Spartans" because of their brave defense against Indian attacks. A greater number of settlers began arriving in Hancock County and Abercrombie began selling his half-acre lots in the new town of Sparta. Construction began on roadways which were named for prominent families among the first settlers. The Census of 1800 reports the population of Hancock County as 4,851 blacks and 9,605 whites for a total of 14,456, making it the most populated county in Georgia.

Sparta soon became a village of importance. Not only was this new township centrally located, but it was sited near the point where the main northern and southern routes of transportation converged. These advantages made Sparta the logical location for the seat of government. Abercrombie deeded four lots, #4, #5, #12 and #13, to the county commissioners as the site for a courthouse and Sparta was designated the county seat and was duly chartered on December 3, 1805. The first courthouse was a wooden structure that was built on another site. Eventually, it was moved to the deeded Abercrombie lots but was destroyed by

fire in 1806. A brick replacement was constructed in 1808.

Sparta experienced commercial development from the very beginning of the town's history as a trading post. The Eagle Tavern, built prior to 1815, was one of the earliest structures and served as a stage coach stop and principle tavern until its destruction by fire about 1830. It was replaced by an inn, now known as the Drummers Home in 1851. There were many stores located in Sparta during the early formation of the village. The mercantile firms of Daniel Clements, Boland, Mitchell and Company, and E.W. Abercrombie was in operation by 1790. Sparta had its first post office by 1798 and its first newspaper, the Farmers Gazette, by 1803.

Agriculture traditionally has been the primary venture in Hancock County, originally covering the northern section with oak and hickory trees and, in the sandy, southern region, with pine trees. In the earliest days, tobacco was the main commercial product in the South and an Act of February 2, 1798, passed by the Inspectors of Tobacco, designated the construction of inspection warehouses in Sparta. Cotton was grown in the area until the late 1700s. By 1807 Sparta had enough gins to elevate cotton to the primary cash crop. By 1826, Georgia had become one of the greatest cotton producing states in the world. As early as 1820, prosperous Hancock planters were replacing their crude, early cabins with large houses. Some even built great mansions. The planters' increasing number of slaves enabled them to work larger and larger areas of land, thus forcing out most of the yeoman farmers. As a result, Hancock County's white population fell as slave populations increased. Other farmers left the county because the intense cultivation of cotton had caused a decrease in the soil's fertility. Small farmers abandoned exhausted fields and moved to different regions in the state. The Census of 1820 confirmed this trend, evidenced in the drop of the white population from 9,605 to 5,847 in 1800. The decrease in the white population, however, saw an increase in the slave population from 4,835 in 1800 to 6,546 in 1820.

In a response to declining fertility, other crops such as corn, wheat and vegetables were encouraged and enabled small farms to become self-sustaining. Large plantations even produced fuel, clothing and furniture.

Despite these reform efforts, the population of Hancock County continued to decrease as small farmers abandoned exhausted fields. The 1830 Census reported 7,180 blacks and 4,603 whites and in 1840 the black population decreased to 5,915 along with the white population of 3,697.

In 1837, with cotton prices at a new low, an agricultural reform movement was initiated by enterprising citizens of Sparta. The Hancock Planters Club, consisting of a group of Sparta leaders and headed by Dr. William Terrell, introduced many innovations for improving production and conserving soil. Richard Hardwick, a charter member of the Hancock Planters Club, introduced

hillside ditching and the practice of contour plowing and terracing. Crop experiments were launched by the group and fairs and exhibitions were conducted as an incentive for other farmers. The club's achievements attracted attention, not only in Georgia, but throughout the cotton belt. Farmers from all parts of the South traveled to Sparta to learn about the progressive type of agriculture which was developing.

As a result of the new methods of reform that Hancock planters were practicing, cotton production began to increase. By 1850, Middle Georgia was experiencing the most stable and prosperous period the region had ever known. The plantation system began to increase its domination by expanded holdings of land and slaves, that resulted in larger plantations and fewer owners. Thus, from 1850 to 1860, the slave population rose from 7,306 to 8,137, while the white population dropped from 4,210 to 3,871. All of this activity allowed planters to implement crop rotation which was necessary to remain prosperous. Crop rotation enabled them to allow fields to remain idle for soil rebuilding while still producing on a large scale. The decade of 1850 to 1860 can be described as the "golden age" of the plantation system in ante-bellum Hancock County.

Saw mills and grist mills were an important part of Hancock County's economy. Those employed in these mills were whites who had been forced out of their lands by the land-hungry plantation system. The first big saw mill was the Hancock Steam Sawmill built near Powelton in 1838. A number of other saw mills and shops were established in Sparta, and by 1860, other establishments included a tannery, carriage shop, lumber mill, ginnery and several blacksmith shops.

Little industry existed before the Civil War in Hancock County. One of the exceptions was the Hancock Manufacturing Company, also known as the Montour Factory, which was established in 1852 to manufacture cotton and wool textiles. The brick steam-powered factory, and its surrounding village, Montour Village, became incorporated within Sparta's City Limits by an act of the Georgia Assembly in 1857. The company folded shortly thereafter. Although there was an attempt in 1890 to revive the factory as a textile mill, the attempt failed and it was never used for this purpose again. Between 1903 and 1907, the factory was last used as a cottonseed oil mill.

Education in Hancock County was of two types in the ante-bellum years and the few decades during Reconstruction. Primary education was usually a joint effort between a group of families who would pool their resources to provide a one room cabin and a salary for a teacher. The families' children, all of various ages, were taught simultaneously. The elite sons and daughters of the prosperous planters attended the many academies with boarding facilities for the grades beyond primary. Hancock County boasted many renowned academies such as the Sparta Academy (1817-1890) and the Washington Institute in Linton. Many of these schools were either exclusively male or female. As a result of the

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numerous academies in Hancock County, the white population prior to the Civil War consisted of a sizable class of educated people in which the rate of literacy was remarkably high.

The Civil War brought an abrupt end to the prosperous plantation system, which struggled after the war to adjust to the changes in its source of labor. The old system had to be adapted to the freedmen. With blacks no longer slaves, many became sharecroppers or tenants, and often worked the same land as before. Along with white sharecroppers, they became dependent on the plantation owners to finance their crops for generations to come. They expected and often received little more than subsistence. By 1875, Hancock County was producing more cotton than it had 15 years before. The new system concentrated solely on cotton and did not attempt to be self-sufficient. Thus, the demise of the old plantation system opened up many new opportunities for industries. Many of the independent functions formerly performed on the plantation, such as cotton ginning, became a centralized activity performed in towns. By 1890, cotton ginning were performed locally at the Sparta Merchants Mill and Ginnery owned by E.A. Rozier. In 1895, the Baker Warehouse also opened in Sparta and served as a storage facility.

Not all freedmen became sharecroppers after the Civil War. Many took the skills that they learned on the plantation and opened businesses in towns. The 1879 Sparta directory lists businesses owned by freedmen. These included three shoemakers, a blacksmith and a butcher.

Springfield, also known as the Log Cabin Community, was an exceptional independent black settlement that developed after the Civil War. The community grew up around the farm of Zach and Camilla Hubert, both of whom were former slaves and whose determination and leadership attracted like-minded families. The Hubert's built a log schoolhouse in 1897 and were instrumental in establishing a quality educational program. Their dedication to community education was exemplified by the college attendance of all twelve Hubert children. Zach Hubert was respected by both blacks and whites, and he often stressed the importance of racial harmony. Through his influence, a rapport between the races was maintained. Hancock was considered unusual among Southern counties because of its reputation for having good race relations.

Approximately ten miles northeast of Sparta, Springfield boasted seventy-five families in which over half of the residents owned land and jointly operated farm equipment. This high percentage of ownership of property set Springfield off from other African-American communities of the period.

Aside from cotton, economic recovery was also stimulated by the completion of the Macon and Augusta Railroad in 1880, which increased the commercial importance of cities on its line. In 1879, Sparta was said to have received more

freight than any other town; and as a result, the town began to grow. According to 1880 census reports, the railroad brought to Sparta such industries as a tannery, numerous slaughter houses, a carriage making facility, a boot and shoe making plant, and a sash, door and blind factory. The transportation of cotton to other markets and the demand for commercial fertilizer and other supplies by the planters brought growth to the railroads and in turn to the merchants and banks.

The railroad also brought a great boom to the granite quarries in the Granite Hill area east of Sparta, an area that produced granite long before the Civil War. One of the plants was operated by the Quincy Granite Company, which gained great profits from the increased accessibility of its products to other markets brought by the railroad.

The late 1880s and early 1890s were a good time for business. In 1887, R.A. Graves opened the R.A. Graves Bank, the first full scale bank in Sparta. Four years later, Graves opened the first real estate agency in town. This opening marked the beginning of great activity in building and development in which many brick stores and warehouses were constructed. The Sparta Ishmaelite newspaper, begun in 1879, reported in 1895 that in "the last five years, fifteen new storehouses and no less than seventeen new dwellings have been built . . . in addition to a new depot and commodities warehouse."

The economic recovery facilitated by the coming of the railroad to Sparta and the building and development that followed stimulated the construction of Hancock County's elaborate, new courthouse in 1893. The construction of the courthouse and E.A. Rozier's store in 1891--then the longest continuously masonry structure in Sparta--epitomized the economic prosperity of this time.

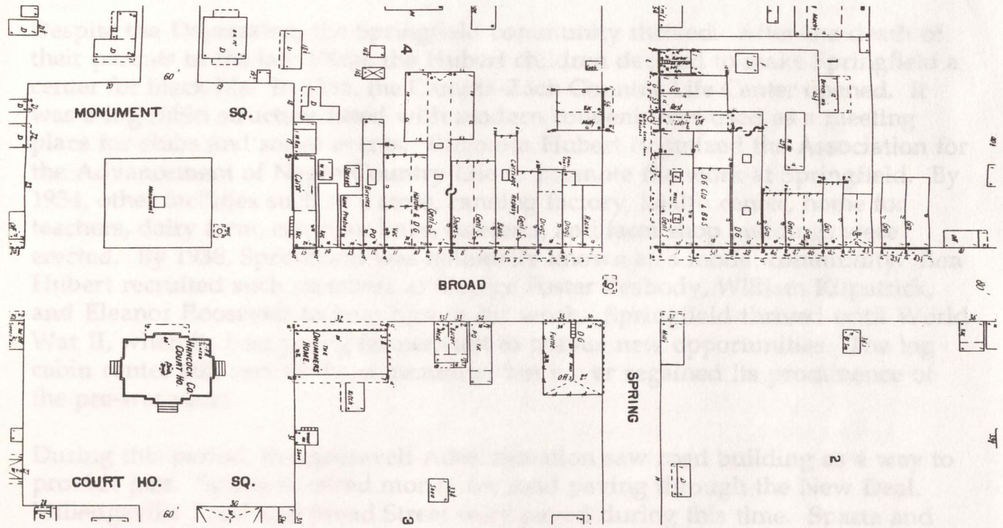
The building boom of the 1880s and 1890s led to the formation of a brick making company a half mile from Sparta. Many small, local and home industries were facilitated by the increased construction. Along with bricks, logs for framing and lumber were usually cut, dried and milled near the site of construction. Other industries located in Sparta in the late nineteenth and early twentieth centuries were a creamery and a canning plant.

By the end of the 19th century, there was a much higher percentage of black landowners in Hancock County than in any surrounding county. The county became increasingly black in its population makeup as they were able to find the means with which to buy land. This development marked a reversal in the trend experienced in most of the South.

By the turn of the century, Hancock County was experiencing new levels of prosperity. By 1910, both population and cotton production had reached new highs. During this time, there was a demand for greater public amenities. In 1890, a public school system was established. In 1895, Sparta High School was opened, rendering the County's academies obsolete. In 1902, the Sparta

Telephone Company began operation. In 1905, a bond was issued to fund an electric generating and distributing system. By 1906, the city had electric street lights and public service soon followed. A new water and sewerage system was installed by 1911, which created the impetus for forming the first fire department in 1912. Demand for road improvements in 1911 announced the arrival of the automobile. By 1912, Sparta had its first gas station; and by 1917, C.M. Smith and Company opened the first Ford Showroom and Garage.

Commercial buildings built before 1880 were constructed mostly of wood with open space between them to accommodate the horses and wagons of the shop's patrons. A fire in 1905 destroyed six structures in the northeast block of downtown and served as a catalyst for new construction. As a result, Sparta witnessed another building boom. Buildings were quickly replaced with brick edifices by their owners and other additional buildings were added. Of the merchants who lost buildings to the fire, O.L. Binion constructed a new brick building to house a general store. R.I. Johnson, the leading black merchant in Sparta, constructed two new additional stores. By 1907, downtown Sparta had assumed its present appearance.



1901 Sanborn Map

The building boom also touched domestic construction as evidenced by the Sparta Ishmaelite's report of seven new houses built in 1904, and the selling of sixty lots in the new Peachtree Park development in 1909. More construction took place in Sparta in the beginning of the twentieth century than in any comparable period of its history. The new prosperity of the opening decades of the twentieth century also saw the opening of two new banks: the Bank of Sparta in 1901 and the Sparta Savings Bank in 1907.

After World War I, Sparta became rich and prosperous due to a wartime, high price of cotton and high crop production quotas. It was a good period for other industries as well. In 1925, farmers, for the most part, were making a decent living. The lumber business was good, and there were three granite quarries in operation. All the commercial property in Sparta was occupied. The Sparta Ishmaelite proclaimed the return of prosperity for good. During this time, many idealistic plans were formulated and a new level of idealism was emerging.

The boll weevil spelled disaster for the cotton industry and by the late 1920s Hancock County's economy, which was based on cotton, had collapsed. By the end of the decade, one third of the county's population had moved away and its agriculture never recovered. The stock market crash and the Great Depression of the 1930s ended what little prosperity was left. Banks closed and businesses failed. Eventually, the saw mills and planing mills--the last production facilities still operating--began to close due to lack of orders. These events forced farmers to diversify their production instead of relying on making a living solely on raising cotton. Many farmers began to specialize in dairy products and the production of beef cattle and swine.

Despite the Depression, the Springfield community thrived. After the death of their parents in the late 1920s, the Hubert children decided to make Springfield a center for black life. In 1931, the Camilla-Zach Country Life Center opened. It was a log cabin structure fitted with modern conveniences used as a meeting place for clubs and social events. Benjamin Hubert organized the Association for the Advancement of Negro Country Life to promote the work at Springfield. By 1934, other facilities such as a store, canning factory, health center, home for teachers, dairy farm, camp for boys, cafeteria, and farm shop buildings were erected. By 1938, Springfield was nationally known as a model community. Ben Hubert recruited such members as George Foster Peabody, William Kilpatrick, and Eleanor Roosevelt to help him in his work. Springfield thrived until World War II, when its best young farmers left to pursue new opportunities. The log cabin center still served the community, but never regained its prominence of the pre-war years.

During this period, the Roosevelt Administration saw road building as a way to provide jobs. Sparta received money for road paving through the New Deal. Milledgeville Road and Broad Street were paved during this time. Sparta and Hancock County also received new schools as a result of the National Recovery Administration.

After World War II, Sparta and Hancock County's economic state had changed very little. By 1960, most of the plantations had been bought by timber and pulpwood companies.

In 1966, John McCowan, a veteran civil rights organizer from Atlanta, arrived in Hancock County and began his campaign to end poverty in the area. McCowan

worked to involve the county's of blacks in county politics by registering them to vote. He pledged to end the county's dependence on welfare and worked for creating jobs for both blacks and whites. He was elected chairman of the county commission in 1966. Through his leadership and influence, other blacks were voted to the commission, making the government more representative of the population. In 1967, McCowan became Executive Director of the Georgia Council on Human Relations. He promoted the Council by concentrating economic development in Hancock County. Under the Council, the East Central Committee for Opportunity (ECCO) was created to administer public and private funds in Hancock County. Between 1968 and 1974, the ECCO received over 6 million dollars from such sources as the Ford Foundation, the United States Economic Development Administration, and the Department of Housing and Urban Development. With these funds, the ECCO attempted to create jobs by starting such industries as a concrete-block plant, a catfish farm, a wood-pallet plant and a sheet-metal products plant. Despite these efforts, unemployment increased by 20% between 1968 and 1972, and the number of families on welfare also increased during this period.

Tension between Sparta's white-controlled, city government and Hancock County's black-controlled, county government began to mount in the late 1960s and early 1970s. McCowan was openly critical of the white-controlled city when he arrived in 1966. White businessmen and political leaders were wary of this newcomer who arrived unexpectedly usurping power and instigating change. As a result, racial tensions within the county mounted, culminating in vicious rumors, threats, shootings, fires and arrests--all gaining national attention.

Amid this atmosphere of racial tensions and a struggle against poverty, McCowan's handling of both private and federal funds for ECCO programs came into question. Many felt that he had used his power and position to create an empire for his own benefit. The federal government became involved after local and state allegations appeared in the news media regarding McCowan's suspect dealings. Shortly after these reports surfaced, a federal investigation began that eventually lead to an indictment against McCowan for profiteering. McCowan died in a plane crash near his Mayfield headquarters in 1976, so allegations against him were never resolved. However, high ranking ECCO officers were eventually indicted and charged for their role in the misuse government funds.

John McCowan's attempts to end poverty in Hancock County failed and his reputation was tarnished by evidence and allegations that he may have been guilty of abusing his political power. Despite these failures and abuses, he was able to unify the black community into a political force; resulting in the creation of the first black-run government in the United States since Reconstruction. McCowan's legacy can be seen in the continued participation of the black community in county politics and also in their strong representation in local government.

With the failure of McCowan's ECCO to end unemployment, Hancock County ended the 1970s with a per capita income ranking that was among the lowest in the nation. In 1978, per capita income was $4,212, which was 54% of the United States average. By 1980, the largest payrolls were supplied by the government in the form of welfare checks, social security and school system salaries. The only other significant payrolls in the county came from pulpwood, a large, saw mill, a garment plant, and a small furniture plant. Almost no farming in the county exists. Many people residing in Hancock County rely on jobs in other counties; many of which are located in Milledgeville.

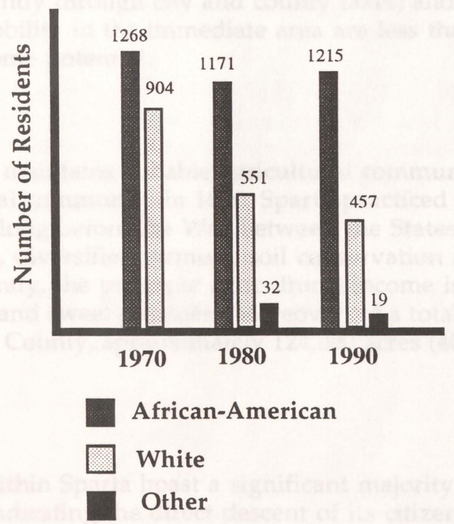
A 1990 Atlanta Journal-Constitution newspaper article summarized Hancock County's economic condition as "third world" in character. The county has an abundance of natural resources but very few developed industries. In many ways, Hancock County possesses great potential for future industrial growth, particularly in exploiting its natural resources.

Chapter II: Community Analysis/ Economic Development

Introduction
Consecutive generations of Hancock County families still reside in Sparta today. Many of these families inhabit the homes in which their forefathers lived. Composed of an essentially African-American population, Sparta has overcome many of the burdens which accompanied the tumultuous years of desegregation. Currently, the city boasts citizen groups and a local government with a vested interest in improving Sparta's quality of life. In achieving this particular goal, the City of Sparta strives to overcome education and income deficits. Nonetheless, the citizens of Sparta recognize the historic fabric which connects their city. By preserving and capitalizing on the historic quality of Sparta, the community can raise its standard of living.

COMMUNITY ANALYSIS

1970, 1980, 1990 Racial Composition
African-American, White, Other



Source: U.S. Gov't. Census

Population
Within the past quarter of this century, Sparta has lost 11% of its population. In 1970, over 2,172 people lived in the community. Today, approximately 1,710 reside within the city limits. Boasting the largest community population in Hancock County, Sparta's population loss reflects that of the county as residents leave the area predominately for employment reasons. In 1990, 95% of Sparta's

native population was born in the State of Georgia. Although generations have regenerated here for years, the attraction for area born residents is limited. Nonetheless, in 1990 the 25 to 44 year-old age range is the largest age group in the area (median age in Hancock County is 31.1) with the younger and aging portions of the population sharing for a proportionate segment of the local composition.

Income and Employment

Although Sparta-Hancock County's population and employment opportunities are diminishing, the unemployment rate has significantly decreased, indicating a more equally proportionate amount of employees and employers. In October, 1993 Hancock County's unemployment rate registered at 6.6% which was considerably higher than Georgia's rate of 5.4% but was comparable to the nation's average of 6.3%. Additionally, this local unemployment rate was a remarkable improvement from 10.7% in October, 1992. The majority of Sparta's citizens (69% in 1989) remain above the poverty level. Yet in spite of these proportionate advances, Hancock County assesses one of the highest millage rates in Georgia, at 13.82, thus consuming a large portion of the citizenry's income in property and school taxes. As a result, the family income potential is lessened significantly through city and county taxes; and the opportunities for vertical social mobility in the immediate area are less than in more urban areas with greater income potential.

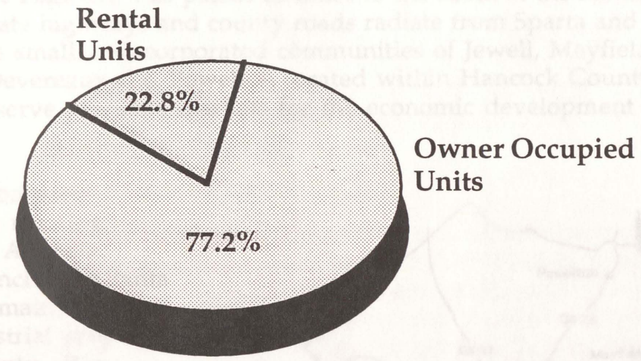
Agriculture

Hancock County maintains a viable agricultural community. Described as a model agricultural community in 1860, Sparta practiced farming experimentation long before the War Between the States. Advanced techniques such as terracing, diversified farming, soil conservation and crop rotation were the norm. Presently, the principle agricultural income is derived from corn, soybeans, wheat and sweet potatoes. Moreover, of a total land area of 305,920 acres in Hancock County, approximately 124,000 acres (40%) is devoted to farming.

Housing

Housing units within Sparta boast a significant majority of owner-occupied homes, further indicating the direct descent of its citizens. The value assessment of these homes is considerably lower than in areas where a greater appreciation for historic homes exists. Despite the 1992 median home value of $31,800 and the median monthly rent of $103, Sparta has a large number of valuable historic homes. Although some are lost each year to demolition by neglect, many of these homes remain in good condition. Nonetheless, to further deter the loss of Sparta's historic fabric, greater considerations should be given to these neglected homes.

1990 Residential Housing: Owner Occupied and Rental Housing Units



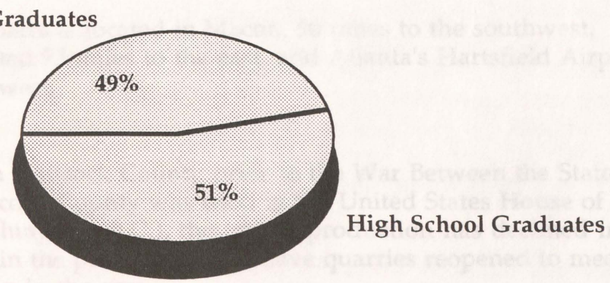
650 Total Units: 591 Occupied, 59 Vacant

Source: U.S. Gov't. Census

Education

Another aspect of Sparta's quality of life is education. With the introduction of new elementary and high school facilities coupled with student incentives, the native high school graduation rate is expected to increase. However, 1989 statistics indicate that more than half of the current population did not complete high school and only 8.5% hold college degrees.

1990 High School Graduation Rate Graduates and Non-Graduates

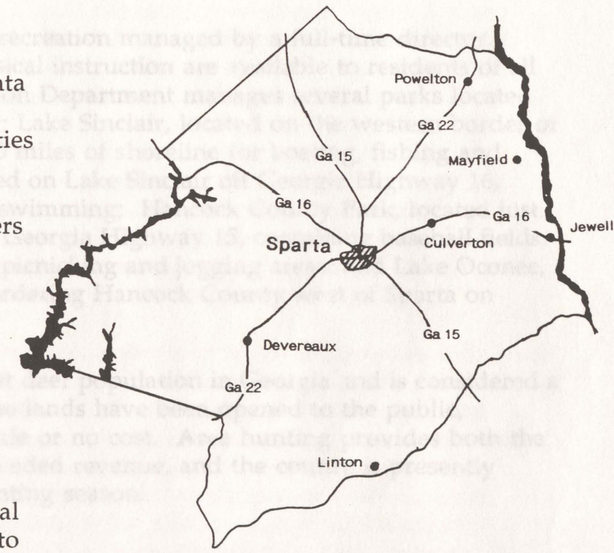


Source: U.S. Gov't. Census

Transportation

Located in the center of the county, the City of Sparta serves as a transportation node for several well maintained highways. These roads include Georgia Highway 15 which runs north-south through the city's center on Broad Street, GA 16 which runs east-west, GA 22 from Crawfordville to Milledgeville, GA 77 and GA 78. Interstate Highway I-20 passes 23 miles to the north of the Hancock County line. Both state highways and county roads radiate from Sparta and provide access to the small, unincorporated communities of Jewell, Mayfield, Linton, Culverton, Devereaux and Powelton located within Hancock County. These communities serve as viable markets for the economic development of the county.

The CSX Railroad Company provides a mainline running between Macon and Augusta. Interchange points include Atlanta and spurs from the mainline are available to all industrial properties within Hancock County. Bus service is provided through Greyhound Trailways which offers regularly scheduled buses daily. Transfer interchanges include Atlanta, Macon and Augusta.



The Hancock County Board of Commissioners provides van services for residents to various places within the county. This service is available for shopping, medical needs, social and personal business. A small fee is charged to help defray costs.

The closest airport to Sparta is located in Macon, 50 miles to the southwest. The Augusta Airport is located 73 miles to the east, and Atlanta's Hartsfield Airport is located 100 miles northwest.

Natural Resources

Granite was quarried in Hancock County prior to the War Between the States (pink granite from Hancock County was used in the United States House of Representatives in Washington, D.C.), though its production has declined in the years since then. Only in the past eight years have quarries reopened to meet the demand for construction in the area.

In the southwest portion of the county, kaolin and clay are presently being mined and it is estimated that mines which have been closed previously will reopen due to the gradual depletion of limited resources and improved mining technology. Asbestos, mica and slate have been discovered within the county but to date remain untapped resources.

The principle forested trees are pine, oak and poplar, providing materials for an expanding pulpwood market. Tree farming has become a viable industry within the county. The total forest acreage is approximately 299,000 acres and is classified as commercial in the Hancock County Zoning Ordinance.

Recreation

The county provides year round recreation managed by a full-time director. Athletics, arts and crafts and musical instruction are available to residents of all age groups. The County Recreation Department manages several parks located throughout the County including: Lake Sinclair, located on the western border of the county that provides over 100 miles of shoreline for boating, fishing and skiing; Little Hudson Park, located on Lake Sinclair off Georgia Highway 16, providing boating, camping and swimming; Hancock County Park, located just outside the Sparta City Limits on Georgia Highway 15, containing baseball fields, tennis and basketball courts, and picnicking and jogging areas; and Lake Oconee, a Georgia Power development bordering Hancock County west of Sparta on Georgia Highway 16.

Hancock County boasts the largest deer population in Georgia and is considered a sportsman's paradise. Many game lands have been opened to the public, providing excellent hunting at little or no cost. Area hunting provides both the county and the city with much needed revenue, and the county is presently pursuing an extension of the hunting season.

Cultural Resources

In addition to the many recreational facilities, residents of Sparta-Hancock County enjoy a variety of cultural activities. Over 100 churches are supported within the area and include a variety of denominations. Civic clubs include the American Legion, Lions Club, Civitan Club, V.F.W., Masonic Lodge, Boy Scouts and the PTA. The recently built 8,000 square foot public library is a member of the Uncle Remus Regional Library System headquartered in Madison, Georgia and provides a public meeting room for use by the community as well as several programs for senior citizens and children.

The listing of the Sparta Downtown Historic District to the National Register of Historic Places in 1973 and a downtown improvement study (prepared by Judge Ben Lovejoy while a student at the University of Georgia in 1973), has led to the restoration and rehabilitation of many of the commercial storefronts on Broad

Street. A "Sparta-Hancock County 200 Years of History" driving tour and an occasional "Tour of Homes" that include numerous historic homes in Sparta and around the county were created for both residents and tourists. The Sparta Pine Tree Festival, held every September, celebrates the abundance of pine trees in Hancock County with much activity and fanfare. Shoulder Bone Creek Mounds located, 9 miles north of Sparta in the Valley of Little Shoulder Bone Creek, is an important archeological resource that contains evidence of an early Native American culture.

Government

The community of Sparta houses both local and county governments. The mayor and five city councilpersons head the local government, while a three member Board of Commissioners of Roads and Revenues directs the county's progress. Thus, Sparta plays a large role in defining policy for the area as the governmental, commercial and industrial center for Hancock County.

Planning and Zoning

Sparta's City Planning and Zoning Commission is comprised of members appointed by the mayor and city councilpersons. A street plan, zoning map, zoning ordinance and subdivision regulations provide the framework for which planning decisions are made.

The zoning ordinance is straightforward, and changes are made on an individual basis. It establishes zoning district uses and boundaries that provide for planning issues such as nonconformities, minimum lot size requirements, screening, buffer zones for commercial districts, height limitations, and setbacks. Currently no provisions are directly related to historic preservation planning such as restrictions for new infill structures and height limitations in historic areas. However, the current zoning ordinance is flexible enough to accommodate preservation issues as they arise and could possibly identify historic districts in the future. The following seven districts are presently identified within the zoning ordinance:

- R-1, Single Family Residential District
- R-2, Multi-Family Residential District
- R-2A, Residential District (high density)
- C-1, Central Business District
- C-2, General Commercial District
- I-1, Industrial District
- F-H, Flood Hazard District

Under Georgia State legislation, Hancock County adopted its first comprehensive plan in 1988, which included the City of Sparta and other unincorporated communities in the county. This first plan served as a five-year, pilot plan that

addressed both priority and seemingly unattainable goals. The ten and fifteen year plans, projected in the subsequent plan of 1993, are currently under consideration for approval. As of the writing of this report, the 1993 plan was unavailable to the public. However, the objective of this comprehensive plan is to provide a more realistic framework for growth than the 1988 plan by establishing areas of development in the county, providing necessary infrastructure, planning for future economic development and identifying areas to be revitalized using Community Development Block Grants (CDBGs). This comprehensive plan can be an important tool for future preservation efforts in Sparta, and it is recommended that concerned residents utilize the 1993 plan upon approval and effectively integrate future preservation efforts within subsequent county comprehensive plans.

All county comprehensive plans must be in keeping with an overall land use plan established by the Central Savannah River Regional Development Center, the state funded agency that governs land use planning and related issues for a 13-county region, including Hancock County. The CSRRDC maintains a full time preservation planner who is responsible for preservation efforts within the multi-county region, and it is suggested that Sparta residents work with this planner to integrate local preservation needs within a larger area.

ECONOMIC DEVELOPMENT

Sporadic attempts aimed at economic improvements have occurred in Sparta-Hancock County for many decades. Despite under-funded budgets, resourceful organizations and entrepreneurs along with the Sparta and Hancock County governments have united in partnerships to creatively solve community issues. Today the community is learning what other historic towns have proven repeatedly: that quality of life is related to a community's economics. Moreover, historic preservation is a means by which Sparta can realize an improved quality of life as well as economic revitalization. With this goal in mind, several local groups have initiated efforts to foster economic rebirth in Sparta-Hancock County: Classic South, Hancock County Industrial Development Authority, Sparta Chamber of Commerce, City of Sparta government and the Central Savannah River Regional Development Center. Each of these entities either actively pursues or supports historic preservation in the City of Sparta as a means of ensuring the area's quality of life and economic success.

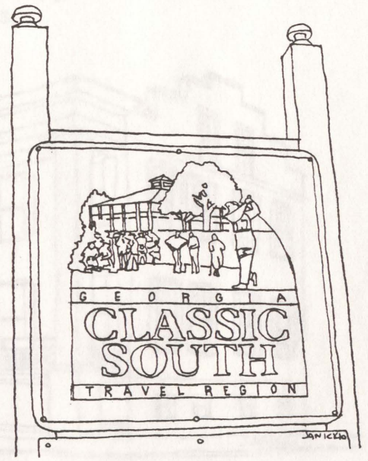
Classic South

Promoting an 18-county area, Classic South is a regional recruiting group that targets potential travelers and investors in their mission for economic development. Composed of representatives from each county, their focal points include tourism, industry and trade. Sparta-Hancock County is represented by the Classic South President, the Director of the Industrial Development

Authority and the President of the recently reorganized Chamber of Commerce.

Classic South increases awareness of this region by encouraging visits to historic homes, museums, battlefields, restaurants, inns and recreational lakes and parks for water sports, hunting and golf. Festivals and other annual events are also promoted. Coupled with the resulting appreciation for the area, tourism generates income for local businesses which broadens each community's tax base.

Historic preservation and heritage tourism can stimulate economic development in Sparta. Sparta's community is known for distinguishing characteristics such as its beautiful historic buildings, comfortable size, friendly citizens and the magnificent Courthouse. These attributes should be taken advantage of to create a market for tourists and businesses hungry for a quality place to visit or settle. Classic South is a coordinating body around which the Sparta organizations can rally on this self-sustaining road to economic development.

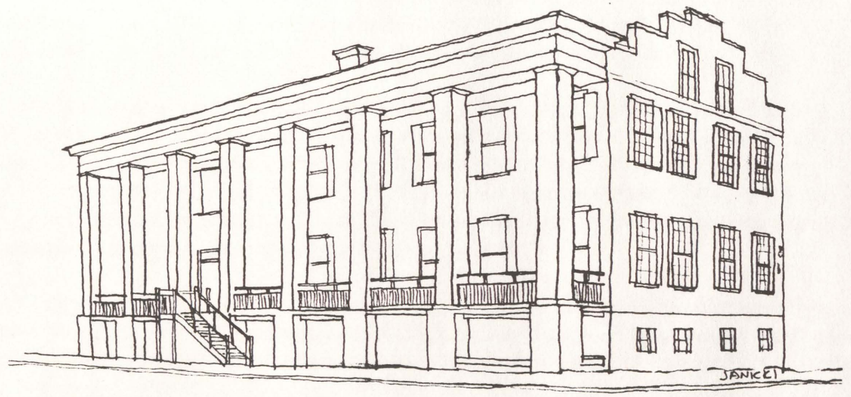


Public/Private Partnerships

Another particularly effective yet under-utilized avenue for economic development involves public/private partnerships. Sparta's community achieved great success in one particular instance of commingling public and private funds. The renovation of the Drummers Home not only afforded low-income, elderly and physically handicapped housing, but will ultimately result in a revolving fund for downtown improvements.

Ex-Mayor "Sistie" Hudson recruited developer Dewayne Anderson in the late 1980s to lead an innovative partnership in rehabilitating the deteriorated historic Drummers Home. Using $1.5 million from Farmers Home 515 Project Funds, $400,000 from a Community Development Block Grant (CDBG) (received by the City and loaned to Anderson), and Reinvestment Tax Credits, Anderson successfully devised an economic strategy that funded the preservation project. After three years of research and one year of rehabilitation, the community held a rededication ceremony in September, 1990 as residents moved into "a clean, well-lighted place".

All does not end with the Drummers Home. Funds used to repay the CDBG to the city will establish a revolving fund to be tapped by downtown merchants. Annual payments ($7,500) beginning in 1994 will be reserved for Sparta businesses. Thus with these funds, the City of Sparta could lend money to business owners in the historic downtown area at a one percent interest rate for a five year period to make improvements to their places of business. Examples of appropriate improvements could be facade restorations, cosmetic repairs, interior repairs, installation of HVAC (Heating vents, Air conditioning) and interior restorations. A similar arrangement could be applied to individual homeowners of historic homes for major structural repairs.



All in all, the Drummers Home serves as a catalyst for awareness in Sparta, especially in revitalizing the community. The solution to economic development is not a simple one; however, one facet of the strategy should utilize Sparta's history via historic preservation and heritage tourism. The possibilities are endless for additional and future successful endeavors.

Chapter III: Historic Resource Analysis

Overview

Architectural styles are not only influenced by attitudes of Hancock county and shifting fashions but changing economics as well. Sparta's architecture is no different. In Sparta, for example, the War Between the States devastated Sparta's economy and put a halt to almost all building. For example, the building that currently houses NAPA Auto parts underwent two building campaigns. The first was started prior to the War Between the States but due to the war construction was stopped and was not begun again until after the end of the War. On a positive note, the coming of the railroad in the 1880's created a strong economy. It promoted a boom period during the 1880's through the early decades of the 20th century, producing many new homes. These homes mirrored the styles and forms popular throughout Georgia.

When looking at the breakdown of styles and forms found throughout Sparta the survey team found that the majority of historic buildings were vernacular forms. These forms are varied and mixed in both urban and rural forms. In addition, these styles and forms represent all income levels. While the majority of Sparta's historic buildings are folk or vernacular in form, there are several academic examples of high style buildings.

Not only does Sparta have many historic, residential buildings, it also has many fine examples of religious and institutional buildings. These building types are just as indicative of the community's evolution as are the historic residences.

METHODOLOGY

Survey

The methodology for the survey comprised four parts: (1) background research, (2) survey preparation, (3) survey, and (4) post-survey compilation.

The background research included visiting the tax assessor's office to obtain aerial maps of Sparta's city limits. These maps served as base maps for both the windshield and intensive survey. The Hancock County Public Library provided general navigation maps and information regarding neighborhoods in Sparta. All of this information was used to determine sectors, or definable areas of the city. It also provided groupings for individual survey teams.

The survey preparation included a "windshield survey" of Sparta, including driving every street to determine the actual number of historic and non-historic buildings. It also provided exposure to the town and helped to estimate the number of days and students needed to complete an "intensive survey." Preparation also involved drafting a survey form that reflected the building types and architectural styles in Sparta. The form was tested in the field prior to its printing to insure its feasibility. Sections of the city were demarcated and

assigned to individual members based on both personal preference and familiarity with the area. A video tape recording was made of many of Sparta's streets and buildings and replayed to familiarize survey teams with indigenous building types and styles.

The intensive survey was conducted by six teams, each with at least one student assistant. The teams were given Tri-X film and instructed to photograph each surveyed building using one or two frames. All but one team conducted the surveys from automobiles. The field maps (aerial maps) were used to identify tax parcel numbers and to denote historic and non-historic buildings. The maps also include many notes and details pertaining to individual buildings. Buildings were typically surveyed as they exist along streets--in consecutive order. Descriptions were written on survey forms and primarily include architectural details and elements. Other information, such as architectural styles and building types, were recorded in check boxes (see sample survey form in Appendix A). Landmarks--resources with outstanding historic significance--were not surveyed with historic buildings, but noted and surveyed on a separate day (Friday). Landmarks were recorded on the standard survey form and, other than denoting landmark, received the same survey consideration as buildings.

Post-survey work included examining all survey forms and calculating numbers in each category. This information was then given to a team member to quantify. This work also included processing film and affixing them to their respective survey form. Field maps were reviewed to insure no buildings were overlooked. Meetings were scheduled to review individual resources and to propose and discuss possible historic district boundaries. A final re-survey was conducted to complete omissions and supply additional information.

Research, Writing and Documentation

Research used in this report was completed by both individual team members and groups depending on the subject. For the most part, local sources in Sparta included Sparta's Public Library, City Hall, Tax Assessor, Sparta Historical Society, and local residents. Catherine Hill provided assistance in directing team members to sources of information--particularly local residents. Other sources included the University of Georgia Library, The Athens Regional Library , The Georgia Archives, and The State Historic Preservation Office (SHPO).

Each team member researched and wrote one or more chapters. This assignment included research. All drafts were reviewed and revised by all members. The instructors for this course, John Waters and Mark Reinberger, also advised and reviewed the text.

Any factual omissions or related errors are purely accidental and in no way reflect the authors' preferences.

Production

Most of the color photographs in this report were duplicated on a color copy machine from 35 mm color slides. Black & white photographs or images were similarly duplicated on a color copy machine. The "master" copy (delivered to Sparta) includes original color copies while report duplicates include photocopies of original color copies.

All graphics displayed in the report were created specifically for this report and are not duplications. Duplicated illustrations note the original source.

The original copy of this report will be retained by the Hancock County Public Library to facilitate duplication. A copy also may be found at the University of Georgia, in the School of Environmental Design's reading room.

Architectural Styles and Types

For the purpose of this study, the historic resources surveyed in Sparta have been separated into two broad categories: high style and vernacular. High style buildings are of academic origin and designed by an architect that exhibit fashions and aesthetic trends at the time they were built. Certain patterns of decoration, ornamentation, and details exhibited on high style buildings help classify them within one particular style. In addition, once a building's academic style has been determined, the estimated date of construction becomes more apparent. In this survey, buildings categorized as high style include buildings representing true, or academic examples as well as buildings that include only a few high style elements--. The majority of buildings in Sparta are of the folk or vernacular form. These homes were built as traditional house types. These homes typically were constructed by craftsmen or professional builders. Many of these vernacular forms contain decorative elements from academic high style houses but, because of their floor plan, are identified as vernacular buildings.

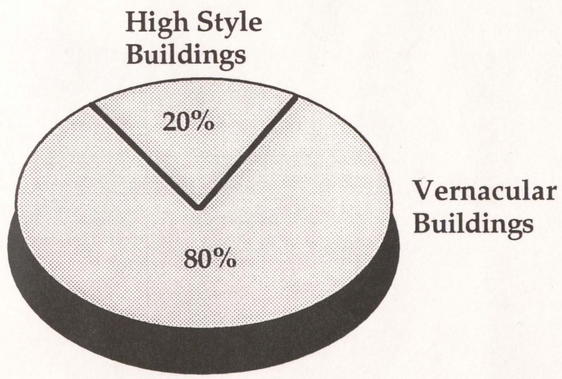
Vernacular architecture is defined by a building's form rather than stylistic references. A Field Guide to American Houses (McAlester) describes vernacular as "designed without a conscious attempt to mimic current fashion." They are relatively simple forms, often built by the owner or a contractor to provide essential shelter. In addition, many vernacular house forms display some, few high style elements such as Queen Anne spindle and jigsaw work. Often classified as folk and vernacular types, this blending of forms and styles results in another architectural subtype--sometimes referred to as popular. Essentially, it identifies buildings that share both vernacular and high style influences.

The majority of historic buildings in Sparta are of the vernacular type. These buildings are considered to be traditional house forms, and much of the developmental history of Sparta is reflected within this type.

Commercial, Institutional and Industrial Architecture
Sparta's historic downtown has a decoratively rich Central Business District (CBD). Most of the brick buildings on Broad Street are early 20th century, vernacular commercial styles and many display high style elements such as brick corbeling, arches and tapestry brickwork. There are many examples of historic institutional buildings in Sparta such as the Second Empire high style Hancock County Courthouse. When the railroad came to Sparta, it prompted the construction of industrial buildings such as the Railroad Depot, a Romanesque styled building, on Hamilton Street.

Building Condition
The surveyed buildings were evacuated according to their structural integrity and physical appearance. Buildings were categorized as in either "excellent," "good," "fair" or "poor" condition. For the most part, Sparta's historic buildings were in good condition. "Good" condition included buildings that needed only superficial repairs, such as repainting and minor roof repairs. Some historic buildings were in an active state of deterioration and in need of stabilization. These building were listed in "poor" condition and required substantial structural stabilization.

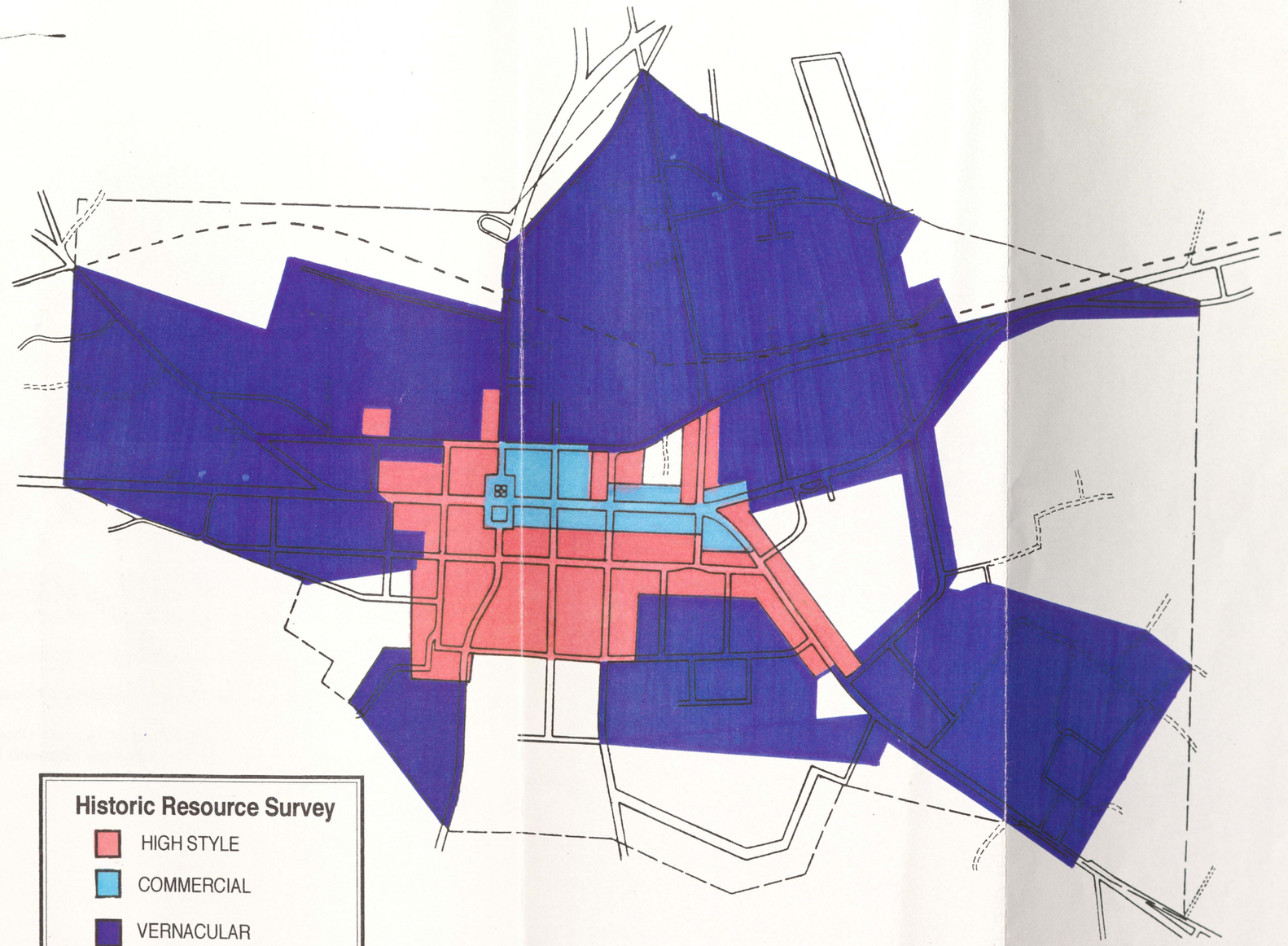
Stylistic Analysis
Vernacular and High Style Examples



Based on 371 Buildings

Natural and Cultural Landscape Resources

In all communities natural and cultural landscapes are very important elements that help to determine the character of a place. Sparta contains many exceptional landscape features that distinguish it from other towns. One example is the Sparta Cemetery, located on Hamilton Street. Another is "Confederate Square" located across from the Courthouse. Sparta contains several orchards from 19th century plantations, as well as many other beautiful sites.


Historic Resource Survey
HIGH STYLE
COMMERCIAL
VERNACULAR

HIGH STYLE EXAMPLES

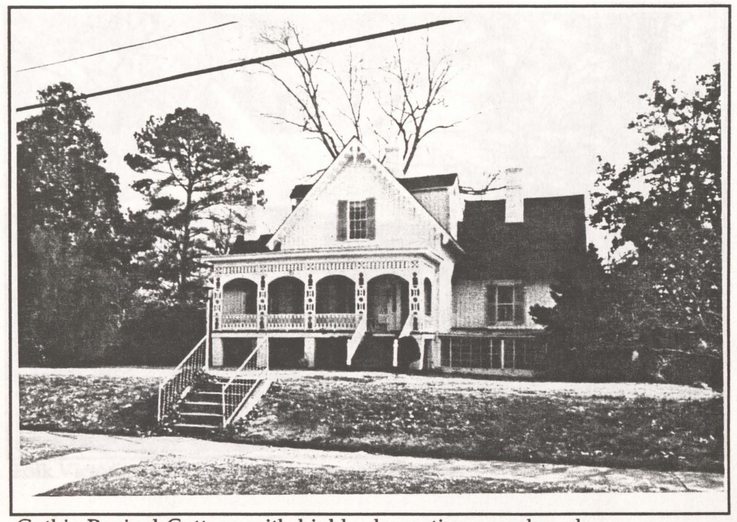
GREEK REVIVAL (1825-1860)



Glen Mary, c.1853. Example of raised basement.

- Characterized by a low pitched gabled or hipped roof.
- Main roof cornice line usually emphasized by a wide band of trim.
- Large full-width porches supported by prominent, square or rounded columns.
- Front door typically surrounded by narrow sidelights and transom windows.
- Strong classic architectural elements such as columns, moldings and entablatures.
- Emphasis on large scale and prominent detail.
- Several examples of this style in Sparta.

GOTHIC REVIVAL (1840-1870)



Gothic Revival Cottage with highly decorative vergeboards.

- Steeply pitched roof with steep cross gables commonly with ornately carved vergeboards.
- Tendency for pointed windows.
- Frequent use of "flattened" arch and gothic arch as decorative feature.
- Several examples of this style in Sparta.

FOLK VICTORIAN (1870-1890)



Folk Victorian with Queen Anne, sunburst gable.

- Queen Anne ornamentation on vernacular building forms.
- Gothic decorative details occasionally added to porch, gables and window surrounds.
- Decorative elements of turned or jigsawed woodwork including brackets, spindle work and other "gingerbread" details.

QUEEN ANNE (1880-1910)



Queen Anne with classical elements and asymmetrical massing.

- Typically exhibits highly-decorative surface ornamentation, texture, siding material and color.
- Asymmetrical composition, consisting of complex roof and wall shapes.
- Architectural features, including towers, turrets, tall chimneys, projecting pavilions and verandahs.
- One story asymmetrical porch, often wrap-around.
- Textured wall surfaces, complemented by colored and beveled glass window panels.

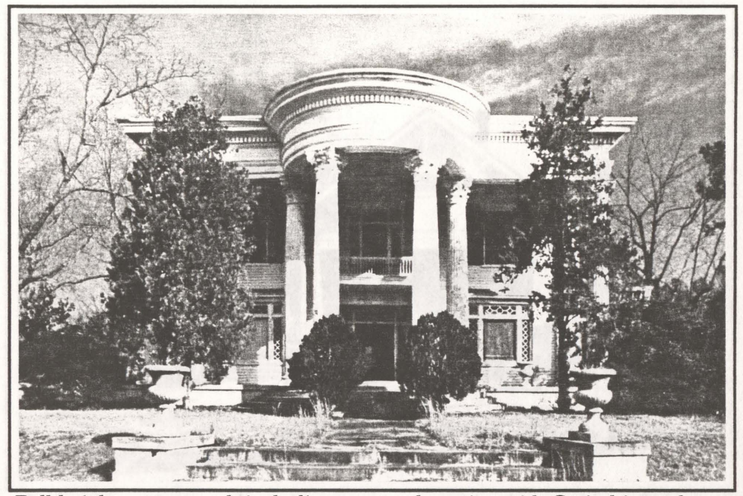
COLONIAL REVIVAL (1880-1955)



Two story Colonial Revival with bay windows and entry sidelights.

- Elements of 17th and 18th century American colonial styles as well as original, contemporary elements.
- Symmetrical and central entry, typically detailed by a pediment supported by pilasters or columns.
- Roof typically hipped or side-gabled with dormer windows.
- Extremely popular style throughout the United States, as well as Sparta.

NEOCLASSICAL (1895-1950)



Full-height, entry porch including a curved portico with Corinthian columns.

- Dominant full-height portico, including classical columns.
- Typically symmetrical facade.
- Commonly with porte-cocheres and side porches.
- Central entry door, typically detailed with pilasters, columns, fanlight, transom window and/or sidelights.
- Low-pitched, hipped roof, typically including a balustrade.

CRAFTSMAN (1905-1930)



Craftsman with tapered porch supports, exposed rafters and knee braces.

- Emphasis on materials and craftsmanship stemming from the Arts & Crafts movement.
- Most popular style during the early 20th century.
- Commonly with wood shingles, half-timbering, knee braces and stucco.
- Low-pitched roof, gabled or hipped, emphasizing horizontality.
- Wide overhanging eaves with exposed rafters.
- Usually with shed dormers.
- Porches supported by short, square columns, often tapered, and set on heavy masonry piers.
- Typically asymmetrical.

PRAIRIE (1900-1930)



Prairie influenced house with wide, overhanging eaves and full-width porch.

- One of the few styles indigenous to the United States, from early midwestern examples.
- Emphasis on horizontality.
- Distinction of low-pitched roof with wide overhanging eaves and exposed rafters.
- Windows, typically placed in rows or "bands" to reinforce horizontality.
- Porches, typically supported by massive masonry supports.

MINIMAL TRADITIONAL (1935-PRESENT)

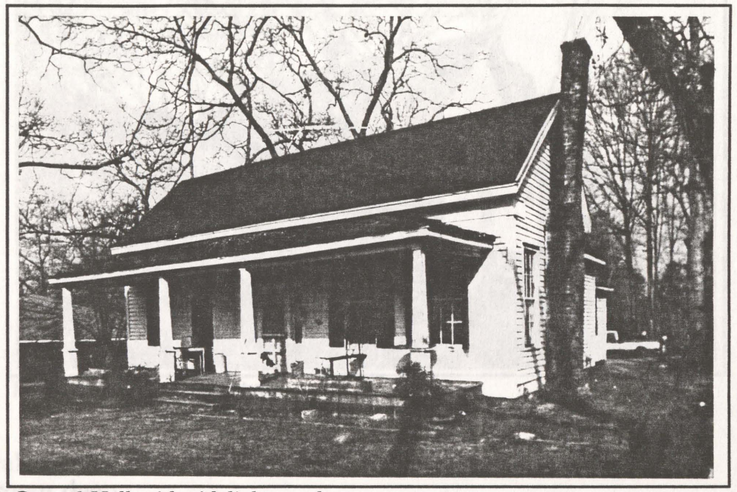


Projecting porch with few decorative elements and detailing.

- Loosely derived from the Tudor Revival style.
- Extremely simplified in form and massing.
- Typically with large front-facing gable.
- Built more extensively after WWII, common in large-tract developments.

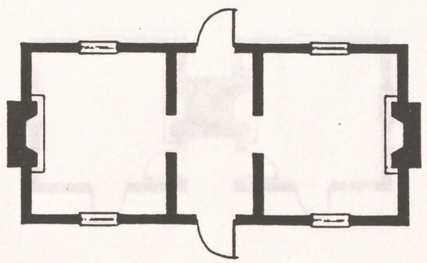
VERNACULAR HOUSE FORMS

CENTRAL HALL (1830-1930)



Central Hall with sidelights and transom entry.

- Features a central hallway, flanked by two rooms.
- One room deep.
- Side-gabled roof with exterior, gable-end chimneys.

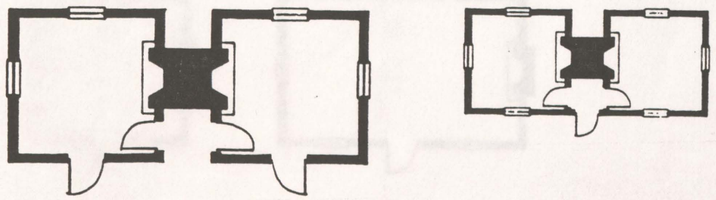


SADDLEBAG (1830-1930)

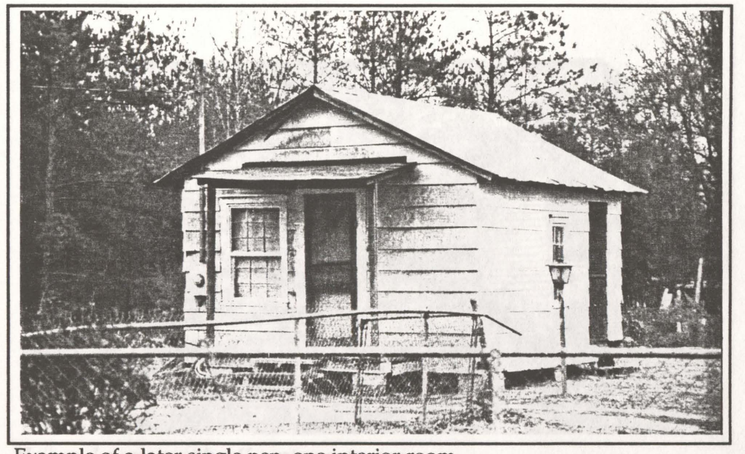


Example of one-door subtype.

- Central, interior fireplace flanked by two rooms.
- One room deep.
- Side-gabled roof.
- Subtypes consist of two exterior doors into each room and a single, central door into one room.
- Used for mill workers' homes, fringe development around town centers.
- Extremely popular form in Georgia.

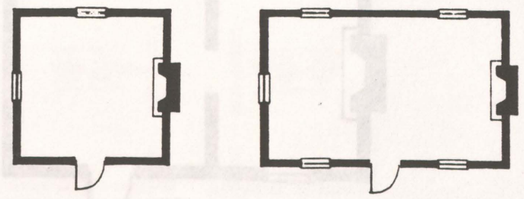


SINGLE PEN (1850-1900)

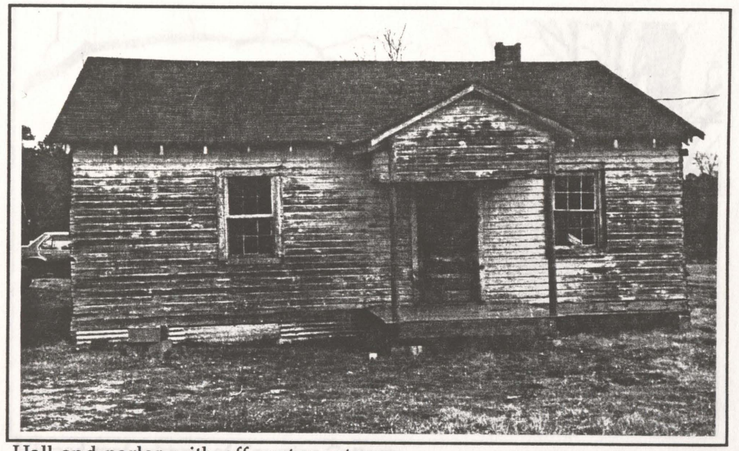


Example of a later single pen, one interior room.

- Single room, either square or rectangular.
- Front or side gabled roof.
- Typically with exterior, gable-end chimney.
- Mostly in small towns and rural areas.
- Most surviving single pen homes have undergone exterior changes; usually additions have been added. Identification can be made by examining substructure materials--often hewn timbers.

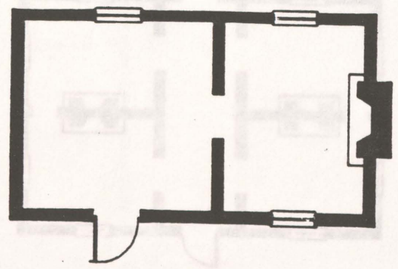


HALL-AND-PARLOR (1850-1930)

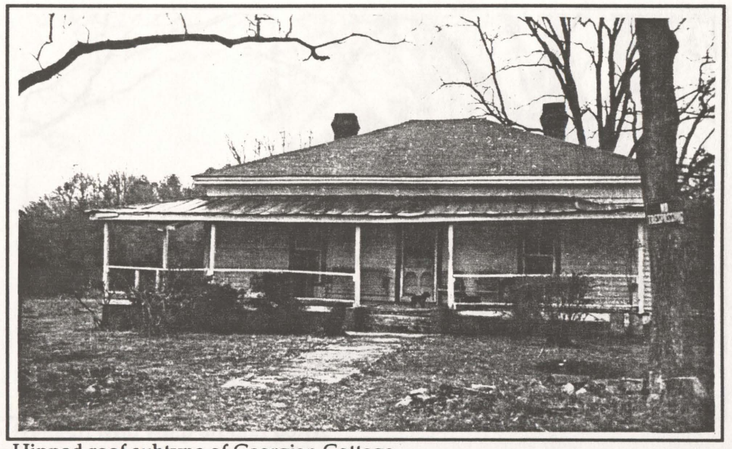


Hall-and-parlor with off-center entrance.

- Named after two old-fashioned uses for rooms.
- Defined by two rooms of unequal size.
- Entry into the larger of the two rooms.
- Typically side-gabled roof.
- Exterior gable-end chimney.
- Popular form for farm owners, tenant farmers and mill workers.

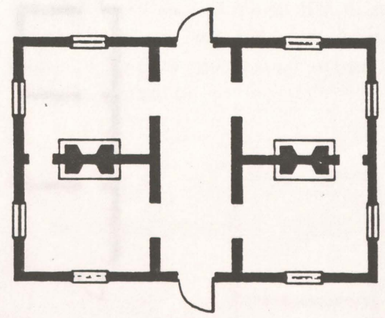


GEORGIAN COTTAGE (1850-1930)



Hipped roof subtype of Georgian Cottage.

- Named for its floor plan and based on 18th century Georgian architecture.
- The Georgian plan consists of a central hallway with two rooms on either side, each sharing an interior chimney.
- Square plan.
- Usually with pyramidal roof, although sometimes side-gabled.

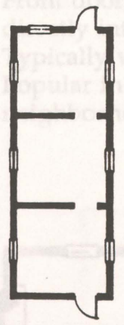


SHOTGUN (1870-1920's)

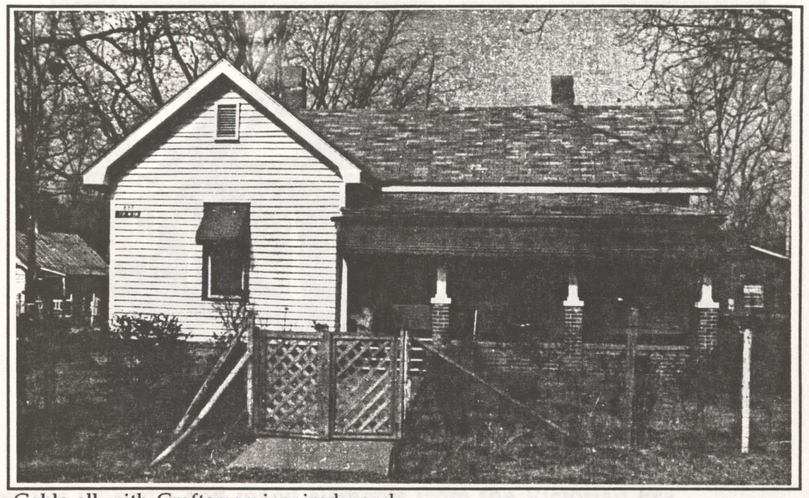


Shotgun with wrap-around porch.

- Primarily an urban phenomenon.
- One room wide and two or more rooms deep.
- No hallway, and all doors line up--front to back.
- Usually gable-roofed.
- Most popular housing for low-income workers.

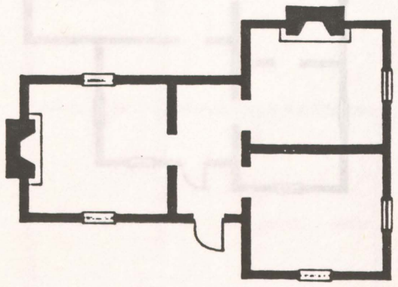


GABLE-ELL (1875-1915)

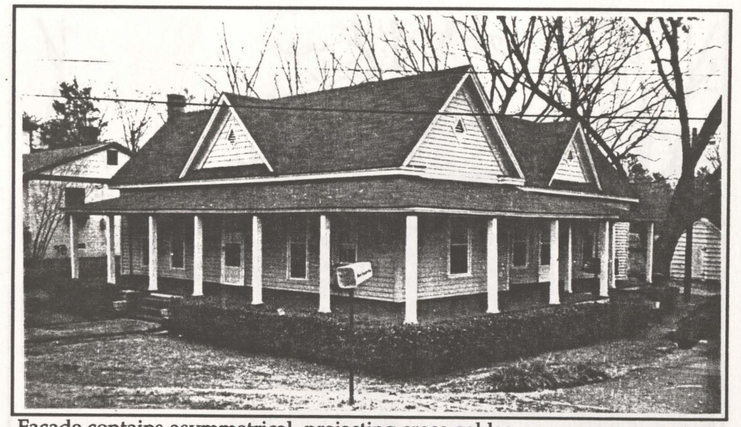


Gable-ell with Craftsman inspired porch.

- T- or L-shaped in plan.
- Typically with a gabled roof.
- Gable-front at one end of a recessed wing and parallel to the facade.
- Front door, located in the recessed wings, either leads into a hallway or directly into the room in the wing.
- Typically with two interior chimneys.
- Popular in both rural and urban areas, in both modest and upper-middle class neighborhoods.

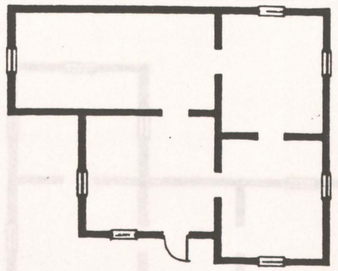


QUEEN ANNE COTTAGE (1880-1900)



Facade contains asymmetrical, projecting cross gables.

- Derives its name and many elements from the Victorian Era.
- Characterized by a square, main mass with projecting gables on the front and side.
- Asymmetrically arranged rooms.
- No central hallway.
- Hipped roof usually.
- Interior chimneys within the roof's surface. Found in both urban and rural areas--popular with the middle-class.

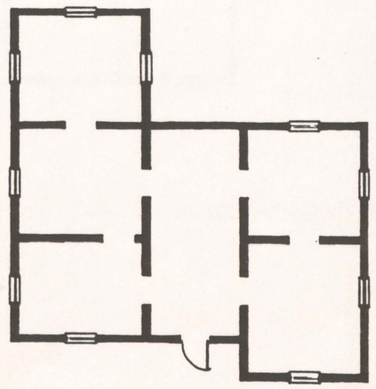


NEW SOUTH COTTAGE (1890-1920)

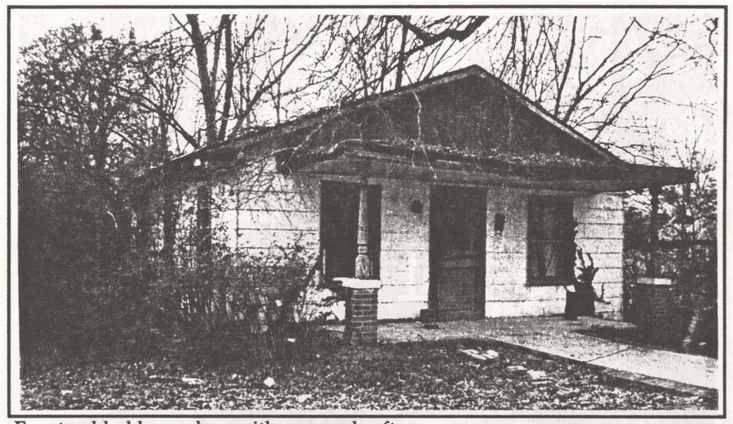


Front, side and rear projecting cross gables characterize this building type.

- Named after the turn-of-the-century period of great, economic growth and regional confidence in southern states.
- Asymmetrical facade and central hallway plan, flanked by two pairs of rooms.
- One pair of rooms may project forward.
- Usually pyramidal roof.
- Projecting front-gable and projecting rear-gable, occasionally including a side projection.
- Very popular with the middle-and upper-middle income levels in both suburban and rural areas.



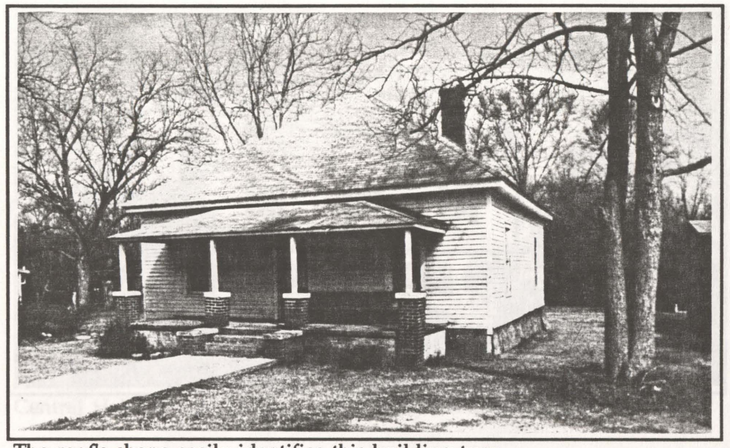
BUNGALOW (1900-1930)



Front gabled bungalow with exposed rafters.

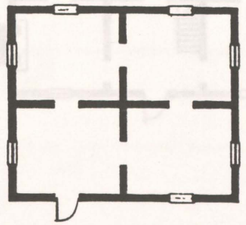
- Contains an irregular floor plan, within a square or rectangular shape. Integral porches are common, including low-pitched roofs with wide overhangs.
- Three subtypes: front-gabled, side-gabled or cross-gabled.
- Found in both urban and rural areas.
- Typically, two rooms wide-by-three rooms deep.

PYRAMIDAL COTTAGE (1910-1930)



The roof's shape easily identifies this building type.

- A square main mass, typically with four square rooms and a central fireplace but no hallway.
- Direct entry into one of the rooms.
- Distinction of steeply-pitched pyramidal roof. Distinguish this type from the New South Cottage and Queen Anne Cottage by its flat facade.

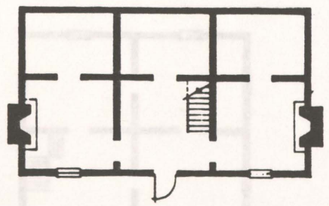


I-HOUSE (1820-1890)



Central Hall subtype, I-House, with highly decorative porch detailings.

- Two stories.
- One room deep and at least two rooms wide.
- Exterior chimneys on both end walls.
- Very common in Georgia.

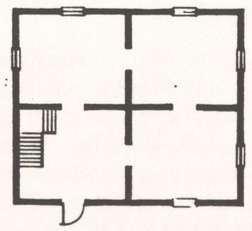


AMERICAN FOUR SQUARE (1915-1930)



Window placement identifies interior room arrangement.

- Two stories.
- Pyramidal roof; square plan.
- Four rooms on each floor.
- No central hallway with direct entrance into one of the two front rooms.



Chapter IV: Historic Preservation: Sparta

Overview
This report recommends many historic preservation methods and techniques for revitalizing Sparta's economic condition. The most important recommendations include using the collected information to help raise the level of awareness of Sparta's historic resources. In other words, the community needs to realize the historic importance and economic value of existing historic buildings and landscapes. The community can use this report's information to begin initiating National Register District nominations and ultimately placing many historic resources in it.

By protecting these resources, Sparta can ensure its economic improvement. Tourism offers an opportunity to bring in revenue if significant buildings are treated, repaired and maintained according to historic preservation guidelines. Many other buildings and landscapes may be included in this effort. The city contains a wealth of historic resources and it should protect them as it would a financial investment.

Sparta's strategy in using historic resources as an economic stimulus should begin with identification of historic buildings, include their protection and continue to other buildings in the city. Ultimately, the city may include historic buildings beyond city limits, particularly landmarks. The strategy should be broad, applied to the entire city--not only to individual buildings. Sparta's potential lies in collective historic resources.

THREATS

Awareness
The most obvious threat is a lack of awareness of Sparta's historic resources and their significance to the community. It is obvious that Sparta's residents greatly value the city in which they reside. This is illustrated by the recent preservation of prominent historic resources such as the Drummer's Home and the downtown commercial district. However, it is equally important for members of the community to recognize the value and historic significance of all cultural resources, including both vernacular and high-style structures, historic vistas, and natural resources such as open space and orchards. Several areas such as the now demolished Montour Village remain untapped historic resources simply because many members of the community do not know they exist.

Neglect and Aging
Neglect, whether intentional or inadvertent, can ultimately lead to the deterioration and demolition of many historic resources. Because of their age, historic structures are especially vulnerable to the natural elements and lack of repair and maintenance. Often times many homeowners do not realize this until there has been significant deterioration that would

necessitate extra time and funding to repair. In addition, such lack of attention by absentee owners can also lead to significant deterioration of resources. Tangible hazards such as fire due to outdated wiring, overloaded electric circuitry and poorly maintained fireplaces can also cause potential destruction of many historic properties.



Similar houses, in two different conditions. Bottom house demonstrates effects of aging and neglect.

Lack of funding
Lack of funding for restoration also threatens resources in Sparta. Many homes stand in near deteriorated condition because private funds to continue restoration work have run out.

New Construction and Remodeling
New construction will continue to jeopardize the future of historic resources in Sparta. As the city must grow and develop, concerned residents of the community must be aware of other available options, such as adaptive use, to accommodate future needs of the city.

Remodeling is an issue that too often becomes a personal matter. Unfortunately, many historic homes in Sparta have been remodeled to the point where the historic fabric has been completely masked or removed. Such inappropriate remodeling reduces the value and integrity of a historic structure and can infringe upon the character and historic quality of its surrounding neighborhood.

RECOMMENDATIONS

Sparta's Potential Historic Districts
Inside Sparta's city limits, a variety of architectural styles and building types provide the town with a distinctive and rich historical character. Sparta's buildings reflect many periods in our state's history. Historical themes are found in locations throughout the city. One of Sparta's primary attributes is that it possesses physical evidence to numerous historical periods and themes, making it an attractive area for not only historians but anyone interested in Georgia's past. People visiting Sparta may examine physical evidence of over 200 years of history.

Sparta's many historic resources can be generally grouped according to their period of construction. These sections retain their own individual and historic character. However, the city should be considered as one, singular resource that includes many smaller, individual historic components. In making preservation planning decisions, it is important not to focus on one area and ignore others. Attention may be given to specific sections--for a given period of time--but improvements should ultimately include all the city's neighborhoods.

Designating historic districts is an important tool in historic preservation planning. It groups concentrations of historically similar buildings--both architecturally and culturally--together. These districts also appear to an observer as a visually definable area or, more simply, as a neighborhood. Districts may be protected because of their similar characters or features under a historic preservation ordinance.

Sparta's districts contain time periods and themes that distinguish them from other areas in the City. These general areas include:

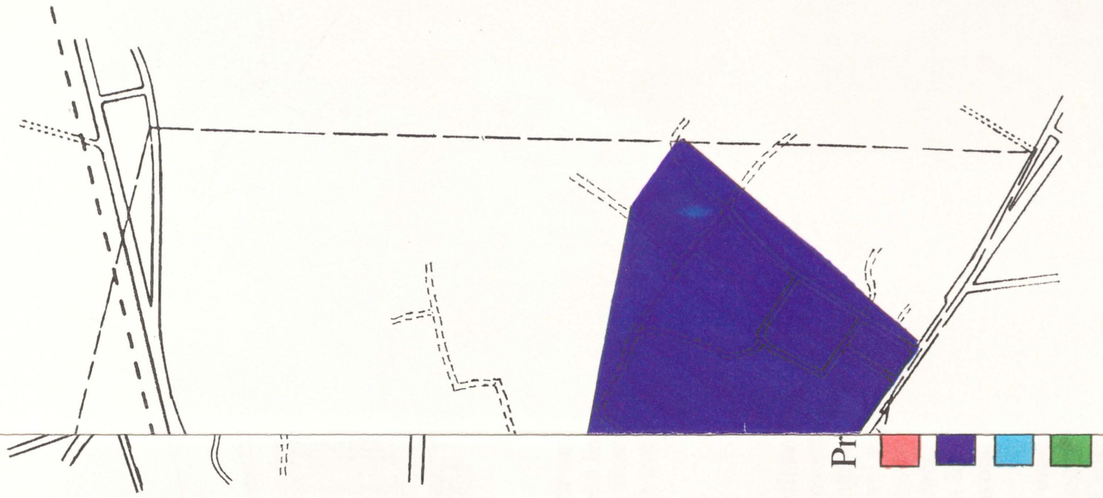
- Ante-Bellum
- Post-Bellum
- Vernacular
- African-American

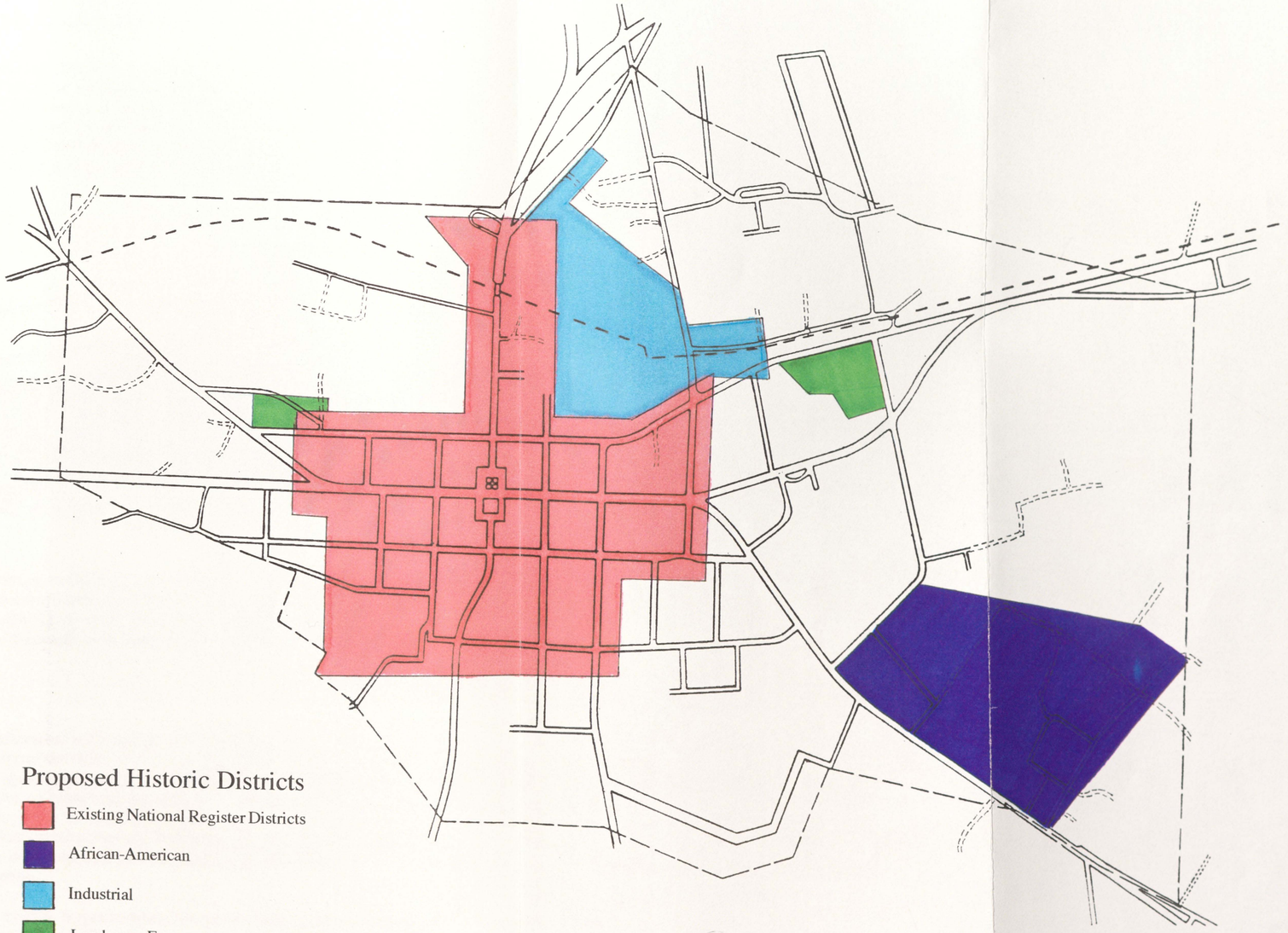
Within these broad areas, there may be sub-sections that are appropriate for individual, district designation. However, Sparta's potential for renewed vitality lies in its possession of all these periods of history. The city offers something for everyone in its variety of historical themes. It is recommended that the city consider itself as a single unit of resources, and treat its historic buildings accordingly.

The Ante-Bellum theme includes buildings associated with Greek Revival style. The Greek Revival style expressed America's sentimental associations to ancient Greece and especially the democratic ideals it represented. America's fondness towards ancient Greece and its democratic system of government and architectural forms was also expressed in the naming of town's, like Sparta, Athens, and Rome, Georgia. Many incorrectly refer to the Greek Revival style as "plantation style." The Greek Revival and Ante-Bellum period more accurately represented America's self-perception as the inheritor of Greece's democratic culture during the years between 1825-1860.

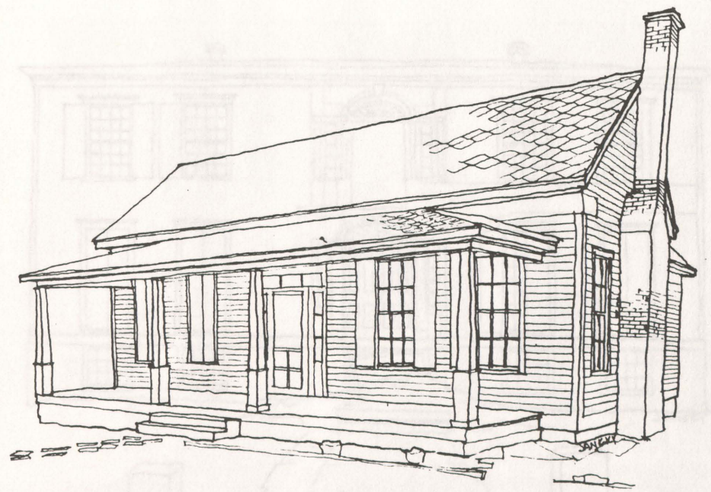
Post-Bellum includes the architectural styles, Gothic Revival, Italianate, and Second Empire, both as high style examples and vernacular buildings that may include elements from one or more of these styles. In Sparta, these styles overlap into other themes, particularly vernacular architecture. They all reflect influences from the Victorian Era and its strong tendencies towards "picturesqueness", commonly expressed with asymmetrical building forms.

The Vernacular theme is broad and includes many time periods and dates. Its importance is grounded in the theory that skill and individuality substitute for architectural theory and dependence on established forms. The study of vernacular architecture is quickly becoming more and more popular, and historians, architects and many others would find Sparta's vernacular building's especially important.




Proposed Historic Districts
Existing National Register Districts
African-American
Industrial
Landscape Feature

There exist numerous areas, or districts, in Sparta that possess African-American themes. Most of these neighborhoods also include vernacular themes, in terms of their architectural forms. The African-American theme includes areas not only inhabited by African-Americans but also important buildings associated with the area's history, such as churches, schools and businesses. They contribute to a large part of Sparta's historic significance.



All of these themes contribute to Sparta's rich history. As mentioned, they may be not easily separated from others. Areas, or districts, benefit by including more than one theme by raising its overall historical significance. They may be considered a package of historic interest in Sparta and should be treated as one.

Landmarks

Sparta contains many landmarks, both inside its city limits and beyond. Landmarks are historic resources that, as the name implies, 'mark the land.' They are typically buildings exceptional in their architectural features and usually contain a high level of historical significance. Landmarks may also include landscape features, such as cemeteries, that represent important historical evidence. In effect, landmarks are buildings or sites that are easily recognized. They may be included in a historic district or identified as individual historic resources.

Sparta's landmarks offer unique opportunities for restoration. Most of these resources have outstanding historical importance and would attract visitors if returned to their original condition. Restoration of these landmarks could

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include new uses that potentially would raise Sparta's civic and cultural opportunities. It would also improve the town's environmental appearance. These individual landmarks are described in detail in Appendix B and they represent an appropriate starting point for restoration efforts. The variety and relatively large number of landmarks in Sparta should be viewed as extremely valuable resources that may yield economic and cultural benefits in a short period of time.

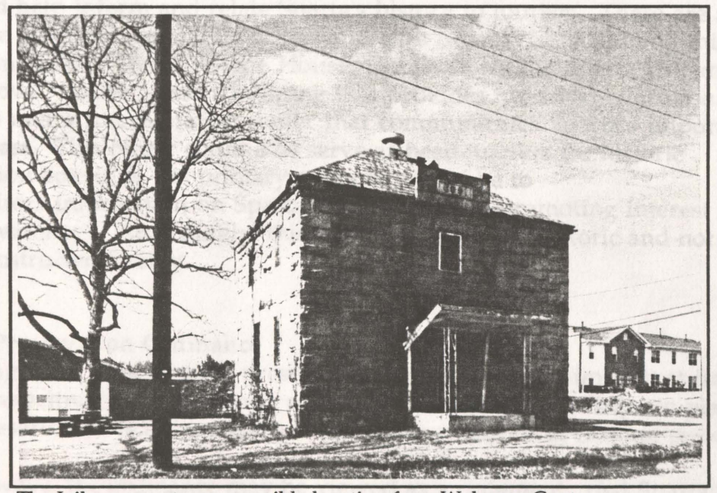


Many of Sparta's landmarks are in good or excellent condition. These should be promoted to encourage an appreciation of the town's historic resources. Examples of landmarks in Sparta include: the Old Hancock County Jail, the Terrell-Stone House, Graves Barn, the Sparta Cemetery and the Hancock County Courthouse. These historic resources are appropriate for starting restoration efforts. Landmarks outside the city limits are, for the most part, in excellent condition and well maintained. These buildings include: Covey Rise Farms, Millmore, Britt-Roundtree-Hollis House, and Harris-Rives Plantation to name a few.

Tourism

Sparta's high concentration of historic resources represents strong possibilities for attracting tourists. However, many historic resources require restoration and improvement in terms of their physical condition in order to lure tourists. Obviously, these improvements require capital investments. Changes will not happen overnight, but will take time and money to plan, develop and complete.

Tourism, while having great potential, is a competitive enterprise. It should not be considered the ultimate solution to all problems. Tourism generates revenue but also involves continual expense. Sparta's residents must be aware that there are many levels of tourism, all of which involve some degrees of change in a community's environment--physically and socially. Planners must weigh economic and environmental trade-offs in deciding Sparta's future as a tourist attraction.



The Jail represents one possible location for a Welcome Center.

However, if properly planned and managed, tourism offers great economic solutions to the preservation of historic resources and to the town's general welfare. It can revitalize area businesses and generally raise Sparta's standard of living.

People will visit Sparta to see its historic buildings, not to purchase goods and services. For that reason, the historic resources are of primary importance and should be given the highest priority. Other activities and private enterprises are secondary, and their success depends on the health of Sparta's historic resources. This idea must be underlined and protected in Sparta's future development as a tourist attraction.

As mentioned, developing tourism will take time. Points of interest currently exist and the city's goal should be to enhance these potential attractions. It must also consider support facilities required by tourism. These include additional rest room facilities, trash removal, and an information center to name a few.

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Overall, this report recommends tourism in Sparta as a means to restore its historic resources and improve the economic and environmental quality of the town. Specific proposals are detailed in this report's Appendix C. Many of these suggestions include incremental changes, that are not only affordable but build on one another--towards a revitalized Sparta.

The establishment of a visitors' or welcome center would provide a facility that could help inform and relate Sparta's history to tourists. There are at least three potential historic buildings and sites capable of facilitating this purpose including: Terrell-Stone House, Graves Barn, the Sparta Jail, and Pecan Grove. Sparta needs a building that provides historical educational programs and a interpretative center that communicates Sparta's important historic past. This center could also serve as headquarters for historic preservation activities. Its primary purpose would be to offer visitors information on Sparta and its history--promoting interest and raising awareness. Accordingly, this building should be historic and not a newly constructed facility.

Historic Preservation Ordinance

The passage of a local historic preservation ordinance is an important first step in protecting Sparta's historic resources. The ordinance helps to plan future preservation activities and protect the appearance of historic resources.

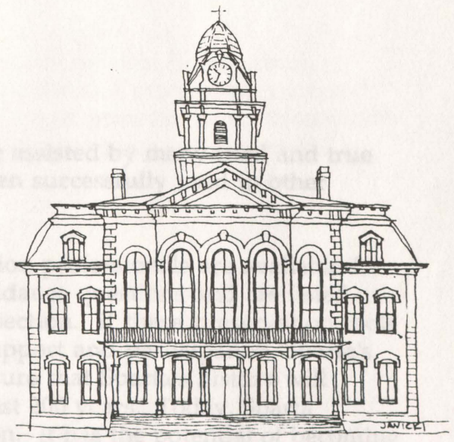
In many ways, the ordinance may be viewed as a statement: that Sparta is committed to improving its environmental quality. A historic preservation ordinance also has the benefit of appealing to homeowners who want the historic quality of their neighborhoods maintained, sustaining and often increasing their property's market value. The ordinance will provide the necessary legal framework to prevent further demolition threatened by new construction and help opposing members of the community establish compromises in such situations. Ordinances typically include provisions for appropriate additions applied to historic buildings as well as new construction in historic districts.

Transportation

Traffic movements and patterns, in and around Sparta, offer both problems and opportunities for the city's development. The primary roadways offer access to some of the town's historic buildings. However, visitors rarely detour to secondary streets, where most of Sparta's historic buildings are found. Non-residents typically see Sparta from GA 15 and Broad Street. While this route includes an outstanding view of the Courthouse, it does not include other landmarks and significant historic buildings.

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Future road "improvements" will undoubtedly impact Sparta. The possible construction of a by-pass would have dramatic economic consequences on Sparta's central business district. It would alleviate logging trucks passage through town, but it also would detour travelers and retail patrons seeking faster passage. Another traffic problem exists east of town, where GA 16 and GA 15 converge into east Broad Street. This already hectic intersection will become more and more congested as people visit Sparta. The community should play an active role in Department of Transportation improvements to ensure solutions that do not include destruction of historic resources. These are all critical issues that should be considered in any future planning and the changes they include.



The roadways in Sparta provide visual access to many of its historic buildings. As one enters town on North Jones Street, the courthouse crowns one of the most spectacular views in central Georgia. Also, eastbound GA 16 includes a picturesque view of a Gothic Revival, landmark building. Scenic overlooks and wayside areas here and elsewhere would allow views that encourage an appreciation of Sparta, for both residents and visitors. It is important that visual access to historic resources is facilitated and maintained.

Signs also represent another important addition to Sparta. Markers and signs that direct and inform local citizens and visitors is an effective and economical method of encouraging interest in a community. They also continually promote the town's resources.

Further Research

This report can serve only as a preliminary planning tool. It identifies many historic resources that are important to Sparta's past, present and future. There needs to be many more hours of research and investigation into specific historic properties. These activities will uncover important details that explain Sparta's cultural and developmental history. They will also provide invaluable photographic and written documentation required for restoration projects.

Additional research may be completed by volunteers, interested citizens, preservation interns or others. There exists programs, such as the Governor's Internship Program, and government agencies, such as Historic American

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the legal framework for the designation of historic buildings and districts on the local level. Most Local Preservation Ordinances contain provisions to create a local Preservation Commission or Board to oversee the ordinance's provisions. The Commission or Board is generally administrated by a representative from the local or county government, such as a planning office. A sample Local Preservation Ordinance is located in Appendix D though it is important to remember that each community needs to tailor their local Preservation Ordinance to the specific conditions in their community.

Sign Ordinance
A sign ordinance establishes standards for location, size, illumination, number, construction, and maintenance of public and private signs erected within a community. It insures public safety and protects the environmental quality of a community by limiting signage to an orderly and reasonable display. See Appendix E.

Tree Ordinance
A tree ordinance establishes a tree planting program and protects trees by the passage of regulations that preserve, protect, and enhance trees--important natural resources in insuring the health, safety, and welfare of a community's citizenry. The ordinance's intent is to establish standards such as size and age in limiting the removal of local trees. It also requires the replacement of trees for ones removed in order to protect ecological and aesthetic conditions. See appendix F.

Certified Local Government (CLG)
Certified Local Government Program is a component of the preservation network which directly links the federal, state, and local preservation agencies. If a community has a Local Preservation Ordinance they can apply to their State Historic Preservation Office to receive information on how to become a CLG. CLG communities receive benefits that include special grants available only to CLGs, expertise recognized by the state and federal agencies, technical assistance and training, and becoming part of an information exchange within the preservation network.

Main Street Program
The Main Street program is a national program available to communities with a population of 5,000 and below. The program uses a four-point approach to downtown Preservation including: design, enhancing the appearance of the commercial district by rehabilitating historic buildings, encouraging and supporting construction, and developing sensitive design

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management systems; organization, building consensus and cooperation among the many groups and individuals who have a role in the revitalization process; promotion, marketing the historic commercial district's assets to customers, potential investors, new businesses, local citizens, and visitors; economic reconstruction, strengthening the districts existing economic base while finding ways to expand it. See Appendix G.

Easements

An easement is a legal agreement by which a property owner may specify restrictions as to the use, management, or development of a property. Typically used for the preservation of historic resources are conservation Easements. There are three types of Conservation Easements:

1. Exterior and Facade Easements: These protect the exterior appearance of structures by restricting exterior alteration.
2. Interior Easements: These are similar to exterior easements although not as common; they restrict the alteration of a structure's interior space.
3. Scenic and Open Space Easements: These provide protection to open spaces, historic and scenic views, archaeological sites, and ecologically significant land.

Easements are granted in perpetuity, therefore protecting the site from changes in attitudes of future owners. Easements are often pursued for the initial tax break given to the current owner of the property. The properties are initially assessed for their value then reassessed, taking into the consideration the economic hardship created by the loss of a freedom or rights to alter their property. The tax break is then determined by the difference between the two assessment figures.

Covenants

Similar to easements, covenants place certain restrictions on a property, but are only in effect for a certain number of years. They also have the added benefit of being renewable.

Transfer of Development Rights (TDR)

Transfer of Development Rights means that the development rights of one property is given to another. TDRs are used to preserve areas and open spaces by selling the development rights of specific property to be used on another site. This is a very involved preservation tool, not commonly found in Georgia.

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Revolving Funds
Revolving funds can be established within a community for the purpose of purchasing and rehabilitating historic properties. Revolving funds are generally established by a non-profit organization which makes loans to accomplish a preservation task and in turn uses the repayments to fund other projects. Most Revolving funds have covenants or easements as part of their resale agreement.

Investment Tax Credits (ITC)
Investment Tax Credits are an economic incentive available for projects that are either "certified rehabilitation" or "certified historic structure". A "certified rehabilitation" is a proper rehabilitation of a certified historic structure, one that follows the Secretary of the Interior's Standards for Rehabilitation. A "certified historic structure" is a structure which is individually listed on the National Register of Historic Places or a building located within in a district. As of 1987, taxpayers investing in the rehabilitation of a certified historic structure are eligible for a 20% tax credit on the cost of rehabilitation for commercial, industrial, or rental residential use. In Georgia the State Historic Property Tax Assessment Freeze was established to encourage rehabilitation of both historic commercial and residential buildings. The law provides the property owner eligibility to obtain an eight-year freeze if a substantial rehabilitation is conducted on a historic structure. Properties must be listed, either individually or be contributing buildings in a district, on the National Register of Historic Places or the Georgia Resister of Historic Places.

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Appendix A: Survey Form

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Sparta, Georgia
Historic Resource Inventory Form

ADDRESS/LOCATION:

RESOURCE TYPE: [ ]Building [ ]Site [ ]Landscape feature [ ]Structure [ ]Object

USE: [ ]Domestic/Residential [ ]Commercial [ ] Religious [ ]Educational [ ]Agricultural
[ ]Industrial [ ]Transportation [ ]Government/Public [ ]Funerary [ ]Vacant [ ]Other*

CONDITION*: [ ]Excellent [ ]Good [ ]Fair [ ]Poor

ADDITIONS*: [ ]Yes [ ]No **ALTERATIONS*:** [ ]Yes [ ]No

FACADE SYMMETRY: [ ]Symmetrical [ ]Asymmetrical

CHIMNEY PLACEMENT & NUMBER: [ ]Gable end [ ]Both Gable ends
[ ]Ridgeline [ ]Lateral interior [ ]Center [ ]Other*
NUMBER:_____

ROOF TYPE: [ ]Gable [ ]Hip [ ]Pyramidal [ ]Other_____

NUMBER OF STORIES: [ ]1 [ ]1.5 [ ]2 [ ]2.5 [ ]Other_____

PORCHES: [ ]Verandah [ ]Portico [ ]Hood [ ]Recessed [ ]Wrap-around [ ]Other

WINDOWS: [ ]Single Hung [ ]Double Hung [ ]Triple Hung [ ]Other
LIGHTS: [ ]1/1 [ ]2/2 [ ]4/4 [ ]6/6 [ ]9/6 12/12 [ ]8/8/8 [ ]Other*

EXTERIOR MATERIALS: [ ]Clapboard [ ]Wood Shingles [ ]Brick [ ]Stone [ ]Synthetic

BUILDING TYPE: [ ]Saddlebag [ ]Hall & Parlor [ ]Central Hall [ ]Georgian Cottage
[ ]Gable-ell [ ]Queen Anne [ ]New South Cottage [ ]Pyramidal [ ]Bungalow
[ ]Am. Foursquare

STYLE*: [ ]HIGH STYLE [ ]ELEMENTS [ ]VERNACULAR

DATE OF CONSTRUCTION:

***WRITTEN DESCRIPTION:**

ROLL# **FRAME#**

HISTORICAL THEMES: [ ]Architecture [ ]Agriculture [ ]Commerce [ ]Industry [ ]Religion
[ ]Education [ ]African-American history [ ]Transportation
LEVEL OF INTEGRITY: [ ]High [ ]Medium [ ]Low
RECOGNITION: [ ]Appears to meet National Register criteria
[ ]Appears not to meet National Register criteria
[ ]Landmark status

TAX MAP #:_____ **PARCEL #:**_____
SURVEYOR'S INITIALS:

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Appendix B: Significant Historic Resources in Hancock County

BUILDINGS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES WITHIN HANCOCK COUNTY

Name: Pearson-Boyer-Plantation
Location: 7.2 miles south/southeast of Sparta, near Zebulon Community, Hancock County, Ga.
Date of Construction: 1854-55; 1911-12

Name: Glen Mary
Location: Outside Sparta on Linton Road
Date of Construction: 1848

Name: Rock Mill (Shivers-Simpson House)
Location: Located on GA 16 near Jewell.
Date of Construction: c. 1815-1820

Name: J.S. Jackson Plantation
Location: White Plains, Ga.
Date of Construction: c. 1850

Name: Cheely - Coleman - Moore House
Location: South of Jewell on GA. 123 at the Ogeechee River
Date of Construction: c. 1825

Name: Rockby
Location: Northeast of Sparta off GA 16
Date of Construction: c. 1855

Name: Roe - Harper House
Location: 2 miles west of Devereux off GA 2133
Date of Construction: c. 1800

Name: Hancock Couty Courthouse
Location: Broad Street, Sparta, Ga.
Date of Construction: 1881 - 83

Name: Lafeyette Hotel (Drummers Home)
Location: Broad Street, Sparta, Ga.
Date of Construction: c. 1840

Name: Jewell Historic District
Location: Ga. Hwys 248 and 16
Date of Construction: Mid to late 19th century

Name: Linton Historic District
Location: On Linton Road, about 30 miles outside of Sparta.
Date of Construction: Early to mid 19th century

Name: Camilla - Zack Community Center District
Location: Rt. 1, Mayfield vacinity (Springfield)
Date of Construction: c. 1932

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Name: Sparta Historic District
Location: Centered on the courthouse square and out GA 22 and Broad Street, Court, and Jones Streets.
Date of Construction: Late 18th century

SIGNIFICANT PROPERTIES WITHIN THE SPARTA HISTORIC DISTRICT

Name: Terrell - Stone House
Location: 839 Jones Street
Date of Construction: c. 1820

Name: Harley - Rives House
Location: 720 Elm Street
Date of Construction: c. 1850

Name: Pomegranate Hall
Location: 322 Adam Street
Date of Construction: c. 1830

Name: Sayre - Shivers House
Location: 118 West Broad Street
Date of Construction: Begun 1829, finished 1839

Name: Bird - Campbell House
Location: 204 West Broad Street
Date of Construction: c. 1834

Name: Etheridge - Dubose - Peck House
Location: 513 Borland Street
Date of Construction: c. 1853

Name: Lane - Walker House
Location: Corner of Elm and Hamilton Streets
Date of Construction: Before 1856

Name: Rossiter - Little House
Location: 223 Broad Street
Date of Construction: Before 1812

Name: Alston - Wiley House
Location: 509 Rabun Street
Date of Construction: Before 1817

Name: Baxter - Carswell House
Location: Corner of Adams and Rabun Streets
Date of Construction: c. 1820

Name: Treadwell - Blanchard House
Location: Corner of Broad and Rabun Streets
Date of Construction: Around the time of the Civil War

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Name: Graves Barn
Location: Adams Street
Date of Construction: c. 1899

Name: Little Red House on the Square
Location: Facing the square
Date of Construction: Original part built in 1797

Name: Walker - Moore House
Location: 108 Rabun Street
Date of Construction: Early 20th century

Name: Watkins - Fraley Building
Location: Broad Street
Date of Construction: Antebellum

Name: Dickens Law Building
Location: Broad Street
Date of Construction: Antebellum

Name: Whaley - Graves - Pendleton - Stephens House
Location: Adams Street
Date of Construction: Original structure: 1820-30; Victorian facade: C. 1895

Name: Old Hancock County Jail
Location: Court Street
Date of Construction: 1905

SIGNIFICANT PROPERTIES WITHIN THE JEWELL HISTORIC DISTRICT

Name: Old School Building
Location: Village Green
Date of Construction: c. 1880

SIGNIFICANT PROPERTIES WITHIN THE LINTON HISTORIC DISTRICT

Name: Evans -Boyer House
Location: Linton
Date of Construction: Antebellum

Name: Trawick House
Location: Linton
Date of Construction: c. 1860

Name: Stone - Boyer House
Location: Linton
Date of Construction: c. 1837

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SIGNIFICANT BUILDINGS AND SITES IN HANCOCK COUNTY

Name: Harris - Rives Plantation
Location: GA 16, 6 miles from Sparta
Date of Construction: c. Early 19th century

Name: Millmore
Location: GA 16, on Shoulderbone Creek
Date of Construction: c. early 19th century

Name: Covey Rise Farm
Location: Covey Rise Road off of Hwy. 22
Date of Construction: c. 1880

Name: Britt - Roundtree - Hollis House
Location: GA 15
Date of Construction: Original Structure: 1786-90 ; Two story addition (Cooper House): c. 1820 ; Room from the Mullaly - Brookins House: 1812

Name: Shoulderbone Creek Indian Mounds
Location: Shoulderbone Creek, Hancock County
Date Of Construction: Prehistoric

SIGNIFICANT DEMOLISHED PROPERTIES

Name: Montour Mill and Village
Location: Within the Sparta city limits off of Boland Street
Date of Construction: Mill building: c. 1852 ; Montour Village: c. 1855-57 ; Demolished c. 1960s

Name: Old Dominion
Location: Off of Jones Street , Sparta, Ga.
Date of Construction: c. 1790s ; Demolished c. 1970s

Name: Lane - Duggan House
Location: Granite Hill, Hancock County
Date of Construction: Antebellum ; Destroyed by fire in 1968

Name: Abercrombie - Skinner - Morris House
Location: 525 Rabun Street, Sparta, Ga.
Date of Construction: c. 1805-10 ; Demolished c. 1970s

Name: Clinch Terrace
Location: Sparta, Ga.
Date of Construction: Antebellum ; Destroyed by fire in 1971

Name: Methodist Church
Location: In the area that is now the Sparta Cemetery.
Date of Construction: 1805 ; Destroyed by fire in 1905

Name: Sparta High School
Location: Where the United Security Bank now stands.
Date of Construction: 1885 ; Demolished in 1977

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Name: John D. Walker Residence
Location: 108 Rabun Street, Sparta, Ga.
Date of Construction: c. 1900 (Destroyed by fire in the 1920s).

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Appendix C: List of Recommendations

Designate Historic District(s).

- Primary Historic District(s) for immediate designation.
- Secondary Historic Districts for future district consideration.
- African-American District(s).
- Update Landmarks outside city limits, outside primary district and inside primary districts.
- Identify non-contributing, incompatible buildings on lots which might accommodate "infill" compatible designs in the future.
- Propose Commercial district signage standards based on "Napa". Designate commercial district "franchise zone" to accommodate new construction but limited in number.

Establish Historic Preservation Commission.

- Tailor by-laws for Sparta including demolition by neglect by absentee property owner, procedures for selection, etc.
- Encourage multi-ethnic participation/appointment.
- Set-up watchdog group to monitor changes (i.e.threats) to historic buildings to help pre-empt

Restoration of Individual Resources

- SPARTA JAIL: restore and use as Welcome Center, Historical Society, Chamber of Commerce Offices or Youth Hostel.
- TERRELL HOUSE: restore and use as Sparta House Museum,Inn/Bed & Breakfast. Property may be best suited for Welcome Center, developing milk house and carriage house as interpretative resources. T.H.'s location is ideal for Welcome Center as north entrance to town.
- BARN: Develop as local attraction, including a landscape plan which provides interpretive setting and small park. Possilby as part of UGA Landscape Architecture project.
- CONFEDERATE SQUARE: Repair masonry deterioration to monument. Develop landscape plan to promote pedestrian use as a park (i.e.benches, plant materials, etc.)
- SPARTA COURTHOUSE: Suggest improvements to compliment *restoration* plan and to include 1.3. Establish weekend tours of Courthouse, encourage public circulation.

Restoration of Multiple Resources

- WEST SIDE AREA: Coordinate restoration plan of houses and landscape as part of tourist attraction. Also, consider district nomination
- DOWNTOWN DEVELOPMENT: Design guidelines for commercial building, suggestions concerning additional merchants which would encourge tourism.

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Tourism

- Plan for 1996 Olympic Games and potential tourism. Publicize Sparta.
- Economic plan/analysis.
- Develop and create Motion Picture Industry requirements and promotion. Supply and organize local support services such as catering.
- Publication of brochure, driving tour and walking tours for visitors. Promote what is there now, not necessarily what it can be made to look like--reality. Driving tour may include a fee, perhaps for descriptive brochure or maps published by Historical Society.
- Consider lodging and increasing trunk capacity.
- Establish annual event(s) which reflect Sparta's cultural history to help attract out-of -town visitors and generate income. Use revenue as seed money to facilitate maintence or create revolving fund.

Cyclical Maintenance Plan.

- Develop for primary resources.
- Consider for secondary resources.
- Address 'scenic maintenance' such as litter removal and obvious eyesores which give negative impression to visitors.
- Stabilize resources and insure they are "well-maintained."
- Use community service labor and/or inmate laborors for regualr maintenance--identify individual with specific skills.

Other Historic Preservation Tools

- Revolving Fund: Suggest properties, methods and initial investments. Encourage community-based participation and/or sponsorship.
- Outsider Fee for relocation in Sparta.
- Conservancy: donation of historic buildings and properties for use by city.
- Local events/activities, sponsored by Historical Society

Transportation.

- Logging traffic: identify problems, suggest alternative routes.
- Negative economic consequences of eminent DOT bypass.
- Identify area landing fields to facilitate weekend residents.

Designate scenic overlooks at primary entrances to town with inclusive curb cuts.

Appendix D: Model Historic Preservation Ordinance

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COUNTY HISTORIC PRESERVATION ORDINANCE

AN ORDINANCE TO ESTABLISH A HISTORIC PRESERVATION COMMIS - SION IN THE COUNTY OF _____ TO PROVIDE FOR DESIGNA - TION OF HISTOR IC PROPERTIES OR HISTORIC DISTRICTS; TO PROVIDE FOR ISSUANCE OF CERTIFICATES OF APPROPRIATENESS; TO PROVIDE FOR AN APPEAL PROCE DURE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE _____ COUNTY BOARD OF COMMIS - SIONERS, OF _____ COUNTY, GEORGIA.

Section I

Purpose

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

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

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

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

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

Section II

Definitions

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

B. *"Certificate of Appropriateness"* - Means a document evidencing approval by the Historic Preservation Commission of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district.

C. *"Exterior Architectural Features"*- Means the architectural style, general design and general arrangement of the exterior of a building, structure or object, including but not limited to the kind or texture of the building material and the type and style of all windows, doors, signs and other appurtenant architectural fixtures, features, details or elements relative to the foregoing, as more fully described in the Design Guidelines for _____ County, a copy of which is identified as Appendix "A", copy of which is attached hereto and hereby incorporated by reference.

D. *"Exterior Environmental Features"* - Means all those aspects of the landscape or the development of a site which affect the historical character of the property.

E. *"Historic District"* - Means a geographically definable area, possessing a significant concentration, linkage, or continuity of sites, buildings, structures or objects united by past events or aesthetically by plain or physical development. A district may also comprise individual elements separated geographically but linked by association or history. A Historic District shall further mean an area designated by the Board of Commissioners as a Historic District pursuant to the criteria established in Section IV B of this Ordinance.

F. *"Historic Property"*- Means an individual building, structure, site, or object including the adjacent area necessary for the proper appreciation thereof designated by _____ County Board of Commissioners as a historic property pursuant to the criteria established in Section IV C of this Ordinance.

G. "*Material Change in Appearance"* - Means a change that will affect either the exterior architectural or environmental features of a historic property or any building, structure, site, object, or landscape feature within a historic district, such as:

1. A reconstruction or alteration of the size, shape or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;

2. Demolition or relocation of a historic structure;

3. Commencement of excavation for construction purposes;

4. A change in the location of advertising visible from the public right-of-way; or

5. The erection, alteration, restoration or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

H. *"Object"* - An object is a material thing of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

I. *"Site"*- A site is the location of a significant event, a prehistoric or historical occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure.

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J. "*Structure*"- A structure is a work made up of interdependent and inter-related parts in a definite pattern of organization. Constructed by man, it is often an engineering project large in scale.

Section III

Creation of a Historic Preservation Commission

A. Creation of the Commission

There is hereby created a commission whose title shall be "_____ COUNTY HISTORIC PRESERVATION COMMISSION" (hereinafter "Commission").

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

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

The Commission shall consist of five (5) members appointed by the County Commission Chairman and ratified by the Commissioners. All members shall be residents of _____ County and shall be persons who have demonstrated special interest, experience or education in history, architecture or the preservation of historic resources.

To the extent available in _____ County, at least three (3) members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archaeology or related professions and at least one (1) year; two (2) members for two (2) years; and two (2) members for (3) years. Members shall not receive a salary, although they may be reimbursed for expenses.

D. Statement of the Commission's Powers:

The Commission shall be authorized to:

1. Prepare and maintain an inventory of all property within _____ County having the potential for designation as historic property;

2. Recommended to the _____ County Board of Commissioners specific districts, sites, buildings, structures, or objects to be designated by ordinance as historic properties or historic districts.

3. Review applications for Certificates of Appropriateness, and grant or deny same in accordance with the provisions of this Ordinance;

4. Recommend to the _____ County Board of Commissioners that the designation of any district, site, building, structure or object as a historic property or as a historic district be revoked or removed;

5. Restore or preserve any historic properties acquired by _____ County.

6. Promote the acquisition by _____ County of facade easements and conservation easements in accordance with the provisions of the "Facade and Conservation Easement Act of 1976" (O.C.G.A., Section 44-10-.1 through 5);

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7. Conduct educational programs on historic properties located within _____ County and on general historic preservation activities;

8. Make such investigations and studies of matters relating to historic preservation including consultation with historic preservation experts, the _____ County Board of Commissioners or the Commission itself may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources;

9. Seek out local, state, federal or private funds for historic preservation, and make recommendations to the ------County Board of Commissioners concerning the most appropriate uses of any funds acquired;

10. Submit to the Historic Preservation Section of the Department of Natural Resources a list of historic properties or historic districts designated;

11. Perform historic preservation activities as the official agency of the _____ County historic preservation program;

12. Employ persons, if necessary, to carry out the responsibilities of the Commission;

13. Receive donations, grants, funds, or gifts of historic property and acquire and sell historic properties. The Commission shall not obligate _____ County without prior consent;

14. Review and make comments to the Historic Preservation Section of the Department of Natural Resources concerning the nomination of properties within its jurisdiction to the National Register of Historic Places; and

15. Participate in private, state and federal historic preservation programs and with the consent of the _____ County Board of Commissioners enter into agreements to do the same.

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

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

F. Conflict of Interest:

The Commission shall be subject to all conflict of interest laws set forth in Georgia Statutes and in the _____ County Code of Ordinances and Code of Ethics, the provisions of which are hereby incorporated by reference.

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

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

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2. Boundaries of a Historic District: Boundaries of a Historic District shall be included in the separate ordinances designating such districts and shall be shown on the Official Zoning Map of _____ County, Georgia.

3. Evaluation of properties within Historic Districts: Individual properties within historic districts shall be classified as:

a. historic (contributes to the district);

b. non-historic (does not contribute but does not detract from the district, as provided for in B.1.); and

c. intrusive (detracts from the district as provided for in B.1.).

C. Designation of a Historic Property:

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

a. it is an outstanding example of a structure representative of its era;

b. it is one of the few remaining examples of a past architectural style;

c. it is a place or structure associated with an event or persons of historic or cultural significance to _____ County, State of Georgia, or the region; or

d. it is a site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the municipality, county, state or region.

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

1. Application for Designation of Historic Districts or Property: Designations may be proposed by the _____ County Board of Commissioners, the Commission, or:

a. for historic districts - a historical society, neighborhood association or group of property owners may apply to the Commission for designation;

b. for historic properties - a historical society, neighborhood association or group of property owners may apply to the Commission for designation;

2. Required Components of a Designated Ordinance: Any ordinance designating any property or district as historic shall:

a. list each property in a proposed historic district or describe the proposed individual historic property;

b. set forth the name(s) of the owner(s) of the designated property or properties;

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c. require that a Certificate of Appropriateness be obtained from the Commission prior to any material change in appearance of the designated property; and

d. require that the property or district be shown on the Official Zoning Map of _____ County, Georgia and kept as a public record to provide notice of such designation.

3. Required Public Hearings: The Commission and the _____ County Board of Commissioners shall hold a public hearing on any proposed ordinance for the designation of any historic district or property. Notice of the hearing shall be published in at least three (3) consecutive issues in the principal newspaper of local circulation, and written notice of the hearing shall be mailed by the Commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than ten (10) nor more than twenty (20) days prior to the date set for the public hearing. A notice sent via the United States Mail to the last-known owner of the property shown on the _____ County tax roll and a notice sent via United States Mail to the address of the property to the attention of the occupant shall constitute legal notification to the owner and occupant under this ordinance.

4. Notification of Historic Preservation Section: No less than thirty (30) days prior to making a recommendation on any ordinance designating a property or district as historic the Commission must submit the report, required in Section IV, A 3, to the Historic Preservation Section of the Department of Natural Resources.

5. Recommendations on Proposed Designations: A recommendation to affirm, modify or withdraw the proposed ordinance for designation shall be made by the Commission within fifteen (15) days following the Public Hearing and shall be in the form of a resolution to the _____ County Board of Commissioners.

6. _____ County Board of Commissioners Action on Commission Recommendation: Following receipt of the Commission's recommendation, the _____ County Board of Commissioners may adopt the ordinance as proposed, may adopt the ordinance with any amendments it deems necessary, or reject the ordinance.

7. Notification of Adoption of Ordinance for Designation: Within thirty (30) days following the adoption of the ordinance for designation by the _____ County Board of Commissioners, the owners and occupants of each designated historic property, and the owners and occupants of each structure, site or work of art located within a designated historic district, shall be given written notification of such designation by the _____ County Board of Commissioners which notice shall apprise said owners and occupants of the necessity of obtaining a Certificate of Appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated. A notice sent via the United States Mail to last known owner of the property shown on the _____ County tax roll and a notice sent via United States Mail to the address of the property to the attention of the occupant shall constitute legal notification to the owner and occupant under this ordinance.

8. Notification of other Agencies Regarding Designation: The Commission shall notify all necessary agencies within _____ County of the ordinance for designation.

9. Moratorium on Applications for Alteration or Demolition while Ordinance for Designation is Pending: If an ordinance for designation is being considered, the Commission shall have the power to freeze the status of the involved property.

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Section V

Application to Preservation Commission for Certificate of Appropriateness

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

After the designation by ordinance of a historic property or of a historic district, no material change in the appearance of such historic property, or of a historic or non-historic building, structure, site or object within such historic district, shall be made or be permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the Commission.

B. Submission of Plans to Commission:

An Application for a Certificate of Appropriateness shall be accompanied by drawings, photographs, plans and documentation required by the Commission, as further set forth on the Application for Certificate of Appropriateness, attached hereto as Appendix "C" and hereby incorporated by reference.

C. Interior Alterations:

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

D. Technical Advice:

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

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

The Commission shall hold a public hearing at which each proposed Certificate of Appropriateness is discussed. Notice of the hearing shall be published in the principal newspaper of local circulation in the county and written notice of the hearing shall be mailed by the Commission to all owners and published notice shall be provided in the same manner and time frame as notices are provided before a Public Hearing for Rezoning.

The Commission shall give the property owner and/or applicant an opportunity to be heard at the Certificate of Appropriateness hearing.

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

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

1. The Commission shall approve the application and issue a Certificate of Appropriateness if it finds that the proposed material change(s) in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic

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property or the historic district. In making this determination, the Commission shall consider, in addition to any other pertinent factors, the following criteria for each of the following acts:

a. Reconstruction, Alteration, New Construction or Renovation:

The Commission shall issue Certificates of Appropriateness for the above proposed actions if those actions conform in design, scale, building material, setback and landscaping as further specified in the Design Guidelines for _____ County, a copy of which is attached hereto as Appendix "A", and to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, a copy of which is attached hereto as Appendix "D" and hereby incorporated by reference.

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

1. the historic character and aesthetic interest the building, structure or object contributes to its present setting.

2. whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be.

3. whether the building, structure or object can be moved without significant damage to its physical integrity.

4. whether the proposed relocation area is compatible with the historical and architectural character of the building, structure, site or object.

c. Demolition: A decision by the Commission approving or denying a Certificate of Appropriateness for the demolition of buildings, structures, sites, or objects shall be guided by:

1. the historic, scenic or architectural significance of the building, structure, site, or object.

2. the importance of the building, structure, site, or object to the ambiance of a district.

3. the difficulty or the impossibility of reproducing such a building, structure, site, or object because of its design, texture, material, detail, or unique location.

4. whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or the county.

5. whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.

6. whether reasonable measures can be taken to save the building, structure, site, or object from collapse.

7. whether the building, structure, site, or object is capable of earning reasonable economic return on its value.

G. Undue Hardship:

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

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

1. The Commission shall approve or reject an application for a Certificate of Appropriateness within forty-five (45) days after the filing thereof by the owner or occupant of a historic property, or of a building, structure, site, or object located within a historic district. Evidence of approval shall be by a Certificate of Appropriateness issued by the Commission. Notice of the issuance or denial of a Certificate of Appropriateness shall be sent by United States mail to the applicant and all other persons who have requested such notice in writing filed with the Commission.

2. Failure of the Commission to act within said forty-five (45) days shall constitute approval, and no other evidence of approval shall be needed.

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

1. In the event the Commission rejects an application, it shall state its reasons for doing so, and shall transmit a record of such actions and reasons, in writing, to the applicant. The Commission may suggest alternative courses of action it thinks proper if it disapproves of the application submitted. The applicant, if he or she so desires, may make modifications to the plans and may resubmit the application at any time after doing so.

2. In cases where the application covers a material change in the appearance of a structure which would require the issuance of a building permit, the rejection of the application for a Certificate of Appropriateness by the Commission shall be binding upon the building inspector or other administrative officer charged with issuing building permits and, in such a case, no building permit shall be issued.

J. Requirement of Conformance with Certificate of Appropriateness:

1. All work performed pursuant to an issued Certificate of Appropriateness shall conform to the requirements of such certificate. In the event work is performed not in accordance with such certificate, the Commission shall issue a cease and desist order and all work shall cease.

2. The _____ County Board of Commissioners or the Commission shall be authorized to institute any appropriate action or proceeding in a court of competent jurisdiction to prevent any material change in appearance of a designated historic property or historic district, except those changes made in compliance with the provisions of this ordinance or to prevent any illegal act or conduct with respect to such historic property or historic district.

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K. Certificate of Appropriateness Void if Construction not Commenced:

A Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of Appropriateness shall be issued for a period of eighteen (18) months and are renewable.

L. Recording of Applications for Certificate of Appropriateness:

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

M. Acquisition of Property:

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

N. Appeals:

Any person adversely affected by any determination made by the Commission relative to the issuance or denial of a Certificate of Appropriateness may appeal such determination to the _____ County Board of Commissioners. Any such appeal must be filed within fifteen (15) days after the issuance of the determination pursuant to Section V. H 1 of this Ordinance or, in the case of a failure of the Commission to act, within fifteen (15) days of the expiration of the forty-five (45) day period allowed for Commission action, Section V. H 2 of this Ordinance. The _____ County Board of Commissioners may approve, modify, or reject the determination made by the Commission, if the governing body finds that the Commission abused its discretion in reaching its decision. Appeals from decision of the _____ County Board of Commissioners may be taken to the Superior Court of _____ County in the manner provided by law for appeals from conviction for _____ County ordinance violations.

Section VI

Maintaining of Historic Properties and Building and Zoning Code Provisions

A. Ordinary Maintenance or Repair:

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

B. Failure to Provide Ordinary Maintenance or Repair:

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

1. The Commission shall monitor the condition of historic properties and existing buildings in historic districts to determine if they are being allowed to deteriorate by neglect. Such

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conditions as broken windows, doors and openings which allow the elements and vermin to enter, the deterioration of a building's structural system shall constitute failure to provide ordinary maintenance or repair.

2. In the event the Commission determines a failure to provide ordinary maintenance or repair, the Commission will notify the owner of the property and set forth the steps which need to be taken to remedy the situation. The owner of such property will have thirty (30) days in which to do this.

3. In the event that the condition is not remedied in thirty (30) days, the owner shall be punished as provided in Section VII of this Ordinance and, at the direction of the _____ County Board of Commissioners, the Commission may perform such maintenance or repair as is necessary to prevent deterioration by neglect. The owner of the property shall be liable for the cost of such maintenance and repair performed by the Commission.

C. Affirmation of Existing Building and Zoning Codes:

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

Section VII

PenaltyProvisions

Violations of any provision of this Ordinance shall be punished in the same manner as provided for punishment of violations of validly-enacted Ordinances of _____ County.

Section VIII

Severability

In the event that any section, subsection, sentence, clause or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, sentences, clauses, or phrases of this Ordinance, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

Section IX

Repealer

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

Section X

EffectiveDate

This Ordinance shall become effective on _____19____.

THEREFORE BE IT RESOLVED that the _____ County Board of Commissioners do hereby ordain, resolve and enact the foregoing Historic Preservation Commission Ordinance for _____ County, Georgia.

Adopted this _____ day of _____, 19 _____.

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Date of Implementation: _____ day of _____, 19_____.

APPROVED:

_____ COUNTY BOARD OF COMMISSIONERS

BY: _____
CHAIRMAN

ATTESTED:

_____
COUNTY CLERK

Ordinance No. 809

Avondale Estates

Sign Ordinance

BE IT ORDAINED BY THE CITY OF Avondale Estates, GEORGIA, AS FOLLOWS:

TO ESTABLISH A SIGN ORDINANCE FOR THE CITY OF Avondale Estates; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

Section 1

Preamble, Purpose and General Provisions

(A) Preamble.

In order to protect the public safety to assure compatibility of signs with surrounding land uses, to enhance the business and economy of Avondale Estates, to protect the public investment in streets and highways, to maintain the tranquil environment of residential areas, to promote industry and commerce, and to provide for orderly and reasonable display of advertising for the benefit of all its citizens, the Board of Mayor and Commissioners hereby determines that the public health, safety and welfare require the adoption of this article.

(B) Purpose

The purpose of the Signage Ordinance of the City of Avondale Estates is to recognize that although signs and advertising are proper and necessary uses of private property and constitute a legitimate business entitled to the protection of the law, these signs and advertising should be reasonably regulated in the interest of the public safety and welfare by the establishment of standards for the location, size, illumination, number, construction and maintenance of all signs and advertising structures in Avondale Estates, Georgia.

The purpose of this ordinance is to alleviate a growth of sign usage that is detrimental to Avondale Estates. Recognizing that Avondale Estates is one of the country's foremost planned communities and is on the National Historic Register, the Board of Mayor and Commissioners finds that the improper control of signs causes a particular problem here. Any failure to recognize this significant fact would blind us to the realities of our responsibilities as commissioners. The residents, visitors and investor's impressions of Avondale Estates determines the success or failure of our economic future. We must make certain that what is seen is inviting and appreciated by both residents and investors.

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Having spent over six months in studying the many ramifications of sign usage, we realize that there is a myriad of public and private interests to be weighed in the balance. We have done this now', in culminating our efforts, we are of the opinion that economic and aesthetic factors are inseparable. Each is but a part of the same problem. Any attempt to separate them distorts the overall picture. We recognize and strongly subscribe to the right of businessmen to advertise their businesses. Still, the right to advertise must be kept within reasonable boundaries consistent with the objectives and goals of the community to retain its special character and the economic advantages that rest largely on the quality of its appearance. We realize that reasonable minds do differ as to how any sign problems can best be solved. The responsibility for finding the solutions, however, falls upon this body.

(C) General Provisions

Except as specifically excluded from the provisions of this Ordinance, it shall be unlawful for any person to post, display, substantially change, or erect a sign without a permit. A change in the copy only of a sign or advertising device shall not constitute a substantial change.

Section 2

Definitions

For the purposes of this Ordinance, the following definitions shall apply:

Animated Sign shall mean any sign with action, or changing colors which require electrical energy. This definition does not include signs which indicate time, temperature, or date.

Banner Sign shall mean any banner sign which is stretched across and hung over a public right-of-way, attached to any public or utility poles or which is made of a material which is non-permanent.

Bench Sign shall mean a sign located on any part of the surface of bench or seat placed on or adjacent to a public right-of-way.

Billboard Sign shall mean a non-point-of-sale sign which advertises a business, organization, event, person, place, or thing, unless such is more specifically defined herein.

Business Sign shall mean any notice or advertisement, pictorial or otherwise, which directs attention to goods, commodities, products, services, or entertainment sold or offered upon the premises where such sign is located.

Changeable Copy Sign shall mean a sign that is designed so that characters, letters, or illustrations can be changed or rearranged without altering the face or the surface of the sign.

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Clock Sign shall mean any timepiece erected outside of any building for the purpose of advertising the business on the premises on which it is located.

Construction Sign shall mean any sign giving the name or names of principal contractors, architects, and lending institutions responsible for construction on site where the sign is placed, together with other information included thereon.

Directory or Mall Sign shall mean a serial sign, which identifies the names of businesses, offices, professionals, industries or other entities located within a planned center.

Double-Faced Sign shall mean a sign which has two display areas against each other or where the interior angle formed by the display areas is sixty degrees (60) or less, where one face is designed to be seen from one direction and the other face from another direction.

Flashing Sign shall mean a sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects. Illuminated signs which indicate only the time, temperature, or date shall not be considered as flashing signs.

Ground and/or Pole Sign shall mean a permanently affixed sign which is wholly independent of a building for support.

Illuminated Direct Sign shall mean a sign illuminated by an internal light source.

Illuminated Indirect Sign shall mean a sign illuminated by an external light source directed primarily toward such sign.

Instructional Sign shall mean a sign used to give direction or specific instruction to the public such as, but not limited to, "enter," "exit," "no parking," "drive through," "rest room" and so forth.

Integral Sign shall mean memorial signs or tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials mounted of the face of a building.

Marquee Sign shall mean a business sign painted on, attached to or hung from a marquee. A Marquee is defined as a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.

Mobile Sign shall mean a sign which is attached to, mounted on, pasted on, painted or drawn on any vehicle, whether motorized or drawn, which is placed, parked or maintained at one (1) particular location for the express purpose and intent of promotion, or conveying an advertising message.

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Non-Conforming Sign shall mean any sign which does not conform to the provisions of this Ordinance.

Off Premises Sign (Off-site) shall mean any sign which is not located upon the premises of the business or entity indicated or advertised by said sign. This includes products advertised in conjunction with a business entity.

On-Site Sign shall mean an outdoor advertising device relating in its subject matter to the premises on which it is located, or to products, accommodations, services, or activities on the premises.

Point-of-Sale Sign shall mean any sign which carries only the name of the firm, major enterprise, or products offered for sale on the premises, or a combination of these things.

Political Signs shall mean signs identifying or urging voter support for a particular election issue, political party, or candidate for public office.

Portable Sign shall mean signs which are not permanently affixed, including but are not limited to signs mounted or painted on vehicles which are parked in such a manner as to serve the purpose of an advertising device.

Prohibited Sign shall mean any sign, other than a nonconforming sign, not conforming to this Ordinance.

Projecting Sign shall mean any sign other than a wall\ sign affixed to any building or wall whose leading edge extends more than 6 inches beyond such building or wall.

Real Estate Sign shall mean a temporary sign erected by the owner, or his agent, advertising the real property upon which the sign is located for rent, lease, or for sale, except in residential districts.

Real Estate Directional Sign shall mean a sign which conveys directions to a specific real estate property for sale or lease, such as a real estate development, apartment or condominium project, or any other real estate property for sale or lease.

Roof Sign shall mean a sign projecting over the coping of a flat roof, or over the ridge of a gable, hip or gambrel roof, and supported by or attached to said roof, or any sign that uses the roof for support.

Sidewalk or Sandwich Sign shall mean a movable sign not secured or attached to the ground or surface upon which it is located.

Sign Face shall mean the part of a sign that is or can be used for advertising purposes.

Sign Height shall mean the distance in vertical feet from the ground to the highest point of the sign face.

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Signs, Number and Surface Area For the purpose of determining number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed, in a random manner, without organized relationship of elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

That area enclosed by one continuous line, connecting the extreme points or edges of a sign. The area shall be determined using the largest sign area or silhouette visible at any one point, including any open space or hole within the sign's face or any appendage protruding outside the sign's face. This area does not include the main supporting sign structure, but all other ornamental attachments, inner connecting links, etc., which are not a part of the main supports of the sign, are to be included in determining sign area.

Snipe Sign shall mean any sign of any material whatsoever that is attached in any way to a utility pole, tree, or any object located or situated on public or private property.

Temporary Sign shall mean a sign of a non-permanent nature. All such shall be removed within ten (10) days after the purpose for which the sign is intended to advertise has been accomplished.

Trailer Sign shall mean any sign mounted on wheels and or may be moved from one location to another.

Wall Sign shall mean a sign applied to or mounted to the wall or surface of a building or structure, the display surface which does not project more than six (6) inches from the outside wall of such a building or structure. The total lettering on one side of a building or structure shall constitute one wall sign.

Window Sign shall mean any sign placed inside or upon a window facing the outside and which is intended to be seen from the exterior.

Section 3

Permit Application

Applications for sign permits shall be filed by the sign owner or his agent with the Building Inspector upon forms furnished by him. Said application shall describe and set forth the following:

a. the type and purpose of the sign as defined in this Ordinance
b. the value of the sign
c. the street address of the property upon which subject sign is to be located and the proposed location of subject sign on subject property. In the absence of a street address, a method of location acceptable to the Building Inspector shall be used.

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there is more than one sign face

e. the name(s) and address(es) of the owner(s) of the real property upon which the subject sign is to be located

f. written consent of the owner, or his agent, granting permission for the placement and maintenance of subject sign

g. the Building Inspector shall require a sketch or print drawn to scale showing pertinent information such as wind pressure requirements and display materials in accordance with the *Southern Standard Building Code* as amended by DeKalb County, Georgia. The Building Inspector may require additional information on such print or sketch to insure compliance with this Ordinance and adherence to the Avondale Estates Historical Preservation Ordinance

h. name, address, phone number and business license number of the sign contractor

i. proof of insurance (Section 8).

All applicants for electrical signs must also obtain an electrical permit.

Section 4

Expiration Date

A sign permit shall become null and void if the sign for which the permit was issued has not been completed and inspected within six (6) months after the date of issuance.

Section 5

Sign Permit Fees

No permit shall be issued until the appropriate application has been filed with the Building Inspector and fees have been paid as provided below:

Signs with a value of less than $500	$15.00
Signs with a value of between $501 and $2000	$30.00
Signs with a value of more than $2000	$75.00
Special permits (Section 9)	$25.00

Section 6

Labels Required on Signs

A. With each approved permit the Building Inspector shall issue a sticker bearing the same number as the permit with which it is issued. It shall be the duty of the permittee or his agent to affix such sticker to the sign in the lower right hand area so it will be easily seen. The absence of a proper sticker shall be prima facie evidence that the same has been, or is being erected or operated in violation of

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the provisions of this Ordinance except as provided for under Section 5. Stickers may be color coded.

B. The Building Inspector shall inspect all existing signs and advertising devices in the City to determine if such signs or devices conform to the provisions of this Ordinance.

Identification stickers shall be provided for all signs in order to identify existing conforming and nonconforming signs and to indicate the date of inspection.

Section 7

Nonconforming Signs

1. Removal and Amortization Period

Any sign or advertising device which does not conform to requirements of this Ordinance shall either be removed or made to conform to the Ordinance requirements within the time prescribed herein dated from the date of notification by the Building Inspector. The Building Inspector shall determine the value of each nonconforming sign based on evidence supplied by the owner of said sign. Values for nonconforming sign shall be based on current cost minus 5% depreciation per year for each year the sign has been in use.

2. Amortization Schedule

Value of Sign	Period for Removal
$ 0 to $ 1,000	1 year
$ 1,001 to $ 2,500	2 years
$ 2,501 to $ 5,000	3 years
$ 5,001 to $ 10,000	4 years
$10,001 and more	5 years

3. Removal of Existing Temporary and/or Nonconforming Signs

   a. Any temporary sign or device and/or sign or device included in this Ordinance shall be removed or made to conform to the provisions of this Ordinance with one-hundred-twenty (120) days of the date of notification by the Building Inspector.
   b. The Building Inspector shall determine which signs do not meet the requirements of this Ordinance. The decision of the Building Inspector will be final unless such is appealed in writing to the Board of Mayor & Commissioners within ten (10) days of the decision of the Building Inspector. The appeal shall be heard by the Board of Mayor & Commissioners on or before 60 (sixty) days of the date of appeal.

4. Conforming, Nonconforming Signs Prohibited for Same Establishment on Same List.

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No conforming sign or advertising device shall be erected for the same establishment on the same lot with an existing nonconforming sign until the nonconforming sign has been removed or made to conform to the provisions of this Ordinance.

Section 8

Bond, Public Liability Insurance Required

It shall be unlawful for any person to engage in the business of erecting or maintaining signs within the City, unless and until such entity shall have obtained a City of Avondale Estates business license and a Certificate of Insurance from an insurance company authorized to do business in the State of Georgia evidencing that the entity has in effect public liability and property damage insurance in the sum of twenty-five thousand dollars ($25,000) for property damage for any one claim and public liability insurance in an amount not less than one-hundred thousand dollars ($100,000) for injuries, including accidental death to one person. The certificate of insurance shall state that the insurance carrier will notify the City of Avondale Estates thirty (30) days in advance of any termination and/or restriction of the coverage.

Section 9

Signs and Sign Devices Prohibited

1. The following types of signs or advertising devices are prohibited in all zoning districts of the City, unless otherwise indicated:

   a. Roof signs.
   b. Sidewalk, sandwich or curb type signs.
   c. Portable signs.
   d. Rotating or animated signs involving motion or sound.
   e. Off-premise signs.
   f. Flashing, blinking, or varying light intensity signs.
   g. Signs on public right-of-way except signs exempt under Section 10.
   h. Signs which contain or are in imitation of an official traffic sign or signal or contain the words "stop," "go," "slow," "caution," "danger," "warning," or similar words excepting construction signs and barricades and except when the words are incorporated in the permanent name of a business.
   i. Courtesy benches, trash cans, and similar devices on which advertising is displayed.
   j. Trailer signs.
   k. No signage of any kind other than house number identification shall be allowed in any residential zoning district in the City.
   m. Snipe signs.
   n. Signs placed upon a structure in any manner so as to disfigure or conceal any window opening, door or significant architectural feature or detail of any building.

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o. Billboards.
p. Air or gas filled devices.
q. Balloons or streamers.
r. Flags or banners, except official flags of the United States, State of Georgia, Avondale Estates or other public service entities and shall be maintained in a respectful condition and shall be limited in size to 3' x 5'.
s. Search lights and similar devices.

Section 10

Signs Exempt from Specified Provisions of This Ordinance

The following types of signs are exempt from Sections of this Ordinance:

a. Temporary non-illuminated real estate or construction signs not in excess of sixteen (16) square feet in the OI, OD, NS, GC, L-I and CBDZ zoning districts, provided such signs are located on the lot or building for sale, lease or being constructed, are not located on any public right-of-way, and are limited to one (1) sign per street frontage. Such signs shall be removed within ten (10) days after the subject lot or building is leased, sold or construction is completed. Any building on the National Historic Register shall be limited to four (4) square feet.
b. Signs of a non-commercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his duty such as public notices, safety signs, danger signs, trespassing signs, traffic and street signs, memorial plaques, signs of historical interest, and the like.
c. Signs on private property directing traffic movement, each not exceeding three (3) square feet in area, and not advertising any business, service or product. Such signs shall not be allowed on any public right-of-way nor should be such a number as to cause confusion.
d. On premises credit card identification signs up to twenty-four (24) square inches per card. Such signs shall be at least 10 feet from the pavement of any street. No more than two (2) such cards permitted.
e. Any sign not visible from public thoroughfare or any sign within a business, office, mall, or other enclosed area.
f. Signs advertising City sponsored festivals, special public events, etc., provided such signs are set back at least ten (10) feet from any street pavement and do not exceed eighteen (18) square feet in area. Such signs shall be approved by the Building Inspector and shall be approved for a maximum period of two (2) weeks after which they must be removed.

Section 11

Misleading Advertising

It shall be unlawful for a person to display false or misleading statements upon signs or other public places calculated to mislead the public as to anything sold, services to be performed, or information disseminated. The fact that any such sign of display

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shall contain words or language sufficient to mislead a reasonable or prudent person shall be prima facie evidence of a violation of this section by the persons displaying such sign, or permitting same to be displayed at their establishment or place of business.

When a business or service using an identification or business sign is discontinued, all signs and sign structures relating to this business or service shall be removed within ten (10) days from the date of discontinuance.

Section 12

Maintenance and Appearance of Signs

A. All signs shall be maintained in good and safe condition as to present a neat and orderly appearance. The Building Inspector may cause to be removed, after due notice, any sign which shows neglect, becomes dilapidated, unsafe, or if the ground area around it is not well maintained.

B. The Building Inspector will give the owner ten (10) days written notice to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the Building Inspector will have the sign removed at the expense of the owner.

Section 13

Illumination of Signs

The light from any illuminated sign shall not be of an intensity or or brightness which will interfere with the peace, comfort, convenience, and general welfare of residents or occupants of adjacent properties.

No sign shall have blinking, flashing, or fluctuating lights or other illuminating devices which have a changing light intensity, brightness or color except those depicting only time, temperature or date.

No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

Neither direct, nor reflected light from primary light sources, shall create a hazard to operators of motor vehicles.

Section 14

Signs Permitted & Regulated in Zoning Districts According to Purpose of Such Signs

If not otherwise stated, any sign not specifically permitted in a zoning district as provided under this section, shall be prohibited in that district, except as otherwise provided for under this Ordinance.

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1. No signage other than house number, historic marker, original house designation or street identification number shall be permitted in any residential district of the City.

2. The following signs shall be permitted and regulated within the PUD and CBDZ zoning districts in the City:
   a. signs identifying development occurring within the district during the development period.
   b. temporary signs not to exceed sixteen (16) square feet pertaining to the construction, lease or sale of space of individual offices within the planned development during the development period.
   c. arcade, mall or directory signs for the CBDZ district.
   d. political signs for the CBDZ district (see Section 16).

3. The following signs shall be permitted and regulated in the O-I, GC , NS and CBDZ districts in the City:
   a. any sign allowed in the PUD district.
   b. business signs for individual retail shops, service establishments and offices.

4. The following signs shall be permitted and regulated in the OD and L-I zoning districts in the City:
   a. signs identifying the industrial use.
   b. temporary signs in excess of sixteen (16) square feet pertaining to the construction , sale, lease of individual structures or space within individual structures.
   c. political signs (see Section 16).
   d. on premises no trespassing and similar type public notice type signs less than six (6) square feet in area provided no such signs shall be allowed on any public right-of-way.
   e. on premises signs attached to the outside wall of any wall of any business establishment, which are designed to identify services rendered, products sold, or activities conducted on the premises, provided the total area of such sign shall not exceed two (2) percent of the total area of the wall on which they are affixed.
   f. on premises temporary signs relating to the initial opening or final closing of a business or service, provided such signs shall not exceed thirty-two (32) square feet each and shall not be closer than ten (10) feet to the pavement of any street or on any public right-of-way. Such signs shall be approved by the Building Inspector for a maximum period of two (2) weeks for initial opening signs and four (4) weeks for final closing signs after which they shall be removed.

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Maximum Heights, Maximum Sizes, Setback Requirements and Number Allowance of Signs Permitted and Regulated in the City

The following table provides information regarding restrictions on signs as permitted by zoning districts within the City. Ground signs, wall signs, and marquee signs are examples of the type signs that shall be permitted and regulated in accordance with the requirements of this Ordinance. For political signs see Section 16.

Purpose or Use	Maximum Height *	Setback Closest Curb	Freestanding	Wall or Hanging
Office, Commercial land Industrial Uses (in O-I, GC, NS, OD, CBDZ and L-I Districts)				
1. Assoc. (clubs & lodges)	12 ft.	7 ft.	Sixteen (16) sq. ft.	Two (2) per establishment
2. Business signs for individual establishmts. office, shops	15 ft.	7 ft.	One (1) sq. ft. of wall sign per linear ft. road frontage not to exceed 64 sq. ft.. For ground signs- 32 sq. ft. for up to 100 ft. road footage, 64 sq. ft. if more than 100 sq. ft. of frontage. **	One (1) wall sign plus one (1) ground sign per road frontage
3. Major sign for planned office, commercial or industrial center	15 ft.	7ft.	Same as No. 2 above	One (1)
4. Temporary signs in excess of sixteen (16) sq. ft. pertaining to the construction, sale or lease of individual office, commercial or industrial spaces	10 ft.	7ft.	Thirty-two (32) sq. ft.	One (1)

* 15 ft. height applies to freestanding signs
** National Historic Register buildings shall be limited to no more than 32 sq. ft.

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Section 16

Political Signs

Political signs shall be permitted within any zoning district, except residential districts, of the City subject to the following restrictions:

A. A political sign shall not be erected more than sixty (60) days prior to the election for which the sign is intended.

B. Any political sign shall be removed within ten (10) days after the final election including any run-offs for which the sign is intended to influence.

C. Political signs shall not exceed sixteen (16) square feet in area.

D. Political signs must be set back a minimum of six (6) feet from the pavement of any street and shall not be permitted on any public right-of-way. Political signs shall not be permitted to be attached to any street signs or any sign directing or controlling traffic, nor to any pole or post supporting such signs; to any utility pole or post, nor to any tree, shrub or plant.

E. Before any political sign is erected the permission of the owner of the property upon which the sign is proposed to be erected must be obtained.

F. A permit for political signs exceeding six (6) square feet in area shall be required.

G. Political signs shall not exceed ten (10) feet in height. The City of Avondale Estates is empowered to remove or cause to be removed all political signs not conforming with the provisions of this Ordinance without notice to the candidate whose sign creates nonconformance.

Section 17

Administration, Enforcement and Remedies

1. Enforcement and Administration.

   This Ordinance shall be administered and enforced by the City Building Inspector or his designee.

2. Remedies.

   In case any sign, advertising device, or other device covered by this Ordinance is or is proposed to be erected, constructed, altered, converted or used in violation of any provision of this Ordinance, the Building Inspector may, in addition to other remedies, and after due notice to the appropriate person, issue a citation for violation of the City Code requiring the presence of the violator in the City's Municipal Court; institute injunction, or other appropriate action or proceeding to

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prevent such unlawful erection, construction, alteration, conversion, or use to correct or abate such violation.

Section 18

Severability

In the event that any section, subsection, sentence, clause or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall, in no manner, affect the other sections, sentences, clauses of phrases of this Ordinance, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

Section 19

Repealer

All ordinances and parts of ordinances (Section 13 of Avondale Estates Zoning Ordinance of 1982) in conflict with this Ordinance are hereby repealed.

Section 20

Effective Date

This Ordinance shall be passed as an emergency ordinance: The emergency being that the sign moratorium expires February 1,1987.

THEREFORE BE IT RESOLVED, THAT THE BOARD OF MAYOR AND COMMISSIONERS DOES HEREBY ORDAIN, RESOLVE AND ENACT THE FOREGOING SIGN ORDINANCE FOR THE CITY OF Avondale Estates.

Adopted this the 26th day of January, 1987.

Date of implementation: 26th day of January, 1987.

APPROVED:

_____

ALLAN A. KIRWAN, MAYOR

ATTEST:

_____

PHYLLIS D. FLOWERS, CLERK

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Appendix F: Model Tree Ordinance

TREE ORDINANCE FOR THE CITY OF METTER, GEORGIA

BE IT ORDAINED by the Mayor and Council of the City of Metter, Georgia, and IT IS HEREBY ORDAINED as follows:

1.

PURPOSE AND INTENT

Trees are recognized to be a valuable asset providing a healthier and more beautiful environment in which to live. Trees are economically beneficial in attracting new residents and visitors. Trees enhance the value and marketability of property and are valuable in providing shade and cooling effects as well as preventing air noise and visual pollution. Trees also prevent erosion and assist in flood control.

Therefore the objective of this ordinance is to establish a tree planting program and tree protection regulations in order to preserve, protect, and enhance a most valuable natural resource for the health, safety, and welfare of its citizens, thus making Metter a better place to live.

The intent of this ordinance is to establish standards limiting the removal of,and insuring the replacement of trees sufficiant to safeguard the ecological and aesthetic environment necessary to a healthy, happy community. The intent is not to be punitive or to cause hardship to any individual, private or public company that uses care and diligence to protect trees within the city.

2.

DEFINITIONS

For the purposes of this ordinance, the following terms, phrases, words and their derivations shall have the meanings given herein. When not inconsistent with the context, words used in the singular include the plural; the word "shall" is always mandatory and not directory; and the masculine includes the feminine.

(a) "street trees" means tree, shrubs, bushes and all other woody vegetation on land lying between right-of-way lines on either side of all city streets, avenues or ways within the City of Metter, Georgia.

(b) "park trees" mean trees, shrubs, bushes and all other woody vegetation having individual names in city parks and all other areas owned by the city or available to the public as a park provided by the city.

(c) "city" and "City of Metter, Georgia" means that area within the corporate boundaries of the City of Metter, Georgia.

3.

CREATION AND ESTABLISHMENT OF A CITY TREE BOARD

There is hereby created and established a City Tree Board for the City of Metter, Georgia, which shall consist of members, who shall be appointed by the Mayor with the approval of the City council.

4.

SELECTION OF TREE BOARD AND TERM OF OFFICE

The Tree Board shall be made up of persons appointed by the Mayor and the City Council. Membership shall be from the following organizations; two from each Garden Club, one from the utility company, two from the City Council and one from the press, each serving three year terms, except the first year. Three appointed members shall rotate off in 1990, three in 1991 and four in 1992. In the event that a vacancy shall occur during the term of any member, his or her successor shall be appointed for the unexpired portion of the term. A member whose term has expired shall not be reappointed to the Board for a period of 12 months.

5.

COMPENSATION

Members of the Board shall serve without compensation.

6.

DUTIES AND RESPONSIBILITIES

It shall be the responsibility of the Board to study, investigate, counsel and develop and/or update annually, and administer a written plan for the care, preservation, pruning, planting, re-planting, removal or disposition of trees and shrubs in parks, along streets and in other public areas. Such plan will be presented annually to the Mayor and Council and upon their acceptance and approval shall constitute the official Comprehensive City Tree Plan for the City of Metter, Georgia. The Board, when requested by the Mayor and Council, shall consider, investigate, make finding, report and recommend upon any special matter of question coming within the scope of its work.

7.

OPERATION

The Board shall choose its own officers, make its own rules and regulations and keep minutes of its proceedings. The Board shall hold regular quarterly meetings. a majority of the members shall be a quorum for the transaction of business.

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8.

SPACING

The spacing of street trees may be planted no closer together than the following: small tree, 15 feet; medium trees, 30 feet; and large trees, 40 feet; except in special plantings designed or approved by a landscape architect.

9.

DISTANCE FROM STREET CORNERS AND FIRE HYDRANTS

No street tree shall be planted closer than 14 to 18 feet to any street corner, measured from the point of nearest intersecting curbs or curblines. No street tree shall be planted closer than ten feet of any fire hydrant.

10.

PUBLIC TREE CARE

The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares, and public grounds, as may be necessary to insure public safety or to preserve or enhance the symmetry and beauty of such public grounds. The City Tree Board may remove or cause or order to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or affected with any injurious fungus, insect or other pest. This section does not prohibit the planting of street trees by adjacent property owners providing that the selection and location of said trees is in accordance with Sections 7 through 11 of this ordinance. Trees removed on city property must be replanted with like species within 30 days or at proper tree planting time.

11.

TREE TOPPING

It shall be unlawful as a normal practice for any person, firm or city department to top any street tree, park tree, or other tree on public property. Topping is defined as the severe cutting back of limbs to stubs larger than three-inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this ordinance at the determination of the City Tree Board.

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12.

PRUNING, CORNER CLEARANCE

Every owner of any tree overhanging any street or right-of-way within the City shall, prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be clear space of eight feet (8') above the surface of the street or sidewalk. Said owners shall, after consultation with the City Tree Board, remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The City shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light or interferes with visibility of any traffic control device or sign.

13.

PRIVATE PROPERTY

At the time of issuing a building permit for new development with the city, a copy of the Tree Ordinance shall be furnished builders. A consultation with the City Tree Board may be requested in order to attempt to protect existing trees that will add to the aesthetic beauty of said property.

14.

REMOVAL OF STUMPS

All stumps of street and park trees shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.

15.

INTERFERENCE WITH CITY TREE BOARD

It shall be unlawful for any person to prevent, delay, or interfere with the City Tree Board, or any of its agents, while engaging in and about the planting, cultivating, mulching, pruning, spraying or removing of any Street trees, Park Trees.

16.

REVIEW BY MAYOR AND CITY COUNCIL

The Mayor and City Council shall have the right to review the conduct, acts and decisions of the City Tree Board. Any person may appeal from any ruling or order of the City Tree Board to the Mayor and Council who may hear the matter and make final decision.

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17.

PENALTY

Any person violating any provision of this ordinance shall be, upon conviction or a plea of guilty, subject to a fine, minimun fine of $100 and maximun fine of $300, for each such violation.

18.

MISCELLANEOUS

A. Saving Clause. If any of the paragraphs, subparagraphs, sentences, clauses or phrases of this ordinance are for any reason held to be unconstitutional or invalid, the validity of the remaining portions of the ordinance shall not be thereby affected since it is the express intent of the Mayor and Council of the City to pass each paragraph, phrase and word separately.

B. General Repealer. All other ordinances or parts of ordinances heretofore enacted by the City in conflict herewith are hereby repealed.

C. Effective Date. This ordinance shall be effective on the 8 day of August, 1988.

PASSED AND ADOPTED ON THIS 8th DAY OF August, 1988 BY THE MAYOR AND COUNCIL OF THE CITY OF METTER, GEORGIA.

Mayor

ATTEST:

Wanda Mitchell
City Recorder

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Appendix G: Main Street Program Information

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Facts About the National Trust's National Main Street Center

MainStreet

"Since the 1970s there has quietly emerged a program that brings this revitalization process on a wide scale to communities seeking alternatives to devastating change. With impressive results that defy standard measuring criteria, the Main Street Project of the National Trust for Historic Preservation has slowly grown since its inception in 1976 into one of the most successful national redevelopment programs.... It is a program that offers useful directions instead of easy answers, that values instincts of citizens as highly as expertise of professionals, that respects the inseparability of the economic and physical environment, the accumulated character of place...."

- Roberta Brandes Gratz, *The Living City* (Simon & Schuster, 1989)

What's happened to Main Street?

Main Street has changed. Once the vibrant center of a community's civic and commercial life, Main Street began experiencing economic difficulty several decades ago. Faced with tough competition from shopping malls and confronted with profound changes in consumer lifestyles, geographic mobility and shoppers' expectations, Main Street fell behind. The increasing vacancy rate downtown triggered a cycle of disinvestment, as downtown buildings fell into disrepair and citizens gradually lost confidence in Main Street's vitality.

But there *are* answers to these complex problems. Throughout the nation, hundreds of cities and towns are proving that getting back to basics, working cooperatively, and incorporating a historic preservation ethic — an ethic of conservation — into their planning decisions, is breathing new life into Main Street.

What is the Main Street program?

In 1977 the National Trust for Historic Preservation, concerned about continuing threats to Main Street's historic commercial architecture, launched a pilot program — the Main Street Project — to develop a comprehensive revitalization strategy that would stimulate economic development within the context of historic preservation. It worked — and, in 1980, the National Trust created the National Main Street Center to help communities throughout the nation conserve their most significant economic and civic resources, their historic commercial buildings. Today, the Main Street program is working in hundreds of cities and towns of all sizes, helping community leaders find new economic options for their important historic resources.

The Main Street program's success is based on a *comprehensive* strategy of work, tailored to local needs and opportunities, in four broad areas — the Main Street four point approach:

- **Design:** Enhancing the physical appearance of the commercial district by rehabilitating historic buildings, encouraging supportive new construction, and developing sensitive design management systems

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- **Organization:** Building consensus and cooperation among the many groups and individuals who have a role in the revitalization process

- **Promotion:** Marketing the traditional commercial district's assets to customers, potential investors, new businesses, local citizens and visitors

- **Economic restructuring:** Strengthening the district's existing economic base while finding ways to expand it to meet new opportunities

Finally, the Main Street program must have strong support from both the public and private sectors, with professional management and active volunteers.

What services does the National Main Street Center provide?

The National Main Street Center serves as the nation's clearinghouse for information, technical assistance, research and advocacy on preservation-based commercial revitalization activity.

- **Advocacy:** The National Main Street Center represents the interests of traditional and historic commercial districts across the country. Whether it's through meetings with federal officials and representatives of national organizations or through forging strategies for national action, the National Main Street Center works to make downtown revitalization a national priority.

- **Research:** Building on the experiences of the communities actively engaged in successful revitalization, the National Main Street Center conducts research on such critical topics as the impact of local planning policies on downtowns and the economic impact of downtown revitalization activity — then makes the results of this research available to the public, so that everyone can learn from it and strengthen their own local revitalization efforts.

- **Technical Assistance:** The National Main Street Center provides on-site technical assistance to communities through a network of state and regional Main Street programs and independent services to individual downtown and neighborhood commercial districts on a fee-for-service basis. The National Main Street Center's services include basic revitalization training, advanced training in such topics as market analysis and historic preservation planning, assistance with organizational development, evaluation of the local revitalization process, and strategic planning for long-term downtown management.

- **National Main Street Network:** A membership program that helps members learn from one another's experiences. Benefits of full membership include *Main Street News*, the National Main Street Center's newsletter; a telephone information exchange; substantial discounts on National Main Street Center materials and conferences; a directory of Network members; the National Trust publications *Preservation Forum*, *Historic Preservation* magazine and *Historic Preservation News*; and access to the National Trust's financial assistance and insurance programs. Reduced-benefit membership categories also exist for individual supporters of the Main Street program.

- **Conferences:** Training courses from general to highly specific, covering all of the four points of the Main Street four point approach to commercial revitalization.

- **Training materials:** A full line of materials designed to assist in the development of local, preservation-based commercial revitalization programs.

- **The Main Street Certification Institute in Professional Downtown Management:** An

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advanced, professional certification program for managers of historic commercial districts.

- **National Town Meeting on Main Street:** The Main Street program's annual convention.

Questions and answers about the Main Street program

How can my community receive direct, on-site help from the National Main Street Center?
Usually, the National Main Street Center works directly with a state or regional Main Street program to provide technical assistance to a limited number of designated communities. Most state and regional programs hold competitions through which interested communities can apply to take part in the program. The Center also works directly with individual cities and towns, depending on a community's needs and staff availability. The Center works on a fee-for-service basis.

How long does a local Main Street program last?
Commercial revitalization is an ongoing process. Just as a shopping center has a full-time staff and works constantly to ensure proper leasing, management and marketing, downtown and neighborhood commercial districts need ongoing attention, too.

How does Main Street work locally?
Typically, interest in developing a local Main Street program comes from business or property owners, city government, the chamber of commerce, historic preservationists or another civic-minded group. Community leaders (both public and private sector) discuss goals, establish an organization (Main Street programs are usually independent non-profit organizations), raise money to hire a Main Street manager, and create committees and a board of directors to carry out the work. Once established, the program's participants examine the commercial district's needs and opportunities and develop a long-term, incremental strategy to strengthen its commercial activity and improve its buildings.

What assistance is available to establish and manage a local Main Street program?
The National Main Street Center provides direct technical assistance to cities and towns, both independently and in conjunction with a state or regional Main Street program. The National Main Street Center also sponsors several conferences and a convention each year, and it offers a variety of publications, audiovisual materials and computer software to help guide local revitalization efforts. Finally, the National Main Street Center offers a membership program, the National Main Street Network, through which individuals and organizations receive current information on revitalization activities throughout the country.

Who should be involved in the Main Street organization?
Everyone with a stake in the commercial district and its future should be involved. Merchants, property owners, the chamber of commerce, industries, local government and private citizens all benefit from a healthy local economy and from a historic city core that reflects the community's heritage and ideals. A solid partnership is crucial to the Main Street program's success. In fact, a 1988 study of successful downtown revitalization programs in America, conducted by the National Main Street Center and the Urban Institute, found that programs which were funded primarily by local sources were much more likely to be successful than those that relied heavily on state or federal funds. In addition, it is important that both the public and private sectors support the program financially, demonstrating their commitment to its goals.

The Main Street program's economic impact

Almost 800 cities and towns have taken part in 34 state or regional Main Street programs since 1980. In addition, hundreds of communities have adopted the Main Street four point approach independently.

The National Main Street Center tracks the reinvestment taking place in the 700+ communities that are

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part of state and regional Main Street programs. Cumulatively, these communities have experienced almost **$20 of new investment for every $1 spent to support the local Main Street program** — making the Main Street program one of the most successful economic development strategies in America.

- **Dollars invested:** More than $2.5 billion reinvested in physical improvements
- **Building rehabilitations:** Over 27,000 projects completed
- **Jobs:** A net gain of more than 60,000 new jobs
- **Businesses:** A net gain of almost 17,000 new businesses created

What do I do next?

Here are some things you can do to get started right away:

- Schedule a public meeting. Show the audience *The Main Street Approach* slide show, interspersing slides of your own downtown.
- Join the National Main Street Network so you can begin learning from other communities' experiences in Main Street revitalization.
- Meet with public officials to discuss their positions with regard to Main Street's future.
- Meet with civic groups and enlist their support for the revitalization effort.
- Organize a downtown festival to highlight how important Main Street is to the community culturally, historically and economically.
- Visit an active local Main Street program and speak with its staff and volunteers about how the program works there and what its benefits are. Ask a Main Street staff person or volunteer to speak to your group of leaders.
- Put together a task force to plan the next steps. Invite business owners, property owners, local government officials, the chamber of commerce, historic preservation groups, industry representatives, economic development staff and other key public and private civic leaders.
- Call us! If you have questions about how to begin a Main Street revitalization effort, feel free to give us a call at 202/673-4219.

How do I join?

To join the National Main Street Network and get started, all you have to do is complete the attached membership application and return it to us, along with your payment instructions.

The National Main Street Center is a program of the National Trust for Historic Preservation, the only national, private organization chartered by Congress to encourage public participation in the preservation of sites, buildings, and objects significant in American history and culture. The mission of the National Trust for Historic Preservation is to foster an appreciation of the diverse character and meaning of our American cultural heritage and to preserve and revitalize the livability of our communities by leading the nation in saving America's historic environments.

National Main Street Center, Main Street four point approach, National Main Street Network, Main Street, National Town Meeting on Main Street and *Main Street News* are trademarks of the National Trust for Historic Preservation in the United States.

Debra Jenkins
1785 Massachusetts Ave., N.W.
[illegible]

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Appendix H: Additional Sources of Information

African-American Family History Association
PO Box 115188, Atlanta, GA 30310 (404) 344-7405

Association for the Study of Afro-American Life and Heritage
1407 Fourteenth Street, Washington DC 20005 (202) 667-2822
National non-profit organization encourages the study of the life and history of African-Americans: historical research, annual meetings, information clearinghouse, and professional services.

Certified Local Government Program
School of Environmental Design, 609 Caldwell Hall, University of Georgia
Athens, GA 30602 (706) 542-4731
By obtaining CLG status, a community becomes eligible for financial and educational preservation benefits.

Colonial Williamsburg Foundation
Department of African-American Interpretation and Presentations
PO Box 1776, Williamsburg, VA 23187-1776 (804) 229-7312
Private foundation's programs include 18th century African-American history.

Georgia Alliance of Preservation Commissions
School of Environmental Design, 609 Caldwell Hall
University of Georgia, Athens, GA 30602 (706) 542-4731
Statewide network of local preservation commissions; training and preservation workshops.

Georgia Department of Natural Resources
Office of Historic Preservation, 205 Butler Street, Suite 1462
Atlanta, GA 30334 (404) 656-2840
State agency carries out preservation programs in federal and state law; basic functions are to identify and evaluate historic properties.

Georgia Trust for Historic Preservation
1516 Peachtree Street, NW, Atlanta, GA 30309 (404) 881-9980
Statewide, non-profit, membership, organization offers preservation programs and services, annual meeting, newsletter, and membership activities.

National Trust for Historic Preservation
Southern Regional Office
456 King Street, Charleston, SC 29403 (803) 722-8552

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African-American Family History Association
PO Box 115268, Atlanta, GA 30310 (404) 344-7405
Statewide, non-profit, membership organization encourages family history, research, genealogy, historic property tours.

Association for the Study of Afro-American Life and Heritage
1407 Fourteenth Sreet, Washington DC 20005 (202) 667-2822
National non-profit organization encourages the study of the life and history of African-Americans: historical research, annual meetings, information clearinghouse, and professional services.

Certified Local Government Program
School of Environmental Design, 609 Caldwell Hall, University of Georgia
Athens, GA 30602 (706) 542-4731
By obtaining CLG status, a community becomes eligible for financial and educational preservation benefits.

Colonial Williamsburg Foundation
Department of African-American Interpretation and Presentations
PO Box 1776, Williamsburg, VA 23187-1776 (804) 220-7212
Private foundation's programs include 18th century African-American history.

Georgia Alliance of Preservation Commissions
School of Environmental Design, 609 Caldwell Hall
University of Georgia, Athens, GA 30602 (706) 542-4731
Statewide network of local preservation commissions; training and preservation workshops.

Georgia Department of Natural Resources
Office of Historic Preservation, 205 Butler Street, Suite 1462
Atlanta, GA 30334 (404) 656-2840
State agency carries out preservation programs in federal and state law; basic functions are to identify and evaluate historic properties.

Georgia Trust for Historic Preservation
1516 Peachtree Street, NW, Atlanta, GA 30309 (404) 881-9980
Statewide, non-profit, membership, organization offers preservation programs and services, annual meeting, newsletter, and membership activities.

National Trust for Historic Preservation
Southern Regional Office
456 King Street, Charleston, SC 29403 (803) 722-8552

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National non-profit, membership organization provides technical assistance, grant programs, workshops, publications, and special initiatives such as cultural diversity and heritage education.

University of Georgia Historic Preservation Program
School of Environmental Design, 609 Caldwell Hall
Athens, Georgia 30602 (706) 542-4720

Appendix I: Glossary of Architectural Terms

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GLOSSARY

Adaptive Use: The process of converting a building to a use other than that for which it was designed (e.g., changing a factory into housing).

Bracket: Projecting support members found under eaves or other overhangs; may be plain or decorated.

Certified Local Government (CLG): A local government officially certified to carry out some of the purposes of the National Historic Preservation Act, as amended.

Classical: Pertaining to the architecture of ancient Greece and Rome.

Community Development Block Grant (CDBG): Funding available to private non-profit and public organizations to promote development.

Cornice: The projection at the top of a wall; the top course or molding of a wall when it serves as a crowning member.

Dependency : A structure subordinate to or serving as an adjunct to a main building.

District: A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Dormer window: A vertical window projecting from the slope of a roof; usually provided with its own roof.

Gable Roof: A sloping (ridged) roof that terminates at one or both ends in a gable.

Hipped: A gable roof with the ends shortened to form triangular surfaces.

Historic American Building Survey (HABS): Part of the National Park Service, documents historic resources using line drawings and photography (see Appendix).

Historic American Engineering Record (HAER): Part of the National Park Service, documents historic resources (see Appendix).

Integrity: Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

Intensive Survey: A complete documentation of historic resources, including description and photographing.

Knee Brace: A non-structural diagonal member used as exterior ornamentation, extending from the facade to the eaves of a building.

Level of Significance: Geographical level-local, State, or national-at which a historic property has been evaluated and found to be significant.

Preservation: The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials and vegetation.

Porte-Cochere: A covered entrance, or porch, projecting far enough across a driveway or entrance road so that automobiles, carriages, or other wheeled vehicles may easily pass through.

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Portico: A covered walk or porch supported by columns or pillars.
Pyramidal Roof : A pyramid-shaped roof with four sides of equal slope and shape.
Rehabilitation: The act or process of returning a property to a state of utility through sensitive repair and minimal alteration of original, historic materials. It allows for a efficient, contemporary use while preserving historic elements and features that are significant to a building's historic, architectural, and cultural integrity.
Restoration: The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.
State Historic Preservation Office: Office in State or territorial government that administers the preservation programs under the National Historic Preservation Act.
Spindlework: Elements of a porch or balustrade that has turned detailing.
Transom Window: A small window or series of panes above a door, or above a casement or double-hung window.
Verandah: A space alongside a house sheltered by a roof supported by posts, pillars, columns, or arches.
Vergeboard: Decorative boards typically places under eaves and containing a scrollwork or jigsaw patterns.
Vernacular: Buildings in indigenous styles constructed from locally available materials following traditional building practice and patterns.
Windshield Survey: Initial stage of survey. A general overview of resources and where they are located.

Appendix J: Recommended Readings

RECOMMENDED READING

Identifying Architectural Styles:

Blumenson, John J.-G. Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945. New York, NY: W.W. Norton and Company, 1981.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, NY: Alfred A. Knopf, 1991.

Community Development:

Danzer, Gerald A. Public Places, Exploring Their History. Nashville, TN: The American Association for State and Local History, 1987.

Kotler, Philip, Donald H. Haider, Irving Rein. Marketing Places: Attracting Investment, Industry, and Tourism to Cities, States, and Nations. New York, NY: The Free Press, 1993.

Robin, Peggy. Saving the Neighborhood, You Can Fight Developers and Win!. Rockville, MD: Woodbine House, 1990.

Restoration, Renovation and Maintenance Guides:

Easy Guide to Rehab Standards. Newport, RI: Rhode Island Historical society Preservation Commission, 1992.

Kitchen, Judith L. Caring For Your Old House: A Guide for Owners and Residents. Washington, DC: The Preservation Press, 1991.

_____. Old-Building Owners Manual. Columbus, OH: Ohio Historic Preservation Office, 1983.

London, Mark. Masonry: How to Care for Old and Historic Brick and Stone. Washington, DC: The Preservation Press, 1988.

Orme, Alan Dan. Reviving Old Houses: Over 500 Low-Cost Tips and Techniques. Pownal, VM: Garden Way Publishing, 1989.

Respectful Rehabilitation: Answers To Your Questions About Old Buildings. Washington, DC: The Preservation Press, 1982

Stephen, George. New Life For Old Houses. Washington, DC: The Preservation Press, 1989.

The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitation Historic Buildings. U.S. Department of the Interior, National Park Service, Preservation Assistance Division, 1992.

Establishing and Operating a Historic District Board or Commission

Historic District Commission Packet. Dover, DE: Bureau of Archaeology and Historic Preservation, 1988.

Waters, John C. Maintaining a Sense of Place: A Citizen's Guide to Community Preservation. Athens, GA: The University of Georgia Press, 1983.

Legal Preservation Information

Duerksen, Christopher J. A Handbook on Historic Preservation Law. Washington, DC: The Conservation Foundation and the National Center for Preservation Law, 1983.

Roddewig, Richard J. Preparing a Historic Preservation Ordinance. Chicago, IL: The American Planning Association, 1983.

Stipe, Robert. Local Preservation Legislation: Questions and Answers. Albany, NY: Preservation League of New York, 1982.

Thurber, Pamela. State Enabling Legislation for Local Preservation Commissions. Washington, DC: National Trust for Historic Preservation, 1984.

Pertaining to Historic Districts

Headley, Hope. Historic Districts: An Introduction to Information Resources. Washington, DC: The Preservation Press, 1983.

Weslowski, Patricia. Establishing Local Historic Districts. Boston, MA: Massachusetts Historical Commission, 1986.

Wright, Russell. A Guide to Delineating Edges of Historic Districts. Washington, DC: The Preservation Press, 1976.

Local Preservation Planning

Paseltiner, Ellen. Zoning and Historic Preservation: A Survey of Current Zoning Techniques in US Cities to Encourage Historic Preservation. Chicago, IL: Landmarks Preservation Council of Illinois, 1983.

Zimmerman, Sarah. Preservation Planning Manual: Local Historic Commissions; Their Role in Local Governments. Boston, MA: Massachusetts Historical Commission, 1988.

Tax Incentives and Economic Benefits of Preservation

Andrews, Greg. Tax Incentives for Historic Preservation. Washington, DC: The Preservation Press, 1981.

Preservation Tax Incentives for Historic Buildings. Washington, DC: US Department of the Interior, 1987.

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Clements, John. Flying the Colors: Georgia Facts: A Comprehensive Look at Georgia Today County by County. Dallas, TX: Clements Research II, Inc, 1989.

Coleman, Kenneth. A History of Georgia. Athens, GA: The University of Georgia Press, 1977.

Hill, Catherine. "Sparta-Hancock Enchanting Era." 1993.

Kessler, Alton B., and Ben H. Lovejoy. Downtown Improvement Study of Sparta, Georgia. Athens, GA, 1973.

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Rozier, John. Black Boss: Political Revolution in a Georgia County. Athens, GA: University of Georgia Press, 1982.

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