



**HISTORIC PRESERVATION COMMISSION Regular Board Meeting MEETING AGENDA**  
**THURSDAY, NOVEMBER 20, 2025 - 3:00 PM**  
**736 PARK NORTH BOULEVARD, SUITE 120 ♦ CLARKSTON, GEORGIA 30021**  
**(404) 296-6489 ♦ [WWW.CLARKSTONGA.GOV](http://WWW.CLARKSTONGA.GOV)**

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**Note:** The Historic Preservation Commission may go into Closed/Executive Session to deliberate any item on this agenda as authorized by the Georgia Open Meetings Act, Georgia Government Code Chapter O.C.G.A.

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**I. MEETING CALLED TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF THE AGENDA**

- a) Approval of the October 20, 2025 HPC Agenda

**IV. APPROVAL OF MEETING MINUTES**

- a) Approval of the September 25, 2025 HPC Meeting Minutes
- b) Approval of the October 16, 2025 HPC Meeting Minutes

**V. PUBLIC COMMENTS**

Any member of the public may address the Board during the time allotted for public comment. Each attendee will be allowed 3 minutes for comments at the discretion of the Presiding Officer. The public comment period will be limited to 40 minutes, and it is not a time for dialogue. If your public comment contains a series of questions, please submit those to the Planning & Economic Development Director in writing. This will facilitate follow-up by the council or staff. The DDA desires to allow an opportunity for public comment; however, the business of the DDA must proceed in an orderly, timely manner.

**VI. PRESENTATIONS**

**VII. OLD BUSINESS**

- a) Discussion on The Sutton House
- b) Discussion on the draft Historic District Guidelines
- c) Discussion on the Local Historic District boundaries

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

MINUTES OF A REGULAR BOARD MEETING  
OF THE HISTORIC PRESERVATION COMMISSION OF CLARKSTON, GEORGIA  
HELD IN PERSON AT 736 PARK NORTH BLVD, STE 120, CLARKSTON, GA  
30021 ON THURSDAY, SEPTEMBER 25, 2025

On Thursday, September 25, 2025, the Historic Preservation Commission of Clarkston, Georgia met in a Regular Board Meeting in-person at 736 Park North Blvd, Ste 120, Clarkston, GA 30021. Chairman Dean Moore called the meeting to order at 3:06 PM. The following members of the Historic Preservation Commission were present: Ashton Walker and Robyn Sands. Absent: None. The following City staff were present: Richard Edwards (Planning and Economic Development Director).

NOTE: Items appearing in these minutes are in the order they were discussed, not necessarily in the order they appeared on the agenda.

**I. MEETING CALLED TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF THE 09/25/2025 AGENDA**

Ashton Walker moved to approve the September 25, 2025 HPC Agenda; seconded by Robyn Sands. Motion passed 3-0.

**IV. APPROVAL OF THE 07/17/2025, MEETING MINUTES**

**a) 07/17/2025 HPC Meeting Minutes**

Robyn Sands moved to approve the July 17, 2025 HPC meeting minutes; seconded by Ashton Walker. Motion passed 3-0.

**V. PUBLIC COMMENTS**

Any member of the public may address the Board during the time allotted for public comment. Each attendee will be allowed 3 minutes for comments at the discretion of the Presiding Officer. The public comment period will be limited to 40 minutes, and it is not a time for dialogue. If your public comment contains a series of questions, please submit those to the Planning & Economic Development Director in writing. This will facilitate follow-up by the council or staff. The ODA desires to allow an opportunity for public comment; however, the business of the ODA must proceed in an orderly, timely manner.

**VI. PRESENTATIONS**

## **VII. OLD BUSINESS**

- a) Update of GSU grant submittal for a Historic Resources Survey

Richard Edwards informed the board that the city was not selected for the GSU grant for a Historic Resources Survey.

- b) Discussion on training opportunities.

Richard Edwards informed the board that their attendance at the Georgia Historic Preservation Conference had been approved.

- c) Discussion on Sutton House.

Richard Edwards informed the board that Public Works and the City Engineer were working on an RFQ for encapsulation of the Sutton House.

- d) Update on Parks and Recreation Master Plan.

Richard Edwards informed the board that community engagement activities were being planned.

## **VIII. NEW BUSINESS**

- a) Review of draft Historic District Design Guidelines.

Richard Edwards presented the draft Historic District Design Guidelines.

Robyn Sands inquired about adding guidelines for solar panels.

Dean Moore inquired about adding guidelines for electric vehicle chargers.

## **IX. ADJOURNMENT**

Robyn Sands moved to adjourn at 3:39 P.M.; seconded by Dean Moore. Motion passed 3-0.

ATTEST:

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Richard Edwards  
Secretary

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Dean Moore  
Chairperson

MINUTES OF A REGULAR BOARD MEETING  
OF THE HISTORIC PRESERVATION COMMISSION OF CLARKSTON, GEORGIA  
HELD IN PERSON AT 736 PARK NORTH BLVD, STE 120, CLARKSTON, GA  
30021 ON THURSDAY, OCTOBER 16, 2025

On Thursday, October 16, 2025, the Historic Preservation Commission of Clarkston, Georgia met in a Regular Board Meeting in-person at 736 Park North Blvd, Ste 120, Clarkston, GA 30021. Chairman Dean Moore called the meeting to order at 3:10 PM. The following members of the Historic Preservation Commission were present: Ashton Walker and Robyn Sands. Absent: None. The following City staff were present: Richard Edwards (Planning and Economic Development Director).

NOTE: Items appearing in these minutes are in the order they were discussed, not necessarily in the order they appeared on the agenda.

**I. MEETING CALLED TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF THE 10/16/2025, AGENDA**

Ashton Walker moved to approve the October 16, 2025 HPC Agenda; seconded by Robyn Sands. Motion passed (3-0).

**IV. APPROVAL OF THE MM/DD/YYYY, MEETING MINUTES**

**V. PUBLIC COMMENTS**

Any member of the public may address the Board during the time allotted for public comment. Each attendee will be allowed 3 minutes for comments at the discretion of the Presiding Officer. The public comment period will be limited to 40 minutes, and it is not a time for dialogue. If your public comment contains a series of questions, please submit those to the Planning & Economic Development Director in writing. This will facilitate follow-up by the council or staff. The DOA desires to allow an opportunity for public comment; however, the business of the DOA must proceed in an orderly, timely manner.

**VI. PRESENTATIONS**

**VII. OLD BUSINESS**

- a) Update on the Sutton House.

Richard Edwards informed the board that the city did not receive any bids on the Sutton

House RFQ and that the city was exploring more options.

- b) Update on the Parks and Recreation Master Plan.

Richard Edwards informed the board that the plan is progressing and that Perez Planning was going to schedule a stakeholder interview with all the HPC members.

- c) Discussion on draft Historic Resources Design Guidelines.

The board stated that they would like more time to review the draft Design Guidelines.

## **VIII. NEW BUSINESS**

- a) Discussion on HPC vacancies.

Richard Edwards informed the board that the posting for new HPC members was being posted on the website and advertised soon.

## **IX. ADJOURNMENT**

Ashton Walker moved to adjourn at 3:21 P.M.; seconded by Robyn Sands. Motion passed 3-0.

ATTEST:

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Richard Edwards  
Secretary

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Dean Moore  
Chairperson



# HISTORIC DISTRICT DESIGN GUIDELINES



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## ACKNOWLEDGEMENTS

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## ***INTRODUCTION***

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Historic Preservation and Design Review Guidelines play a vital role in protecting the unique character and heritage of Clarkston, Georgia. These guidelines have been developed to support informed decisions about alterations, new construction, and rehabilitation projects within the city's historic areas. Their purpose is to promote thoughtful, compatible, and high-quality development that respects Clarkston's architectural history.

### **Purpose of the Guidelines**

These Design Guidelines serve multiple important objectives:

- **Protect Public and Private Investment** – By preserving the historic character of Clarkston's neighborhoods, the value and integrity of both public and private investments are sustained.
- **Maintain Clarkston's Unique Identity** – The guidelines help retain the city's distinct sense of place and community character.
- **Encourage Contextual Development** – By promoting sensitive, compatible renovations and new construction, these guidelines ensure new work contributes positively to Clarkston's existing architectural fabric.

Clarkston's unique cultural diversity and layered architectural history should be honored and reflected in all preservation efforts. These principles are intended to ensure that the city's historic buildings and districts continue to tell the story of its growth, change, and community values.

### **Historic Preservation in Clarkston**

Clarkston has a rich cultural and architectural history, reflected in its historic homes, commercial buildings, and public spaces. As part of the city's ongoing commitment to preserving this heritage, historic districts may be designated at the local or national level. These districts recognize the significance of historic resources and help ensure their preservation for future generations.

The City of Clarkston supports historic preservation through the establishment of a Historic Preservation Commission (HPC), which is responsible for reviewing exterior changes to properties within designated local historic districts. The Commission evaluates proposed changes to ensure compatibility with the historic character of the area.

### **Historic Preservation Ordinance**

Clarkston's Historic Preservation Ordinance requires that a **Certificate of Appropriateness (COA)** or administrative approval be obtained before any exterior material change is made to a property within a designated local historic district. This process ensures that all alterations are consistent with the city's preservation goals and design standards.

### *Certificate of Appropriateness*

The Certificate of Appropriateness (COA) certifies work to a historic resource has been approved by the Historic Preservation Commission (HPC). An application for a Certificate COA may be downloaded from the City's website or obtained from the Planning & Economic Development office.

### *Administrative Approval*

Minor changes or routine maintenance may be approved at any time by submitting an application for administrative review to the Planning & Economic Development Office.

### **Clarkston Historic Preservation Commission**

The Clarkston Historic Preservation Commission (HPC) is composed of five (5) dedicated residents appointed by the City Council. Members bring experience and interest in fields such as architecture, history, planning, landscape architecture, archaeology, or related disciplines. Each member serves a three-year term and volunteers their time to help protect and celebrate Clarkston's unique historic character.

As the official local body responsible for historic preservation, the Clarkston HPC serves as a steward of the city's historic resources. The Commission's key responsibilities include:

- Recommending properties or districts for local historic designation
- Promoting the preservation of Clarkston's architectural and cultural heritage
- Educating the public on preservation practices and policies
- Reviewing proposed exterior changes to properties within designated historic districts to ensure compliance with the city's adopted design guidelines

The Clarkston Historic Preservation Commission holds regular public meetings each month. Community members are always encouraged to attend, participate, and stay informed about ongoing preservation efforts. Special meetings or work sessions may be scheduled as needed.

### **Role of the Property Owner**

Property owners in the City of Clarkston are encouraged to take an active role in learning about the city's history, architectural heritage, and the Historic District Design Guidelines. By understanding these guidelines and Clarkston's unique development, residents can play a key role in preserving the city's character for future generations.

Clarkston values community engagement and encourages all citizens to participate in the preservation process. As stewards of the city's historic charm, property owners are expected to:

- Take responsibility for helping to preserve the distinctive character of Clarkston's historic districts and properties
- Submit an application for a Certificate of Appropriateness (COA) before beginning any

- exterior work on properties within a local historic district
- Provide supporting materials such as drawings and photographs with their application
  - Ensure compliance with applicable zoning, building, signage, and landscaping ordinances when applying for permits
  - Complete all work only as approved in the issued Certificate of Appropriateness

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## *HISTORIC DISTRICT OVERVIEW*

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The City of Clarkston, Georgia, has a rich and evolving history that reflects the broader story of the region's growth, transportation development, and cultural change.

Clarkston began to take shape in the late 1800s with the expansion of the Georgia Railroad. The community developed around a railroad depot that became a vital link between Atlanta and eastern Georgia. The city was officially incorporated in 1882 and soon became a modest but vibrant town with residences, small businesses, churches, and civic institutions forming the core of what is now Clarkston's historic downtown area.

Architecturally, Clarkston showcases a blend of late 19th- and early 20th-century building styles and types. These include modest folk houses, Craftsman bungalows, and small-scale commercial buildings, many of which remain intact and contribute to the city's distinct historic character. The traditional layout of Clarkston's streets, lot patterns, and public spaces also speak to a time when the town's growth was closely tied to rail travel and a walkable community structure.

Over time, Clarkston has grown into one of the most diverse cities in the country, known today as a welcoming home to immigrants and refugees from across the globe. This dynamic cultural shift is now an integral part of the city's identity and future—layering new cultural significance over its historic foundations.

The designated Clarkston Historic District preserves key portions of the city's early built environment and provides a framework for protecting and enhancing its architectural and cultural heritage. Within this area, a variety of residential, commercial, and institutional buildings contribute to a cohesive and meaningful sense of place.

These Design Guidelines aim to honor Clarkston's past while supporting thoughtful and inclusive growth. By preserving its architectural legacy, the city not only safeguards the tangible history of its early years but also celebrates the diverse community it has become today.

# Secretary of the Interior’s Standards for Rehabilitation

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## Standard 1

### Use of Property

*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

#### **Intent:**

This Standard emphasizes preserving the historic function and design integrity of a building. Adaptive reuse is encouraged but should avoid major alterations that compromise character-defining elements or the building’s historic layout.

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## Standard 2

### Retention of Historic Character

*The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.*

#### **Intent:**

Encourages retaining all features that give a property its unique identity—from original windows and doors to interior layouts. Preserving these helps maintain authenticity and a tangible connection to the past.

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## Standard 3

### Recognition as a Physical Record

*Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

#### **Intent:**

Discourages “historical mimicry” or fabricating history through additions or alterations. The goal is to respect the documented history without romanticizing or inventing elements.

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## Standard 4

### **Retention of Later Historic Changes**

*Changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

#### **Intent:**

Acknowledges that buildings evolve over time; later additions or changes may have historic value themselves and contribute to the building's story.

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## Standard 5

### **Preservation of Distinctive Materials and Craftsmanship**

*Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

#### **Intent:**

Protects the building's fabric—the materials and workmanship that make it special—favoring repair over replacement and respecting original craftsmanship.

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## Standard 6

### **Repair over Replacement**

*Deteriorated historic features shall be repaired rather than replaced. Where replacement is necessary, the new feature shall match the old in design, color, texture, and materials where possible. Replacement shall be substantiated by documentary, physical, or pictorial evidence.*

#### **Intent:**

Focuses on repairing historic materials to avoid unnecessary loss. When replacement is unavoidable, it must closely replicate the original to maintain appearance and integrity.

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## Standard 7

### **Gentle Cleaning and Treatment**

*Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. Surface cleaning shall be undertaken using the gentlest means possible.*

**Intent:**

Harsh cleaning can irreversibly damage historic surfaces. This promotes minimally invasive cleaning and maintenance to preserve original materials.

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**Standard 8**

**Protection of Archaeological Resources**

*Significant archaeological resources affected by a project shall be protected and preserved. If disturbance is necessary, mitigation measures shall be undertaken.*

**Intent:**

Recognizes that historic properties may include archaeological artifacts and sites. Their preservation is vital to maintaining the full historical record.

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**Standard 9**

**Compatible New Additions and Alterations**

*New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. New work shall be differentiated from the old but compatible in materials, size, scale, proportion, and massing.*

**Intent:**

Balances preservation with contemporary needs by encouraging new work that respects historic context without mimicking old architecture, allowing the building to evolve responsibly.

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**Standard 10**

**Reversibility of New Construction**

*New additions and related construction shall be undertaken so that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Intent:**

Ensures that new construction is reversible and does not permanently damage historic fabric, preserving options for future restoration or change.

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## Conclusion

The Secretary of the Interior's Standards provide a **framework for respectful preservation** that balances protecting historic authenticity with the need for buildings to remain useful and vibrant. Thoughtful application of these Standards in Clarkston will help maintain the city's rich architectural legacy while allowing growth and adaptation.

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# Purpose of Design Guidelines and Preservation Principles

*City of Clarkston Historic District Guidelines*

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## Balancing Growth and Preservation

Like many communities, the City of Clarkston faces the challenge of encouraging thoughtful growth and development while preserving the unique historic resources that define its character. These physical features—such as architectural styles, building materials, and streetscapes—are essential to the community’s distinct identity.

To protect these defining elements, Clarkston has established community standards and a formal design review process within its local historic districts. This process relies on adopted design guidelines to ensure that all applicants are evaluated fairly and consistently when proposing changes to historic properties.

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## Purpose of the Design Guidelines

Design guidelines serve as **objective criteria** for evaluating project proposals and provide several key benefits:

- Identify important considerations in the design review process
  - Promote consistent and transparent decision-making
  - Minimize potential legal disputes
  - Encourage creativity by supporting a range of compatible design solutions
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## Guiding Clarkston’s Future

Beyond preservation goals, these guidelines reflect broader community values and planning efforts. They help shape the future vision for Clarkston’s historic districts—balancing respect for the past with smart, sustainable growth.

This section outlines the foundational principles of historic preservation and explains why a thoughtful, informed approach is essential when working with historic resources in Clarkston. Understanding these principles provides helpful insight into the goals of the Clarkston Historic Preservation Commission and the reasons behind the design review process.

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# Architectural Styles and Building Types

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## Overview

This section highlights the architectural styles and the various residential and commercial building types found throughout the City of Clarkston’s historic areas. Most of these historic resources date from the **late 19th century to the mid-20th century**.

Gaining a general understanding of these historic structures and their defining characteristics is valuable for anyone planning rehabilitation or new construction projects subject to review by the Historic Preservation Commission.

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## Architectural Style vs. Building Type

- Architectural Style refers to a building’s exterior materials, decorative elements, and detailing. These features are often associated with specific styles such as Federal or Italianate.
  - Building Type refers to the building’s overall form or structure—the “envelope”—and is not determined by ornamentation. Key aspects defining building type include floor plan, height, roof shape, and chimney placement.
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## Historic Resources Survey Findings

*(Insert summary or key excerpts from the City of Clarkston’s Historic Resources Survey here.)*

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## Example Style: Greek Revival (1830–1865)

- Low pitched gabled or hipped roof
- Cornice lines emphasized with wide, divided band of trim
- Entry porch supported by square or round prominent columns
- Symmetrical front façades featuring entrances with sidelights and transom lights above doors

*(Insert illustrative photo or drawing here)*

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# Building Types and Styles Overview

<b>Residential Building Types</b>	<b>Residential Building Styles</b>	<b>Commercial Building Types</b>	<b>Commercial Building Styles</b>	<b>Institutional &amp; Community Resources</b>
<i>(Insert details here)</i>	<i>(Insert details here)</i>	<i>(Insert details here)</i>	<i>(Insert details here)</i>	<i>(Insert details here)</i>

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# Basic Principles for Preservation

## *City of Clarkston Historic District Guidelines*

While specific design guidelines offer detailed direction for individual projects, the following core principles serve as the foundation for any alterations, restorations, or new construction within Clarkston’s historic areas. These principles guide property owners, developers, and design professionals in preserving the city’s unique character, history, and architectural heritage.

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### **1. Retain Distinctive Architectural Features**

Every historic building in Clarkston contains features that contribute to its visual and historical identity—such as original windows, porches, trim details, or rooflines. These elements should be retained and preserved during rehabilitation or restoration to maintain the structure’s integrity.

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### **2. Avoid Adding Inauthentic Historical Elements**

Altering a building to resemble an earlier time period without historical evidence diminishes authenticity. Proposed historic-style features must be based on documented precedent from the building itself or comparable Clarkston structures.

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### **3. Preserve Significant Later Alterations**

Many properties have evolved with additions or changes reflecting different eras of Clarkston’s development. These later features may have historic significance and should be evaluated for preservation rather than automatic removal.

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### **4. Protect Handcrafted and Distinctive Materials**

Materials and craftsmanship—such as woodwork, ironwork, brick detailing, or plaster moldings—are difficult to replicate and define Clarkston’s historic character. These should be carefully preserved whenever possible.

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## **5. Repair Before You Replace**

Original materials and features should be repaired rather than replaced. When replacement is unavoidable, new elements must match originals in material, design, and appearance to avoid loss of historic authenticity.

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## **6. Use Gentle, Non-Damaging Cleaning Methods**

Avoid abrasive cleaning like sandblasting or high-pressure washing on historic wood or masonry. Such methods can cause permanent damage. Use the least invasive cleaning methods appropriate to the material.

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## **7. Ensure New Additions and Infill Construction Are Compatible**

New construction within or adjacent to historic properties should respect the scale, massing, placement, window patterns, and materials of neighboring buildings. New work should complement, not mimic, the historic context.

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## **8. Design for Reversibility**

New additions or alterations should be removable in the future without damaging the original structure, allowing future restoration to the building's earlier state if desired.

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# Historic Design Guidelines for the Rehabilitation of Historic Properties

## *Purpose and Intent*

The purpose of these guidelines is to provide clear, practical direction for rehabilitating historic buildings in Clarkston. They aim to maintain architectural integrity, historical authenticity, and cultural character while accommodating modern needs.

Rehabilitation is the process of repairing or altering a historic building while preserving its significant historic, cultural, and architectural features. These guidelines align with the Secretary of the Interior's Standards for Rehabilitation and are tailored to Clarkston's unique context.

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## **1. Building Materials and Features**

### **1.1 Preserve Original Materials**

Retain and repair original materials wherever possible (e.g., wood siding, masonry, trim, roofing). Avoid covering historic materials with synthetic siding, stucco, or incompatible finishes.

### **1.2 Repair Rather Than Replace**

Repair deteriorated features rather than replacing them. If replacement is necessary, use materials matching the original in composition, design, texture, and appearance.

### **1.3 Avoid Conjectural Restoration**

Do not add architectural elements lacking documentary or physical evidence. Avoid creating a false sense of history by introducing features from other styles or periods.

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## **2. Architectural Details and Ornamentation**

### **2.1 Preserve Character-Defining Elements**

Identify and protect distinctive details such as brackets, cornices, columns, porches, and decorative trim. These should not be removed, obscured, or altered.

## **2.2 Restore Damaged Features**

Where features are deteriorated beyond repair, restore them based on historical evidence (photographs, physical remnants, drawings).

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## **3. Windows and Doors**

### **3.1 Retain Original Openings**

Do not alter the size, shape, or location of original doors and window openings. Maintain rhythm and alignment on street-facing façades.

### **3.2 Repair Historic Windows and Doors**

Retain and repair original wood or metal windows and doors. Replace missing elements in kind (sashes, muntins, hardware).

### **3.3 Use Appropriate Replacements**

If replacement is necessary, use units matching the originals in design, size, and material. Avoid vinyl or aluminum replacements that don't replicate historic profiles.

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## **4. Roofs and Chimneys**

### **4.1 Preserve Roof Form and Materials**

Maintain original roof shape, pitch, and materials. Replace roofing with materials that match or visually complement the original.

### **4.2 Retain Chimneys and Decorative Features**

Preserve chimneys and roof details such as dormers, vents, and cupolas. Avoid removal or covering of ornamental features.

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## **5. Porches and Entrances**

### **5.1 Maintain Original Design**

Preserve historic porches, including columns, balustrades, and flooring materials. Avoid enclosing open porches or altering their form.

## **5.2 Reconstruct Lost Features**

If a porch was removed, it may be reconstructed using physical or historical documentation.

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# **6. Additions and New Construction**

## **6.1 Design Compatible Additions**

Additions should be subordinate in scale and massing, distinguishable from but compatible with the historic structure in materials and detailing.

## **6.2 Maintain Historic Character**

New construction should respect the character of the existing building and context. Avoid faux historic styles; instead, use contemporary designs that complement the historic environment.

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# **7. Site and Setting**

## **7.1 Preserve Historic Site Features**

Retain original site elements—walkways, driveways, fences, trees, landscapes—that contribute to historic character.

## **7.2 Minimize Impact of Site Changes**

New site elements (parking, ramps, signage) should be placed inconspicuously and designed to minimize visual impact.

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# **8. Accessibility and Modern Requirements**

## **8.1 Accommodate Accessibility Sensitively**

Modify for accessibility in ways that preserve character-defining features, using reversible solutions like gently sloped ramps placed discreetly.

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## **8.2 Integrate Mechanical and Utility Systems**

Install HVAC units and meters where they do not alter or damage historic fabric, screening equipment from street view.

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# **9. Energy Efficiency and Sustainability**

## **9.1 Upgrade Without Compromise**

Improve energy efficiency with non-invasive methods like weatherstripping, storm windows, and insulation in attics/basements. Avoid replacing original windows solely for energy savings.

## **9.2 Use Green Technologies Thoughtfully**

Install solar panels or similar technologies in locations not visible from primary façades. Ensure no damage or obstruction of historic materials.

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# **10. Reversibility**

## **10.1 Design for the Future**

Make alterations so they can be reversed without permanent damage to the original building. Avoid irreversible changes like removing original masonry or cutting new primary façade openings.

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## **Conclusion**

Rehabilitation of Clarkston's historic properties is essential to preserving the community's unique identity and continuity. These guidelines provide a respectful, consistent approach balancing preservation with practical modern use.

# Historic Design Guidelines for Parking Facilities

## Purpose and Intent

These guidelines ensure parking facilities—including surface lots, driveways, garages, and structured parking—are designed and located compatibly with Clarkston’s historic character. As Clarkston grows, parking must not overwhelm or diminish the city’s architectural heritage and walkable environment.

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## 1. General Principles

### 1.1 Minimize Visual Impact

- Design parking to minimize visibility from public streets, especially in historic areas.
- Parking should support, not detract from, the historic character.

### 1.2 Prioritize Pedestrian Experience

- Preserve walkability and human scale in historic areas.
- Enhance pedestrian-friendly streetscapes.

### 1.3 Preserve Historic Site Patterns

- Avoid removing historic structures, significant landscape features, or traditional lot patterns.
- 

## 2. Location and Layout

### 2.1 Locate Parking to the Rear or Side

- Rear-yard parking preferred in historic areas.
- Side-yard parking allowed if screened and limited in size.
- Avoid front yard parking or parking between building and street.

### 2.2 Use Existing Alleys and Shared Access

- Access parking through alleys or shared driveways to reduce curb cuts and maintain streetscape continuity.

## **2.3 Minimize Paved Area**

- Limit surface parking size and extent to reduce visual/environmental impact.
  - Use permeable paving materials when appropriate.
- 

## **3. Design and Screening**

### **3.1 Screen Parking from Public View**

- Use landscaping, fencing, or low masonry walls to screen parking from sidewalks and streets.
- Screening should be scaled to site, allow partial visibility, and complement historic materials.

### **3.2 Maintain Historic Streetscapes**

- Avoid long blank stretches or curb cuts along continuous streetscapes.
- Maintain street edges using landscaping, building elements, and context-sensitive fencing.

### **3.3 Integrate Lighting Carefully**

- Use low-scale, pedestrian-friendly lighting minimizing glare and spillover.
  - Select simple fixtures compatible with historic context.
  - Avoid overly bright or tall lighting poles.
- 

## **4. Structured Parking and Garages**

### **4.1 Ensure Compatibility in Scale and Massing**

- Reflect the scale and proportions of surrounding historic buildings.
- Step down large structures or break into smaller modules.

### **4.2 Screen Structured Parking**

- Use architectural screening (decorative grilles, green walls, trellises).
- Avoid open decks facing main streets or landmarks.

### **4.3 Design Detached Garages to Match Context**

- Locate small garages at rear of lots.
  - Use compatible roof forms, siding, and detailing, but clearly secondary in scale.
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## **5. Driveways and Curb Cuts**

### **5.1 Limit the Width of Driveways**

- Use narrow, discreet driveways consistent with historic patterns.
- Avoid double-width driveways unless historically typical.

### **5.2 Preserve or Reconstruct Historic Driveway Materials**

- Use traditional materials (gravel, brick, concrete strips).
  - Avoid modern faux-historic materials like stamped concrete.
- 

## **6. Accessible and Bicycle Parking**

### **6.1 Integrate Accessibility Respectfully**

- Locate accessible parking close to entrances but blended into site.
- Avoid altering historic fabric; keep ramps minimally visible from streets.

### **6.2 Encourage Bicycle Facilities**

- Provide bike racks near entrances without obscuring architecture.
  - Use simple, compatible rack designs.
- 

## **7. Sustainability and Landscaping**

### **7.1 Integrate Green Infrastructure**

- Incorporate bioswales, rain gardens, permeable paving to manage runoff and soften appearance.

### **7.2 Use Context-Sensitive Landscaping**

- Choose native or drought-tolerant plants fitting historic landscapes.
  - Avoid manicured or suburban-style landscaping that clashes.
- 

## **8. Signage and Wayfinding**

## 8.1 Keep Signage Subtle

- Use small, low-profile signs with traditional materials/colors.
- Avoid large, bright, or commercial-style signs.

## 8.2 Use Traditional Mounting and Fonts

- Mount signs on posts, walls, or fences compatible with architecture.
- Select fonts/colors that do not distract from historic character.

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## Conclusion

Parking is essential but must respect and preserve Clarkston's historic identity. These guidelines balance function, preservation, and aesthetics to enhance the city's quality of life.

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# Historic Design Guidelines for Public Streetscapes

## Purpose and Intent

The public streetscape—the area between curb and building façade—combines community identity, pedestrian comfort, and historic character. Guidelines ensure street furniture, landscaping, sidewalks, lighting, and signage:

- Support pedestrian activity
  - Reinforce Clarkston’s visual identity
  - Are compatible with adjacent historic architecture
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## 1. General Streetscape Principles

### 1.1 Prioritize the Pedestrian Experience

- Design for comfort, safety, and accessibility.
- Emphasize shade, seating, lighting, and human-scale visual interest.

### 1.2 Complement the Historic Context

- Use streetscape elements compatible with nearby historic architecture.
- Avoid overly modern or ornate features that clash.

### 1.3 Encourage Durable, Sustainable Materials

- Choose long-lasting, easy-maintain materials resistant to heavy use and weather.
  - Prioritize sustainability (permeable paving, native plants, LED lighting).
- 

## 2. Street Furniture

### 2.1 Style and Compatibility

- Use simple, traditional forms reflecting Clarkston’s character.
- Consistent color/materials (black powder-coated steel, cast iron, wood accents).

### 2.2 Placement

- Along main pedestrian routes and gathering spots.
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- Maintain ADA accessibility, clear circulation, and sightlines.

### 2.3 Recommended Furniture Types

Item	Guidelines
Benches	Traditional, back-supported with arms; avoid plastic or stylized forms
Trash/Recycling	Coordinated with benches; covered or lidded
Bike Racks	Simple loop or inverted-U style in black or dark metal; grouped in pairs
Bollards	Define spaces or protect pedestrians; simple and unobtrusive

## 3. Landscaping and Planting

### 3.1 Street Trees

- Regularly spaced shade trees in wells or planting strips.
- Use native or regionally appropriate species with low maintenance.

#### Preferred Characteristics:

- Non-invasive roots, seasonal interest, adequate canopy.
- Examples: Red maple, American elm cultivars, Southern magnolia (wide zones).

### 3.2 Planting Strips and Beds

- Low-maintenance shrubs, grasses, perennials.
- Avoid tall plantings blocking views or safety.
- Consider pollinator-friendly, drought-tolerant species.

### 3.3 Tree Grates and Guards

- Use decorative metal grates for limited space.
- Guards where damage risk is high, but minimal and compatible.

## 4. Paving and Sidewalks

### 4.1 Materials

- Concrete base with brick or stone accents in historic areas.
- Avoid overly decorative patterns or bright colors.

### 4.2 Width and Accessibility

- Sidewalks minimum 5–6 feet wide; wider in commercial/mixed-use.
- Clear pedestrian paths free of obstacles.

### **4.3 Crosswalks**

- Use high-visibility markings, textured pavers to slow traffic.
  - ADA-compliant curb ramps aligned with crosswalks.
- 

## **5. Lighting**

### **5.1 Style**

- Pedestrian-scale, traditional-style fixtures compatible with historic feel.
- Avoid modern, industrial, or high-intensity lights.

#### **Preferred Fixture Characteristics:**

- 10–14 feet height
- Full cut-off to reduce light pollution
- Warm LED temperature (2700–3000K)

### **5.2 Placement**

- Even spacing coordinated with trees to prevent dark spots.
  - Install at crosswalks, bus stops, seating areas, and pathway intersections.
- 

## **6. Public Art and Cultural Features**

### **6.1 Encourage Local and Contextual Art**

- Murals, sculptures, installations by local/regional artists.
- Reflect Clarkston’s diverse community and integrate with streetscape.

### **6.2 Placement**

- Use plazas, pocket parks, or wide sidewalks.
  - Avoid obstructing pedestrian paths or building entrances.
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## **7. Maintenance and Stewardship**

## 7.1 Durable Materials

- Choose vandal-resistant, weatherproof, and easy-to-clean finishes.

## 7.2 Regular Maintenance

- Ensure trash collection, tree pruning, graffiti removal, sidewalk repairs.

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## Visual Examples (Recommended Additions)

Feature	Do	Don't
Benches	Metal or wood benches with backs/arms, muted colors	Plastic benches, mismatched colors, obstructive placement
Planting	Native, low-growing, well-maintained	Overgrown shrubs, invasive or dead plants
Lighting	Traditional poles with warm, soft light	Tall floodlights or exposed bulbs
Sidewalks	Clean, wide paths with accent pavers	Cracked, uneven, cluttered sidewalks
Street Trees	Canopy trees with grates or beds	No shade trees or unplanted tree pits

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## Conclusion

A well-designed streetscape enhances Clarkston's identity, walkability, and historic charm. These guidelines balance function, aesthetics, and sensitivity—creating public spaces that invite gathering, movement, and connection.

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# General Design Guidelines for Historic and Context-Sensitive Areas

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## 1. Awnings and Canopies

### 1.1 Purpose and Role

- Provide shade, weather protection, and visual rhythm.
- Enhance pedestrian comfort and contribute to historic character.

### 1.2 Design Guidelines

- Materials: Canvas or woven fabric with matte finish; avoid vinyl/plastic/shiny materials.
- Form: Open-sided, traditional shapes (shed/sloped), fit within window/door bays.
- Colors: Complement façade; stripes allowed in limited cases.
- Placement: Mount above transoms or storefront windows; not above roofline or across multiple buildings.
- Lighting: Avoid internally lit or backlit plastic awnings.

### 1.3 Do / Don't

<b>Do</b>	<b>Don't</b>
Canvas awning over individual storefronts	Long continuous awning across multiple facades
Traditional sloped profile	Dome-shaped or bubble awnings
Subdued, coordinated colors	Neon, bright, or clashing colors

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## 2. Building Lighting

### 2.1 Purpose

- Highlight building features, aid wayfinding, enhance safety.

### 2.2 Design Guidelines

- Fixture Style: Decorative, shielded, traditional, compatible with architecture.
- Lighting Level: Warm white LEDs (2700–3000K) to prevent glare.
- Placement: Near entrances, under awnings, highlight elements; avoid flooding façade.
- Avoid: Excessive brightness, colored lights (except temporary events), exposed bulbs, modern industrial styles.

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### 3. Mechanical Equipment and Service Utilities

#### 3.1 General Principle

- Minimize visibility, screen to protect historic appearance.

#### 3.2 Design Guidelines

- **Rooftop Equipment:** Set back from edges, screened with parapets or compatible enclosures.
- **Ground Equipment:** Locate rear/side, screen with fencing, vegetation, or masonry walls matching building.
- **Utilities:** Install meters and boxes on secondary/rear façades, paint conduits to match walls, keep satellite dishes out of public view.

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### 4. Property Maintenance

#### 4.1 Importance

- Maintain integrity, appearance, and longevity.

#### 4.2 Guidelines

- Repaint and repair with historic colors/finishes.
- Regular roof inspections; avoid visible tarps/patches.
- Maintain original windows/doors where possible; avoid boarding without plans.
- Clean façades gently (no sandblasting/harsh chemicals).
- Comply with local sanitation, fire safety, and structural codes.

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### 5. Demolition

#### 5.1 Purpose

- Last resort; only for beyond repair or lost historic integrity.

#### 5.2 Criteria for Review

- Structural instability verified by engineer.
- Alternatives (rehabilitation, relocation, reuse) evaluated.
- No negative impact on surrounding historic properties.

### 5.3 Guidelines

- Partial demolition acceptable to restore original appearance.
  - New construction must meet new construction guidelines and be compatible.
- 

## 6. Additional Recommendations

Topic	Guideline
Security Cameras	Mount discreetly on side façades or under eaves
Signage Integration	Avoid mounting on awnings; use hanging signs, painted windows, or wall panels
Temporary Fixtures	Avoid tents, banners, or structures that obscure architecture or block paths
Color Palettes	Use historically appropriate colors; avoid neon or garish combos

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## Conclusion

Small details, awnings, lighting, mechanical screening, maintenance, shape Clarkston’s visual quality, preservation, and livability. Applying these principles preserves the city’s identity, culture, and human-scale charm amid growth.



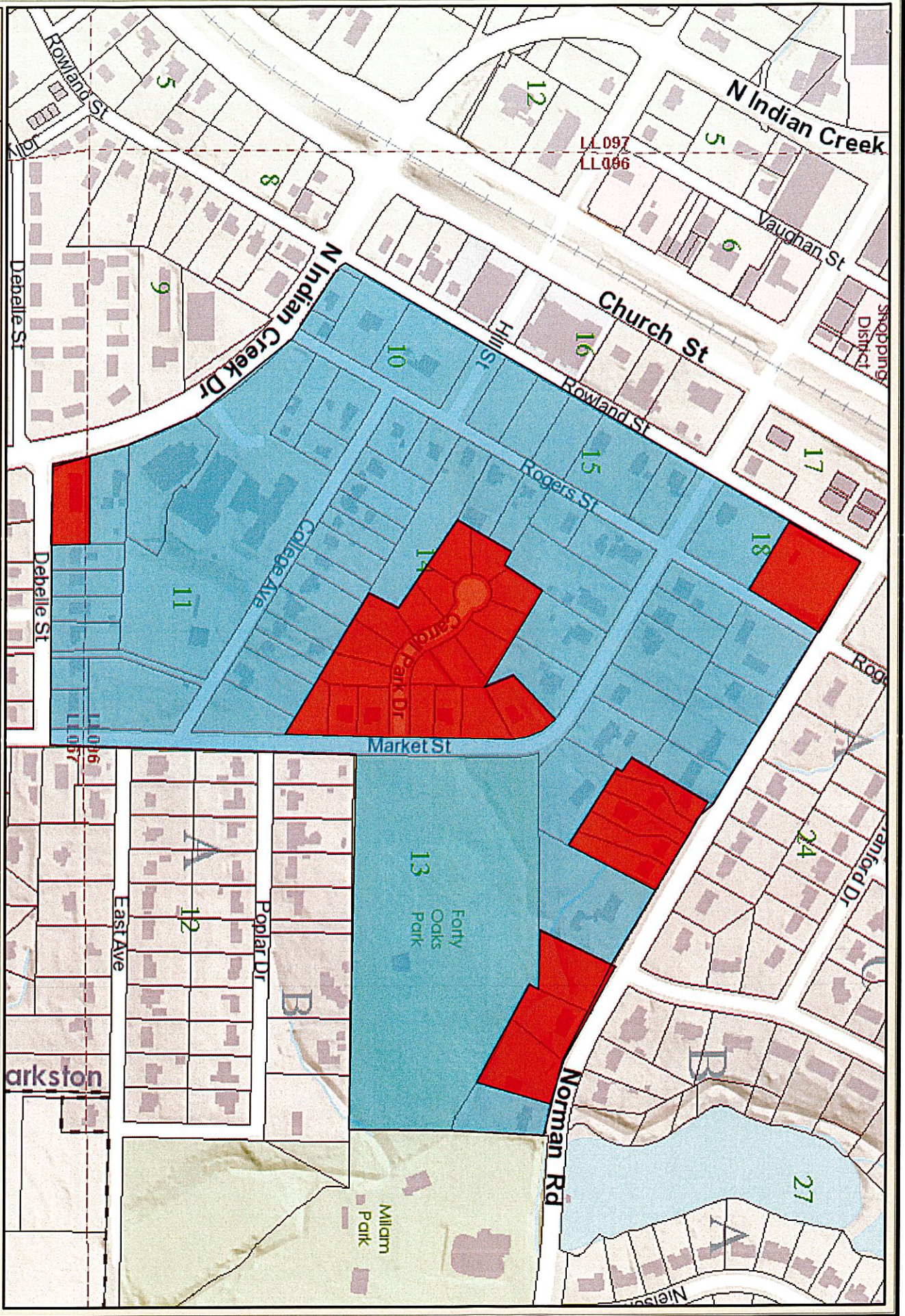
# Proposed LHD 1



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# Proposed LHD 2

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