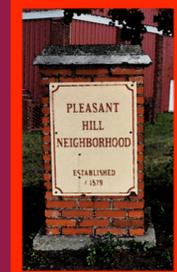
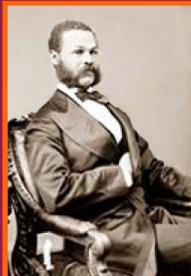
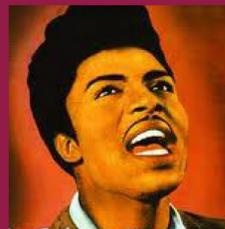


PLEASANT HILL NEIGHBORHOOD PATTERN BOOK



PLEASANT HILL NEIGHBORHOOD PATTERN BOOK

Report prepared for:
Georgia Department of Transportation and
the Federal Highway Administration

Report prepared by:
New South Associates • 6150 East Ponce de Leon Avenue •
Stone Mountain, Georgia 30083

Mary Beth Reed - Co-Author
Patrick Sullivan - Co-Author
Paul Simo - Co-Author

Tracey Fedor- Graphic Designer

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I-16/I-75 Interchange

Forest Avenue

Ward Street

Walnut Avenue

Pursley Avenue

Fourth Avenue

Third Avenue

Second Avenue

First Avenue

Interstate 75

Fourth Avenue

Woodcliff Street

Third Avenue

Second Avenue

First Avenue

Monroe Street

Singleton Street

Madison Street

Jefferson Street

Vineville/Hardeman Avenue

Forward

Pleasant Hill is a historically significant African American neighborhood in the heart of Macon, Georgia. The families and individuals that have lived there since the 1870s have created distinctive architectural, landscape, and street network patterns that



The “Half House,” which was cut in half when the I-16/I-75 interchange was put in place, symbolizes how the community was separated.

Opposite Page: This current aerial brings into relief the scale of the changes the interstate brought to this neighborhood of small homes, churches, and schools. Street patterns were altered, a substantial concrete culvert was created to control Vineville Branch, and new connections, both vehicular and pedestrian, in scale with an interstate, but out of proportion to the neighborhood were established.

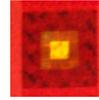
contribute to its sense of place and speak to its compelling history. These patterns were familiar to music icons, entrepreneurs, politicians, and noted educators who grew up there, as part of a growing African American middle class. The neighborhood’s greatest accomplishment, however, is its close-knit character and a sense of collective responsibility that is practiced by Pleasant Hill residents. During the 1960s, interstate development powerfully altered those patterns. Interstate 75 sliced through the historic African American neighborhood north to south, and the equally new Interstate 16, an east-west highway, converged with I-75 just north of the neighborhood. Known as the Macon I-16/I-75 Interchange, this point of convergence became a new placename within the neighborhood, city, and state. Partitioned by the interstate and now a part of transportation history, the close-knit neighborhood began to experience a new and largely unwanted layer in its history.

The Georgia Department of Transportation (GDOT) is proposing to improve the I-16/I-75 Interchange by enhancing traffic flow and safety. In the process of making these improvements, there will be impacts to the Pleasant Hill neighborhood, a National Register Historic District. In 2013, Georgia GDOT and its team of preservation professionals will initiate actions stipulated in a series of agreements to mitigate those impacts. The agreements include: (1) a Memorandum of Agreement (MOA) between the Federal Highway Administration (FHWA), the Georgia State Historic Preservation Office (GASHPO) and GDOT; (2) the Pleasant Hill Historic District Community Mitigation Plan between the FHWA, the Pleasant Hill Neighborhood Improvement Group and GDOT; and (3) a MOA between the City of Macon and GDOT.

These actions include the moving and restoration of 26 historic buildings, streetscape and culvert improvements, the creation of two linear parks along I-75, upgrading the David Lucas Pedestrian Bridge, establishing a Community Resource Center, as well as other actions. The streetscape improvements include rehabilitating the pavement on portions of 1st and 2nd avenues (from Frontage Road to Pursley Street), extending Middle Street to Walnut Street, adding a sidewalk to the Walnut Street Bridge, and constructing noise and visual barriers. These actions are mitigative in nature and were developed in collaboration with neighborhood stakeholders in advance of the I-16/I-75 Interchange Improvement Project.

The stipulated actions are designed to help ameliorate past, as well as present actions, allowing GDOT and the neighborhood stakeholders a second chance at better fitting the interstate corridor into its neighborhood context and softening its impact using current best practices in preservation and community planning. These design guidelines are a product of that second chance. They aim to guide the proposed neighborhood improvements so that each action is well considered within the physical context of Pleasant Hill and to provide some guidance for future neighborhood development.

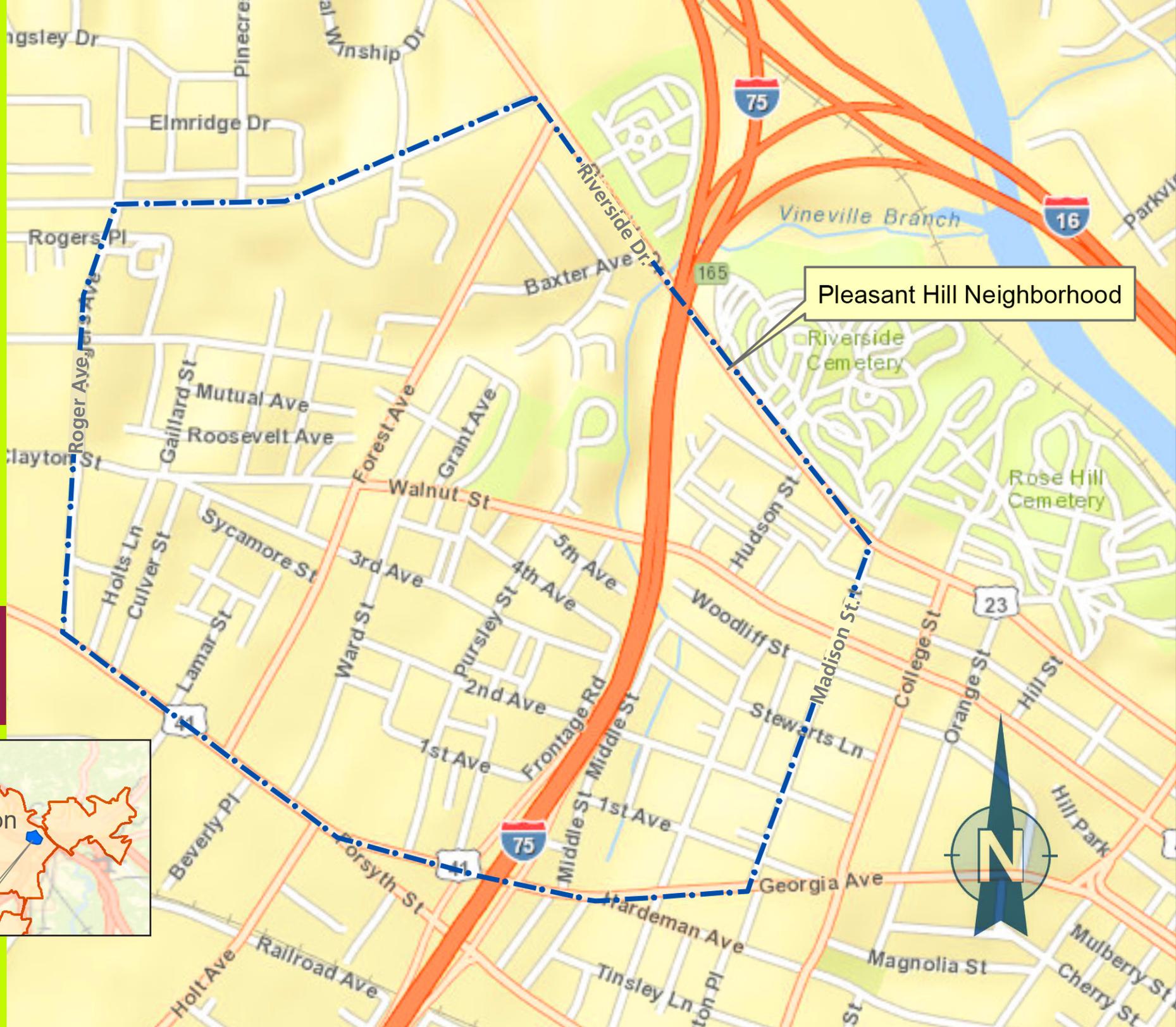
Acknowledgements



Clinton Ford, Eric Duff, and Charles Lawrence of GDOT gave us the opportunity to work with this challenging project, and we thank them for it and their guidance in completing the guidelines.

We thank Ms. Muriel McDowell Jackson for her help with our archival research. She is considered by New South historians, who have had the pleasure of working with her on multiple projects, to be a great community resource and research librarian.

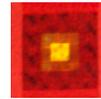
Finally and most importantly, the authors thank all the residents who offered information as we toured the neighborhood and attended public meetings. We owe particular thanks to Mr. Peter Givens and Ms. Naomi Johnson who helped us see the patterns in the neighborhood's landscape and put them in their historical perspective. Ms. Johnson made her great collection of scrapbooks and brochures concerning the history of the neighborhood and the establishment of the community garden available to us. Mr. Givens provided guided tours of the neighborhood that really helped us focus on what was significant to the community. If we missed something, it is our error not theirs. They are wonderful community ambassadors for Pleasant Hill.



Pleasant Hill Neighborhood



ONE. Introduction



Pleasant Hill, located on the north side of Macon between Vineville Avenue and Riverside Drive, is one of Macon's earliest African American working class neighborhoods. Home to a wide cross section of Macon's African Americans since the 1870s, its residents would make national and state history in education, music, and other aspects of social history.

Encompassing over 404 acres of mostly hilly terrain, the neighborhood is bounded by Madison Street, on the east; Riverside and Ingleside avenues on the north; Rogers Avenue on the west; and Vineville/Hardeman Avenues to the south. Visitors who turn into the neighborhood from the wider avenues that bound it come into immediate contact with a distinctive historic African American urban place featuring a patchwork of narrow streets and lanes built into the neighborhood's signature hillside topography. A rich vocabulary of vernacular house types is displayed on narrow lots; some with lush gardens, others with no vegetation at all. Small bands of houses with uniform setbacks and similar massing and scale that reflect a common developmental history are present throughout the neighborhood. They are adjoined by lots that were individually developed by owners using other preferred house types and settings. Pleasant Hill's unique street pattern and architecture tell a variety of stories and the wide range of building materials used - wood, stone, brick, concrete, and man made materials - illustrate the narrative of incremental growth. Churches, schools, stores, and commercial

buildings interspersed with the houses complete the landscape, clearly speaking to the neighborhood's self-sustaining character.

In contrast to many historic neighborhoods that celebrate one house type or style, Pleasant Hill's most arresting physical characteristics lie in its architectural diversity, its unique street pattern, and the integration of this built environment with its hilly topography. It is essentially a field museum for vernacular architecture dating from the post bellum period through the early twentieth century. Working in a challenging terrain and in a segregated racial environment, African American developers and residents created a neighborhood culture that enabled men and women of color to achieve landmark roles in education, politics, medicine, and music and allowed many to become middle class Americans. These defining characteristics and the neighborhood's contribution to the state's and Macon's African American history led to the neighborhood's listing in the National Register of Historic Places in 1986.

The physical improvements to the neighborhood, planned as part of the I-16/I-75 interchange project have the potential to alter some of Pleasant Hill's significant features. As per the MOA, this document is to help guide future neighborhood development through a set of design guidelines that will also address the nature and range of the proposed improvements, namely, relocation and resiting of houses, establishment of parks, and disruptions to the existing streetscapes. As such, the guidelines have been compiled for use by a project team involving multiple firms, all of which have separate and disparate objectives. They offer a common understanding of Pleasant Hill's historic patterns that

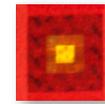


(Opposing Page) Neighborhood Boundary Map and Inset Map Showing Pleasant Hill's Location in Macon. Source: ESRI Resource Data.

need to be considered in project design, planning, and implementation. The guidelines are intended to augment the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, standards that structure the overall conduct of the project. (see Section 1.2 below). Finally, Pleasant Hill is currently not a locally designated historic district; there is no historic preservation ordinance that recognizes its significance and provides for public review of changes to its built environment. The absence of such an ordinance heightens the need for the development of site-specific design guidelines to ensure that project design and planning do not impact Pleasant Hill's historic character.



Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.



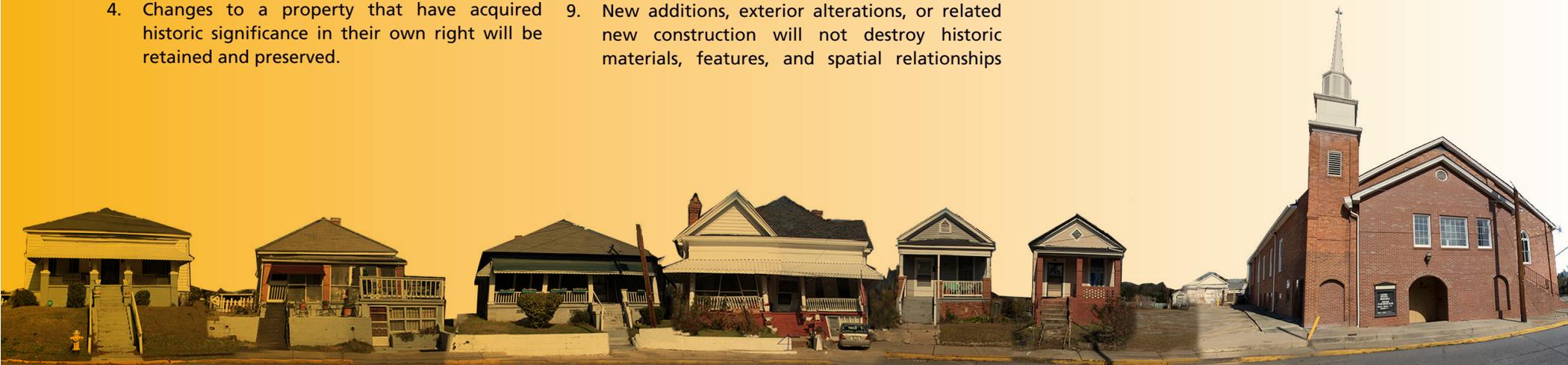
1.1 Secretary of Interior's Standards for Preservation and Rehabilitation

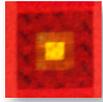
These Standards were first published in 1977 but were revised in 1990 as part of the Department of Interior's regulations (36 CFR Part 67). They are all encompassing, applicable to the exterior and interior treatment of historic buildings and districts of all types, materials, and sizes. They also provide guidance for landscape and setting issues as well as new construction. Both sets of standards are provided here in one listing. The Standards are to be applied in the preservation and rehabilitation of individual moved historic properties and should be applied to any changes that may affect the historic district and its character-defining features.

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

SECRETARY OF THE INTERIOR'S STANDARDS FOR PRESERVATION AND REHABILITATION

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.





1.2 Pleasant Hill as National Register Historic District

Listed on the National Register in 1986, Pleasant Hill was recognized for its significance in African American history as Macon's major historic African American community, its architecture, and its role in late nineteenth and early twentieth-century community planning and development. The discontinuous district encompasses about 205 acres, which is an area that is smaller than the current neighborhood boundary. It is divided into two areas, lying east and west of I-75. The boundary was drawn to exclude the L.H. Mounts Public Housing Development on the east side of the district, a community center, and the L.H. Williams Elementary School on the west side. The district is irregularly shaped, particularly on the east side.

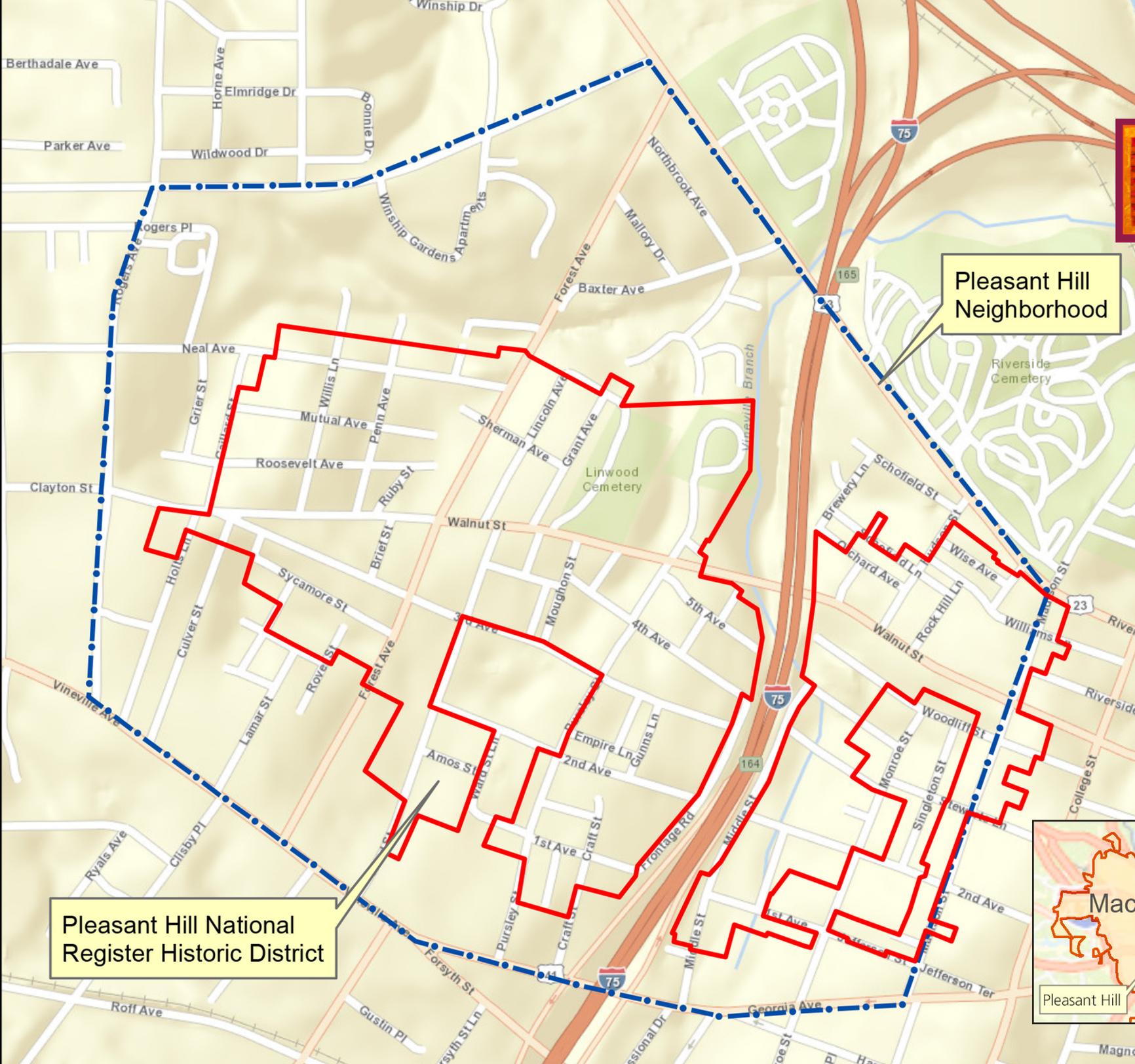
The nomination stresses the important influence of the hilly topography on the neighborhood's layout, noting that its streets are laid out in offset grids to accommodate the terrain. This pattern also reflects its incremental growth. The district is characterized as primarily residential with a few commercial and institutional buildings. The nomination was not based on a survey, so exact numbers of contributing and non-contributing buildings are not provided. Houses date from the 1870s through the 1930s and the district dwellings are described as predominantly one-story wood frame vernacular buildings with simple front porches and little architectural detailing. The most common identified house types were shotguns, saddlebag types, "L"-shaped Victorian cottages, and square planned houses with pyramidal rooflines. Victorian, Neo-classical, and Craftsman details complement some examples. Residential landscaping was noted as modest consisting typically of small front yards and larger back yards where shade trees are located. Retaining walls and steps are numerous.

The Pleasant Hill district also includes Linwood Cemetery located on high ground in the neighborhood's western section. Laid out in 1894 with curvilinear drives, the historic cemetery contains more than 4,000 burials. Corner stores, two brick commercial buildings, a number of frame churches, and the substantial St. Peter Claver Church and School round out the contributing buildings for this self-contained historic neighborhood.

The 26-year-old nomination currently only recognizes buildings constructed before 1936. Resources within the district built between 1936 and the 1960s, that meet the NRHP criteria, may now be eligible for inclusion in the historic district. In addition, the statement of significance might be expanded to include Pleasant Hill's role in American music in the 1950s and 1960s. Recent scholarship and time have revealed that rock 'n' roll pioneer Richard Penniman, known by his stage name Little Richard, is a Pleasant Hill native. Little Richard and other African American artists and promoters contributed to Macon's emergence as an influential musical stronghold during the 1950s, when rhythm and blues and rock 'n' roll became linked. Many involved with this important era in twentieth-century American music had ties to Pleasant Hill, showing the neighborhood's potential to produce groundbreakers in yet another area of the nation and state's social history.



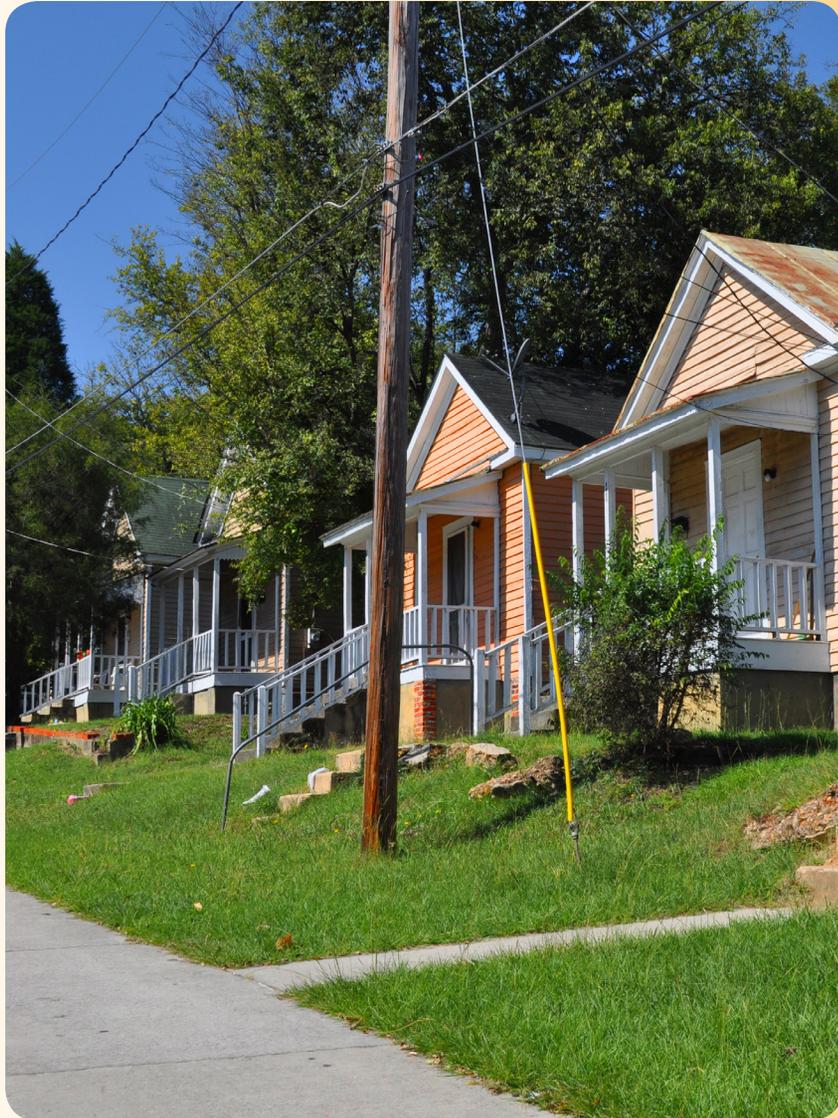
(Opposing Page) Map Showing Pleasant Hill National Register Historic District Boundary. Source; ESRI Resource Data.



Pleasant Hill Neighborhood

Pleasant Hill National Register Historic District





Statement of Significance

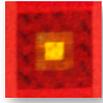
Pleasant Hill is a historic residential environment whose character is determined by the particular terrain, streets, building lots, landscaping, and buildings found in the district. It is an important historic, black, urban neighborhood in Georgia, one of the most intact black districts in the state. Pleasant Hill is significant in terms of black history, community planning and development, and architecture.

In terms of black history, Pleasant Hill is significant because it contains a wide variety of resources that document residential patterns and, to a lesser extent, commercial and institutional development of the black community from the late nineteenth through the early twentieth centuries. A broad spectrum of Macon's black citizens from educators, doctors, and lawyers to unskilled laborers lived in the area.

In terms of community planning and development it documents a land use pattern frequently associated with Georgia communities in which black neighborhoods were first positioned on, and then capitalized on, under utilized land. Its street pattern, with its network of unaligned grids, reflects its incremental development from several core areas.

Architecturally, the area is significant for documenting a wide variety of vernacular residential and, to a lesser extent, commercial building types of the late nineteenth and early twentieth centuries.

Excerpted from Pleasant Hill National Register Historic District Nomination, Brooks, 1986



1.3 Document Organization

After a brief overview of Pleasant Hill’s history presented in Section 2, the remainder of the document is divided into topical sections that address neighborhood patterns within two- or four-page illustrated layouts. Each layout contains a description of the identified pattern along with things to consider while the highlighted page within the layout contains specific guidelines to be considered. See example below.



The Pleasant Hill Community Garden located on Craft Street, was established in 2004. Care of the garden, spearheaded by Ms. Naomi Johnson, is a community effort. Its mission is to provide fresh vegetables free to seniors and physically challenged residents of the community. Since its inception, the garden has produced more than 4,000 pounds of vegetables and provided a place for more than 2,000 youths to come, plant, and learn about gardening and its benefits.

Other gathering places in Pleasant Hill are limited to public sidewalk areas outside of commercial establishments, church lawns, and school playgrounds.

3.5.1. Things to Consider in Project Planning

As almost 60 percent of Pleasant Hill’s land use is residential, residential landscaping is an important feature to consider in project planning so that compatible choices are made involving changes to a home’s landscaping. Attention should be paid to the surrounding lots within the project area to identify key features – banked slopes, retaining wall, presence of lawns, tree types - to incorporate into a residential landscape that needs restoration. The pattern of larger trees at the rear of lots should be considered. Shade trees should be chosen that are compatible with those found in neighboring lots

Sixteen percent of the neighborhood’s land is composed of vacant lots many of which are overgrown with vegetation. Use of these lots as infill candidates is recommended, along with the retention and restoration of the original vegetation where possible.

The addition of parks built on vacant land will make a strong contribution to the neighborhood’s liveability. From a landscape perspective, use of native plants, particularly those recommended by the community, should be incorporated into planning.

 Other Lots Show More Traditional Planting such as Hedges, Grassy Lawns and Mature Pines.

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GUIDELINES FOR LANDSCAPING AND GREENSPACE IN PLEASANT HILL

1. Identify trees and other landscape features that may be historic. Preserve trees and protect during development or rehabilitation efforts.
2. Incorporate historic and mature trees within future site development.
3. Prune and trim trees in the public-right-of-way in a manner that preserves the existing tree canopies.
4. If removal is required, mature shade trees (40-100+ feet in height) should be replaced in-kind. Consult with a City Arborist and/or Keep Macon-Bibb Beautiful board (see Section 5), to learn of appropriate new and/or replacement species that are suggested for the area.
5. Retain, protect, or reintegrate natural features of the landscape as potential greenspace where possible.
6. Promote safety and activity by creating comfortable, shaded and well lit outdoor seating and public gathering places and plazas.
7. Showcase vistas made possible by natural topography.
8. Encourage additional community gardens and pocket parks throughout the neighborhood.
9. "Green opportunities" that contribute to the neighborhood and provide cooling opportunities should be encouraged. These include: landscaped parking lots, traffic islands, medians, and highway ramp systems; planters along commercial strips; and the planting "aprons" between sidewalks set back from curbs.

 Top- Decorative Plantings Include Crepe Myrtle and Yucca. Bottom- Mullein is Collected, Dried, and Used in Tea for Respiratory Conditions by the Local Community.

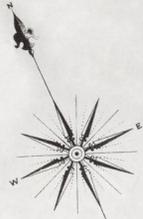
37



SANBORN
FIRE INSURANCE MAP
1908

VINEVILLE DISTRICT
PLEASANT HILL

All Dwellings on Sheet are Negro Tenements

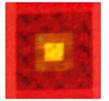


70



 **1908**
Pleasant Hill
Neighborhood

TWO. Brief Overview of Pleasant Hill's History



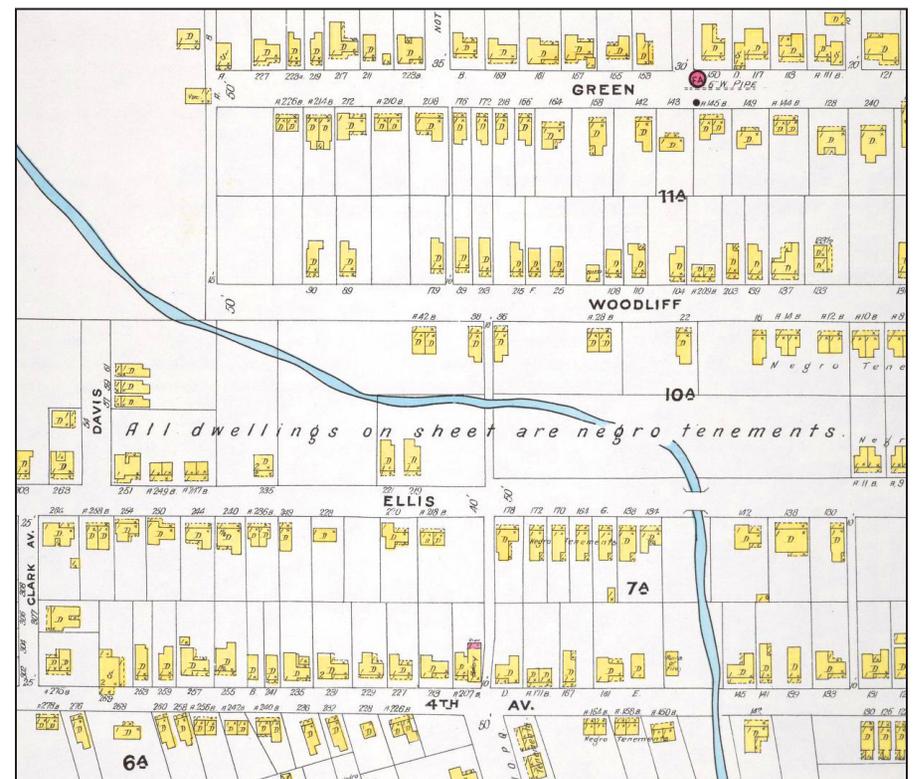
This historically significant African American neighborhood grew rapidly in the late nineteenth century expanding from the western edges of Macon into an undeveloped verdant hillside and valley located between Vineville Avenue, College Street, and Riverside Drive. It follows a demonstrated pattern in Southern urban land use during segregation, in which African American neighborhoods often were consigned to underutilized land, typically areas characterized by rough terrain or poor drainage. Early maps suggest the neighborhood's initial growth expanded westward from College Street and north from Vineville Avenue. Its proximity to the well-to-do homes of College Street, which were in need of servants, and downtown Macon may have initially factored into the neighborhood's establishment in the 1870s. Also, the construction and establishment of large suburban residences along Vineville Avenue in the 1880s would have attracted African American workers to the new neighborhood.

The 1880 census identifies only three streets clearly associated with Pleasant Hill — Monroe, Jefferson and Madison avenues — followed by listings of nearby African American households with no street identifiers. Servants, laborers, cooks, seamstresses, brick masons, carpenters, harness makers, wheelwrights, shoemakers, policemen, barkeepers, ministers, and teachers made their home in the new neighborhood. The variety of occupations suggests that Pleasant Hill was self-sustaining from the outset with many who were self employed. The neighborhood appears to have been considered part of the Vineville District at this point.

Detail of 1908 Sanborn Fire Insurance Map Showing Offset Housing Grids.



Within two decades, however, Pleasant Hill was essentially built out with many families owning their own homes. The 1908 Sanborn Fire Insurance Maps show dense residential settlement from North Street (now Pursley Street) to the east, reflecting the neighborhood's early growth. Equally important, development had expanded up the hill west to Rogers Street and north to what is now Walnut Street by 1908. Pleasant Hill is noted by name on the 1908 Sanborn map series as a neighborhood within the Vineville District. This rapid expansion westward and north of Vineville Avenue underscores the continued vibrancy of Macon's African



American population, its growing black middle class and their housing needs, as well as the imprint of Southern segregation on the city's land and development.

Pleasant Hill's layout is distinctive for its unaligned grids and offset patterns that stem from its incremental growth. Early residents and landowners developed the hilly terrain into a network of streets, avenues, and lanes. Compelling views of downtown Macon, cool breezes, and a distinctive neighborhood plan were

the fortuitous products of their labor. In the valley, small wooden bridges were built to carry foot and vehicular traffic over the Vineville Branch, which flowed southwest from the Ocmulgee River, traversing the low area between Brewery Alley and Hardeman Avenue on the east side of the neighborhood. Elderly residents recall that many lots were larger initially with space for gardens and livestock but over time lot size diminished as more houses were built. Prior to its annexation into the city in the early twentieth century, many residents did raise cows or hogs on their lots. Historic maps indicate that dwellings tended to be centered on their lots and set close to the street.

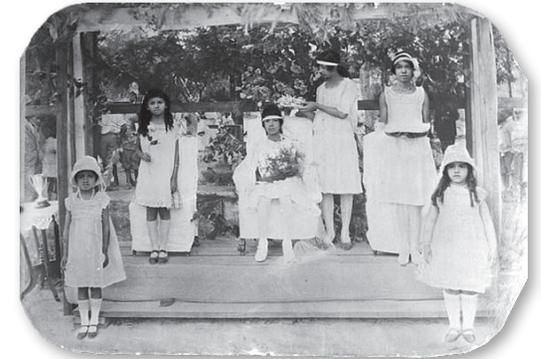
The neighborhood's children, as well as those from surrounding communities, were educated at two public African American elementary schools: Pleasant Hill School, later L.H Williams Elementary School, and the Green Street School. Ballard Normal School, a high school sponsored by the American Missionary Association located at the foot of Forest Avenue, which later merged with Hudson High School becoming Ballard-Hudson Senior High School educated the community's high school students. Other schools included: St. Peter Claver School and Church, a Roman Catholic school established in 1912 by a Philadelphia philanthropist; the North Macon Colored School, Macon's first permanent school for blacks built in 1880; and Beda-Etta College. Pleasant Hill's schools offered a full education for African Americans with all grades represented; this drew in students from other parts of Macon. The Academy for the Blind was also situated in the neighborhood further anchoring its reputation as a center for African American education. Finally, Lundy Hospital provided hospital services to the neighborhood.



(Right) May Day Celebration, Pleasant Hill Playground, 1924

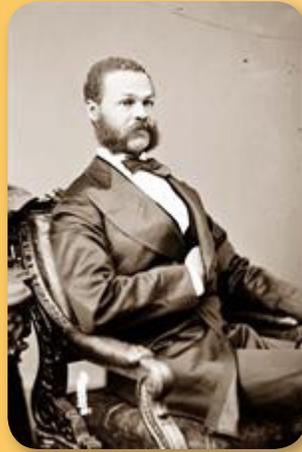


(Left) "Colored Citizens of Pleasant Hill" *The Macon Telegraph*, June 19, 1903



“OPPOSE ANNEXTION-PROPOSE TO SEND A COMMITTEE TO ATLANTA, AND WILL ALSO EMPLOY AN ATTORNEY- DON'T WANT TO BE DEPRIVED OF KEEPING COWS AND HOGS BY BEING INCORPORATED INTO THE CITY OF MACON.”
 Excerpted From Heading *The Macon Telegraph*, 1908.

Pleasant Hill's Amazing Social Fabric



JEFFERSON FRANKLIN LONG (Pictured Above) - Born a slave, Long would serve as U.S. Congressman in 1870-1871. He was the first African American Congressman from Georgia elected to the House of Representatives. He is buried in Linwood Cemetery.

DR. LEWIS H. WILLIAMS, JR.— A respected educator and community icon, Dr. Williams was educated at Central City College Macon, Hampton Institute, and Morris Brown College. Williams began his teaching career in 1888 and would become principal at a number of Macon's schools. Lewis H. Williams Elementary School in Pleasant Hill was named in his honor.

B.S. INGRAM—Educator who introduced manual training to the Macon curriculum.

MINNIE L. SMITH – Educated at Savannah State College and the University of Chicago, Smith was a public school teacher for years before founding Beda-Etta College, a junior college and commercial high school. The school was located on Grant Avenue. The three-story brick building housed seven teachers and 200 students.

ALBERT B. FITZPATRICK – Manager of black organized People's Health and Life Insurance Company.

L.J. MAX – Owner of Wages and Earners Bank on Cotton Avenue and editor of the "Negro" section of *The Macon Telegraph*.

SARAH RANDOLPH BAILEY - A teacher by profession, she is credited with starting the first Girl Scout troop in Macon for African American girls.

L.J. MAY – Financial entrepreneur who owned and operated an African American bank in Macon.

LITTLE RICHARD - Pleasant Hill singer and celebrity, Richard Penniman is considered a pioneer of rock 'n' roll music. His boyhood home on 5th Avenue is shown below.



CLINT BRANTLEY – Pleasant Hill native and Macon based musical promoter and entrepreneur in the 1950s, Brantley managed the careers of Little Richard and James Brown.

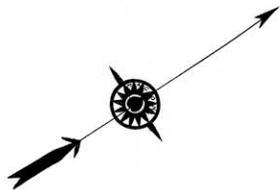
New Reference Map
of
MACON, GA.

Published by
The J. W. Burke Company
Macon

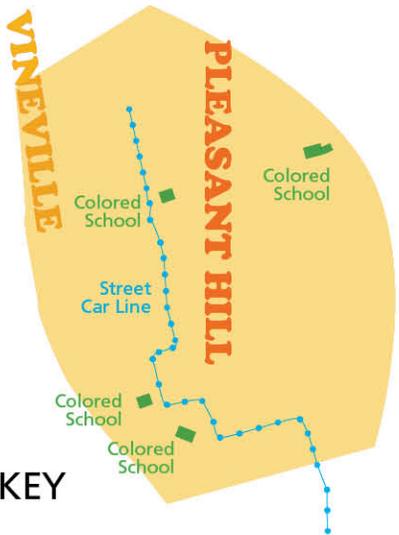
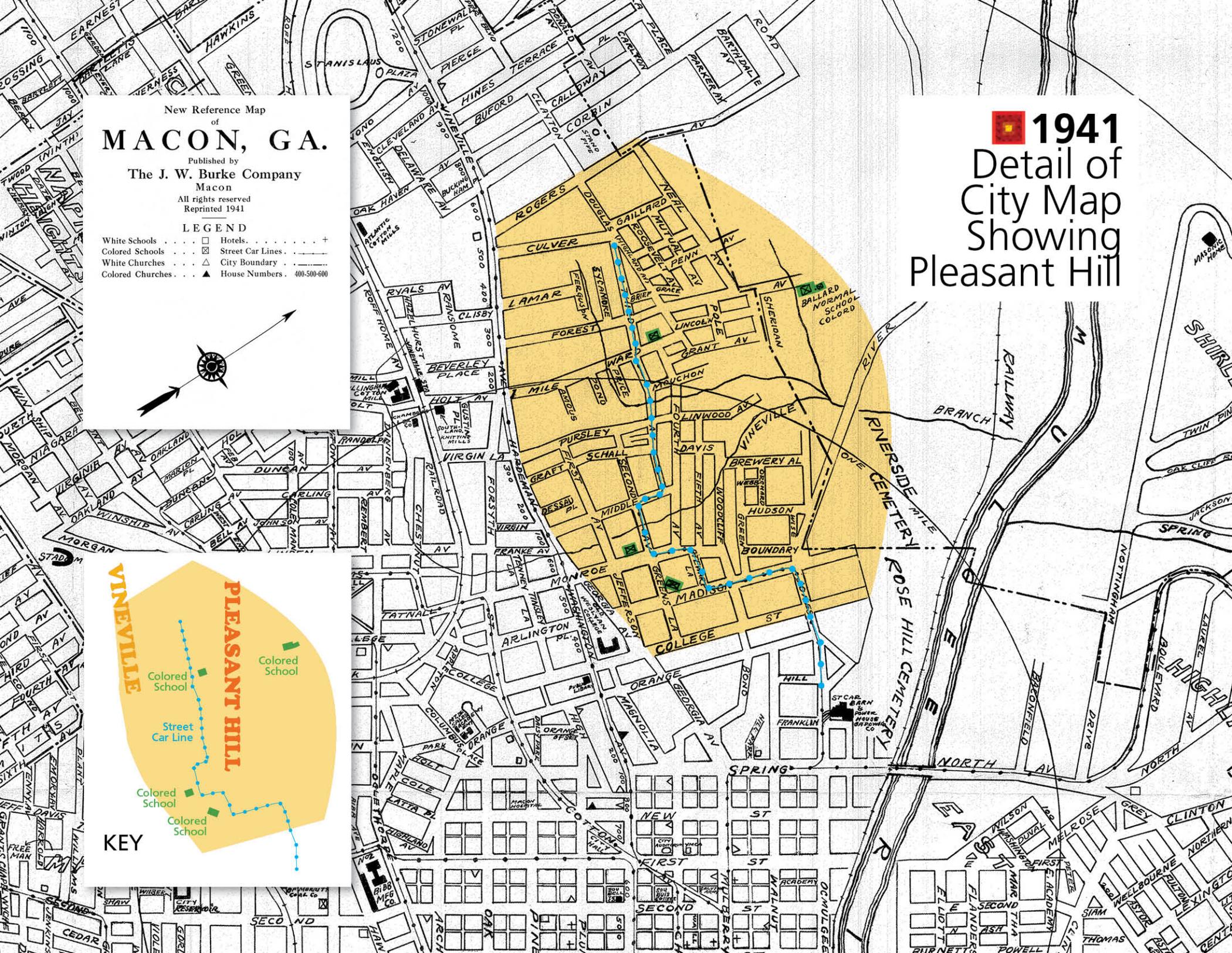
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LEGEND

- | | | |
|----------------------------|----------------------------|-------------|
| White Schools | Hotels | + |
| Colored Schools | Street Car Lines | - - - - - |
| White Churches | City Boundary | - - - - - |
| Colored Churches | House Numbers | 400-500-600 |



1941
Detail of
City Map
Showing
Pleasant Hill



This emphasis on education was productive, allowing many to pursue professional careers, attend college, and attain prominent positions within a variety of fields. As a result, the neighborhood could claim a strong cross section of Macon's African American population. Oral histories and public records show that doctors, dentists, educators, attorneys, businessmen, ministers, mail carriers, grocers, builders, self-employed tradesmen, and unskilled laborers all had Pleasant Hill addresses.

Locally-owned corner stores and businesses supplied many of the neighborhood needs and wants. Electricity would slowly become available to the neighborhood's residents through the 1920s and other improvements, such as street paving, would take even longer to reach the neighborhood. A street car line operated by the Macon Railway & Light Company was established about 1928; the route ran down Third Avenue and connected the neighborhood to downtown.

Ranch houses, interspersed among the neighborhood's older homes, signal the arrival of the post World War II era. Macon was able to end *de jure* segregation without loss of life or property. Pleasant Hill and its residents played an active organizational role through the mid twentieth century in trying to achieve racial equality for African Americans in Macon, particularly in the areas of community services and public health. The Booker T. Washington Community Center, a product of the 1930s, is an example of a force for change particularly in healthcare and recreation. The Center has been located on Monroe Street in Pleasant Hill since 1953.

A time of change across the nation, the 1950s would culminate in one of Pleasant Hill's native sons achieving world renown as a musician and performer. Richard Penniman, known as Little Richard, was a pivotal figure in the development of both rock 'n' roll and race relations. His

band name "The Upsetters" said it all as he and his band members brought a new type of music to a unified fan base of both blacks and whites during segregation. Clint Brantley, Little Richard's promoter and also a Pleasant Hill native and black entrepreneur, would work with other rising African American entertainers such as James Brown. Through their efforts, Pleasant Hill and Macon emerged as a touchstone for rock 'n' roll's development.

Photograph Young Richard:<http://www.fanpop.com/clubs/oldies-music/images/29269904/title/little-richard-photo>





1961 Estimated Path of I-75 on Sanborn Map

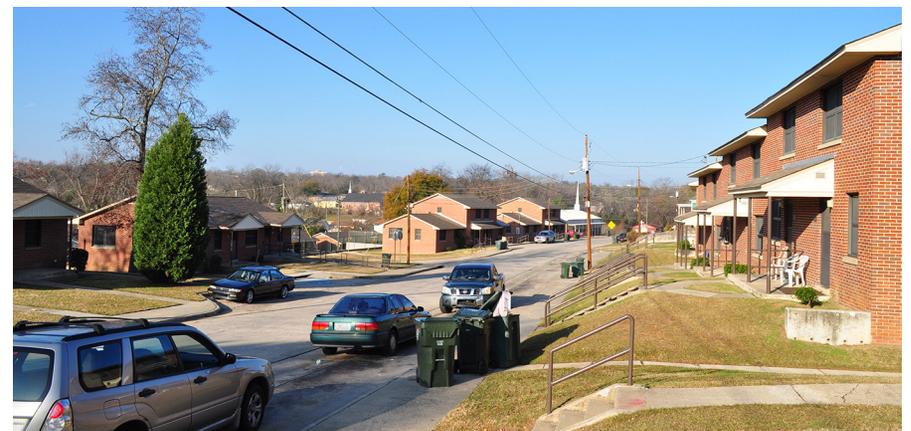
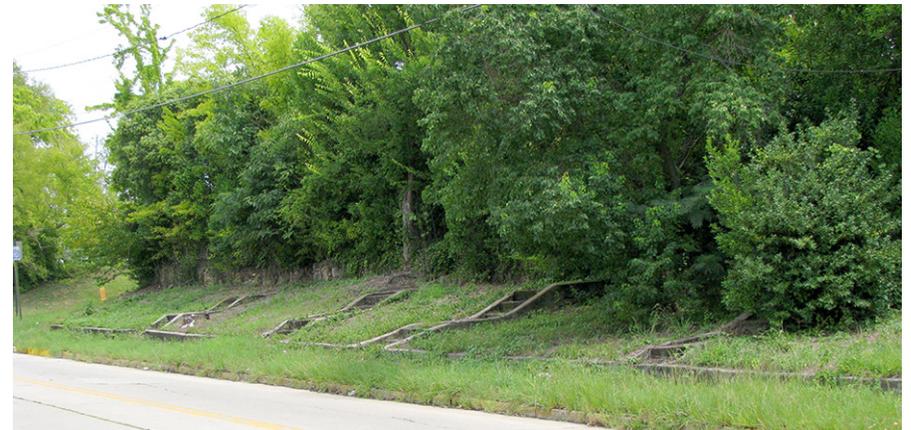
Pleasant Hill reached a critical turning point in the 1960s when I-75 was constructed through the neighborhood, partitioning the once cohesive neighborhood into two sections. Interstates were constructed through historic cities and neighborhoods through the U.S. during the mid twentieth century. In some cases, this occurred with loss to their historic fabric. Pleasant Hill is one of those instances.

The interstate's impact on the neighborhood was significant from a number of perspectives: loss of building stock and changes in historic street patterns within the older section of the neighborhood, the loss of residents, and loss of vehicular and pedestrian connectivity. The east side of the district, where a substantial culvert over Vineville Branch was installed, has been most affected by the division. The impacts to that side were further exacerbated by the construction of the L. H. Mount Public Housing complex. The housing complex's regimented layout, two-story houses and functional uniformity do not mesh well with the surrounding

ESTIMATED PATH
OF INTERSTATE 75

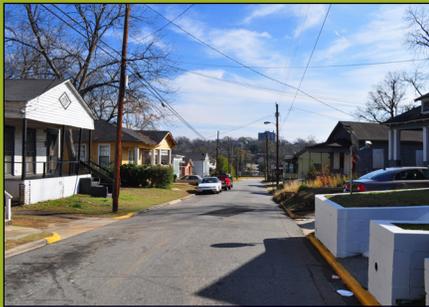
one-story houses aligned along narrow streets and lanes that typify the neighborhood. Finally, while interstate planners attempted to provide street connectivity within the sections on either side of the interstate, true connectivity between the partitioned neighborhood sections was never truly achieved.

Pleasant Hill's forward moving trajectory in the first half of the twentieth century lessened in the last decades of the twentieth century. Population declined and homeownership decreased. While the once densely developed historic neighborhood is mostly intact, it now contains some vacant lots with only stairs and foundations, vestiges of former homes. Vacant homes are boarded up. Connectivity between the two sections continues to be a problem. While many second and third generation Pleasant Hill families still live in the neighborhood, there are new families who currently rent the single-family housing that characterizes the neighborhood. Efforts to revitalize the neighborhood including restoring landmarks such as the Linwood Cemetery, creation of a community garden, and developing awareness among new residents of its rich past have been the focus of a number of organizations during the last decade.

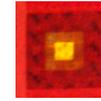


Top- View Southwest Showing Truncation of 2nd Avenue by Interstate 75. Middle- Steps Indicate location of Former Residences. Bottom- View of L.H. Mount Public Housing Showing its Buildings and Layout.





THREE. Pleasant Hill Patterns



Pleasant Hill's uniqueness lies in the neighborhood's eclectic architectural character; its rolling and wooded topography; its network of streets and alleys; and its noted cultural and social heritage within the City of Macon. The community is a patchwork of its built and social environment. It is comprised of many of the same materials, but they are assembled in different patterns quilted together over time. These features are interwoven into the fabric that is Pleasant Hill, giving the community a sense of place.

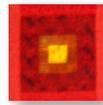
This eclecticism, or variety within its setting and its components, is the neighborhood's most defining feature. Streets range from collector streets, side streets, to narrow lanes. The materials, massing, scale, and siting of its buildings differ from house-to-house and block-to-block. Homes are adjoined by stores, churches, and schools. This variety within the physical components that compose the neighborhood provides great visual interest and vibrancy. It also makes the creation of design guidelines, that will preserve this unique characteristic, more challenging.

While the next two sections will address different features individually, one overarching and important guideline is to be applied. When significantly altering, adding to, or relocating a property in the Pleasant Hill neighborhood, the character-defining features must be viewed through a narrower lens. One should look at the immediate surroundings, not the entire neighborhood, to establish the character-defining features of that particular locale. For example, one may consider the block, the street, or a hillside in order to determine what

makes this particular place special. Once this is defined, work should adhere to the already established design and placement of that locale. By following this general guideline, the neighborhood's unique variety of setting, street layout, sites, and building types can be preserved. The following sections discuss each of these feature types more specifically.

The **variety** of Pleasant Hill **is** possibly **its** most defining **feature.**



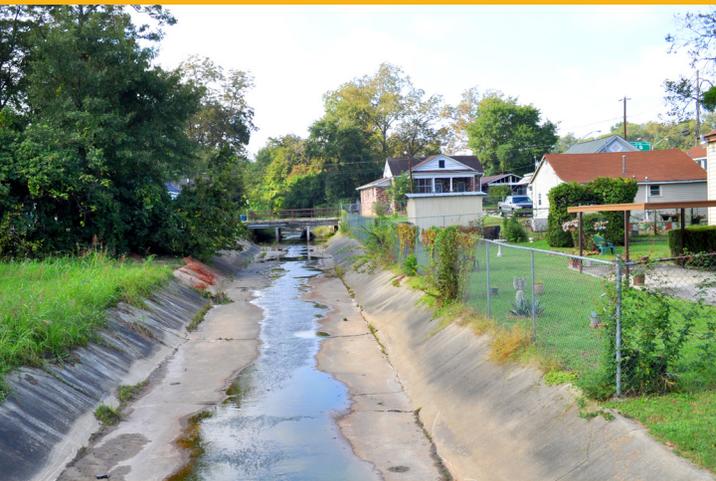


3.1 Topography and Landscape

The hilly terrain along the south bank of the Ocmulgee River immediately northwest of downtown Macon, Georgia has shaped the historic development of the Pleasant Hill community. The neighborhood’s highest point is approximately 510 feet above sea level on its western edge after which the hill descends in height towards the river and its branches. Elevations rise again on the east side of the neighborhood to 450 feet above sea level giving the neighborhood its cuplike topographic form.



The neighborhood is bounded on the northwest and northeast by Riverside and Ingleside drives, respectively, while Vineville/Hardeman Avenue forms the southern boundary of the community. These streets run along level natural contours and serve as the area’s primary transportation routes. I-75 bisects the neighborhood along the low-lying valley formed by Vineville Creek. There were originally three branches of Vineville Creek, but they have been buried or rerouted over time. Now, one branch flows through a ravine that divides the neighborhood between Neal and Baxter avenues. Another runs in a large cement culvert adjacent to the highway between Middle and Monroe streets.



A product of incremental growth over the course of the late nineteenth and early twentieth centuries, residential development in Pleasant Hill occurred efficiently by platting and constructing on hillsides. Long narrow lots, usually terraces, that are less than a tenth-of-an-acre in size, have homes and yards built close to the streets. Short, side-setbacks between houses contribute to a feeling of greater building density in many parts of the neighborhood. Due to the area’s sloping topography, brick, stone, poured concrete, and concrete block retaining walls with inset steps and low “kick-walls” are commonly located at the edges of roads and sidewalks.



Top- Sloping Topography of Forest Avenue Looking Northeast. Middle- Historic Linwood Cemetery Situated on High Ground, Interstate in Background. Bottom- View of Culvert Looking Southwest Between Fifth and Fourth Avenues.

Most of the mature growth shade trees and denser foliage can be found to the rear of the residential lots, many of which merge into each other along the creeks or steeper inclines running the length of the middle of blocks. While there are exceptions, most lots do not have mature trees in their front lawns due a pattern of shallow setbacks with small front yards. All of these patterns in Pleasant Hill's built environment emerged from the need to adapt to a challenging terrain.

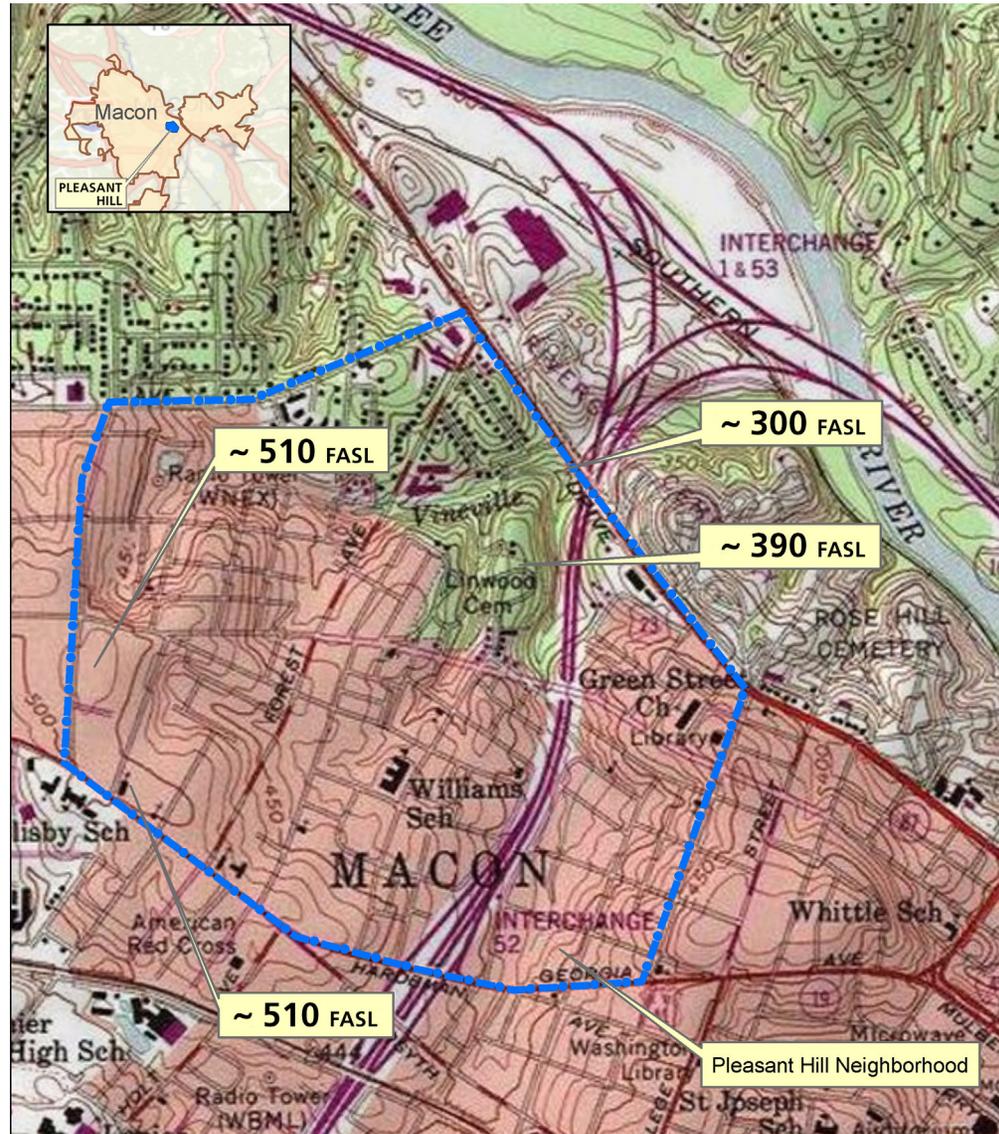
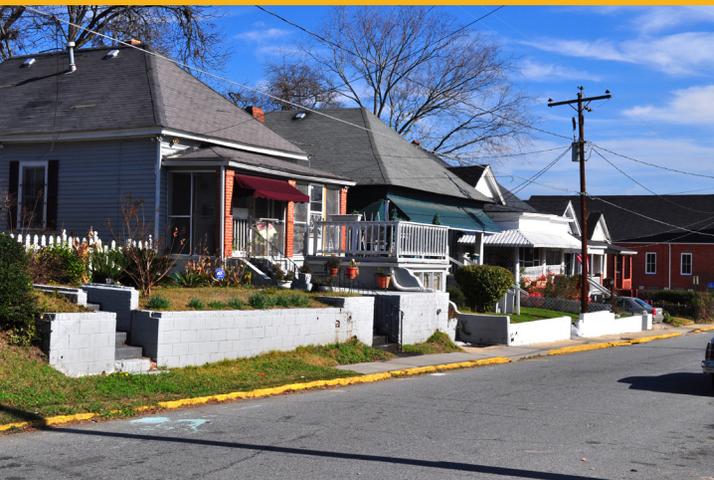
3.1.1 Things to Consider

The hilly terrain of the neighborhood is one aspect of its distinctive character. Improvements should address topographic concerns to preserve this quality particularly in street improvements and the creation of new house sites and development.

The open cement culvert that runs adjacent to the highway between Middle and Monroe streets was introduced to channel the branch of Vineville Creek that historically flowed through the neighborhood. Maps in Section 2 show the branch's path in 1908, 1941, and 1961 and the existence of wooden bridges that allowed the neighborhood residents to cross the low area. Robust in size and materials, the culvert is a major non-historic feature on the neighborhood's east side that appears out of scale within its context. Low concrete bridges carry pedestrian and vehicular traffic over the culvert on First, Second, Fourth and Fifth avenues, adding further hardscape to the drainage system. Changes to the culvert to lessen its visual impact on the neighborhood are under consideration. In project planning for a replacement design or structure, compatibility with the district and neighborhood should be considered in terms of design, scale, materials, and topography. Also, ways to better incorporate this historic landscape feature into the project design should be identified and pursued either potentially as a restored water course with appropriate landscaping as a neighborhood asset or through other measures. For example, linear landscaping could be used to outline the branch's historic path if the culvert is covered. Interpretation of the historic landscape feature should be included.

Views Showing Typical Lot Size and Proximity of Houses to the Street.





Left- Views Showing the Use of Stabilization Walls, Retaining Walls, and Banked Front Yards.

Above- Topographic Map Showing Elevations in the Neighborhood.

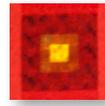
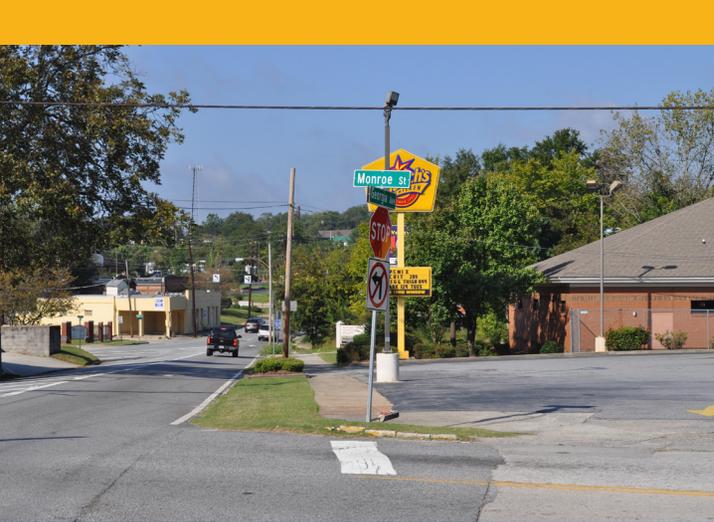
GUIDELINES FOR TOPOGRAPHY AND LANDSCAPE

1. Use the character-defining features of the immediate locale to establish patterns of lot widths, foundation setting on the lot, general number and arrangement of trees, driveway widths, and types of curb cuts.
2. Preserve and maintain the topography, patterns, features, materials, and foundation placement/construction that contribute to the overall character of the neighborhood district. Take into account the landscape/hardscape designs and house placements on adjacent parcels.
3. When setting a building foundation, attempt to build onto the topography (build up and create fill) rather than digging into (or scooping a site out of) a hillside.
4. The design and placement of new or rehabilitated retaining walls should be matched to portions of shared and “like-designed” walls located in the immediate locale. Such retaining walls should be faced with matching stone, brick, or smooth stucco. Retaining walls should not exceed five (5) feet in height, unless required for major hillside stabilization.
5. If a yard requires more than five (5) feet of retaining wall (height), then attempts to terrace the yard between the street and the home foundation should be made. This reduces the impact of sheer visual “walls” along lot lines or sidewalk edges.
6. Use traditional, and stable, materials for steps or drives connecting to public streets or sidewalks passing through retaining walls onto property. Avoid loose materials such as crushed slate, gravel, or pebbles that may roll, wash, or track down onto sidewalks and streets. Loose landscape material can potentially cause a hazard to safety and/or property damage.
7. Do not pave over or lay asphalt to convert front yards into parking areas.
8. Do not introduce unsympathetic or out-of-scale improvements in treatment of the concrete culvert. Re-establish Vineville Branch as a historic landscape feature through project design.
9. Note trees in the historic district that might be of historic significance.
10. If a mature tree (40-100+ feet in height) is cut down, replace with a tree of the same species if possible. If a new site is needed, plant the replacement tree somewhere else on property if site allows.
11. Large trees, as well as other site features, should be protected during periods of construction, including compaction of the soil by equipment or loss of root area. Critical root zones should be protected by temporary fencing.
12. Consult with a City Arborist and /or the non-profit Keep Macon-Bibb Beautiful Commission to learn of appropriate new and/or replacement species that are suggested for the area.



KEEP MACON-BIBB BEAUTIFUL COMMISSION is an affiliate of Keep America Beautiful, Inc. that works in partnership with the county and city to improve the quality of life in the Macon-Bibb communities through litter prevention, recycling, and beautification.
(Phone 478.751.7427, www.kmbbc.org)





3.2 Road Networks and Streetscapes

The historic character of the neighborhood stems from its buildings and sites and the street network that links them and provides a physical context. In this case, Pleasant Hill's street network primarily consists of local surface streets, small lanes, and rear service alleys. Narrow streets surround blocks of different shapes and sizes and the street layout underscores that topography trumped efforts at establishing a grid. Many remained unpaved through the 1950s and later. The wider, more heavily trafficked main thoroughfares, such as Walnut, Riverside, and Hardeman/Vineville avenues, are located on the periphery and enclose the neighborhood.

Construction of I-75 in the 1970s cleaved Pleasant Hill and its original street network into distinct eastern and western halves. First, Second, Third, Fourth and Fifth streets were truncated on both sides, while Middle Street was slightly realigned into a local frontage street connection on the east side of I-75. Another north-south frontage road was built on the west side of the highway. Major thoroughfares, like Hardeman/Vineville Avenue, were retained and some areas were improved. Two former streets, Woodliff and Douglas avenues, were joined with a street bridge over I-75 to form an extension and usage-level upgrade of Walnut Avenue into downtown Macon. On-street parking on these corridors is common.

Primarily developed during the late nineteenth and early twentieth centuries, Pleasant Hill generally has many streets that had and currently have a low traffic volume in which streets double as pedestrian ways. While sidewalks are present along all major thoroughfares, approximately a third of all local streets in Pleasant Hill have no sidewalks at all. Common sidewalk paving materials include poured concrete and pebble-aggregate concrete. The neighborhood has



Top- View of Collector Streets, Intersection of Monroe and Georgia Avenues. Middle- Example of Typical Neighborhood Street, Fourth Avenue Looking West. Bottom- Example of Neighborhood Lane.

convenient access via automobile and public transit to nearby schools, shopping districts, and downtown destinations. Aside from the elevated pedestrian bridge that spans I-75 at First Street, the only other sidewalk connections over the Interstate occur at long intervals at the bridges on Riverside, Walnut, and Hardeman avenues.

The majority of streets in Pleasant Hill feature concrete curb edging, while some older thoroughfares retain historic granite curbing. Nearly all street corners have been improved with modern poles and street signage. Some historic, obelisk-shaped concrete street markers remain. Brick columns with plaques noting “Pleasant Hill Neighborhood Established circa 1879” function as neighborhood gateway signs. Street furniture (i.e., public waste receptacles, benches, etc.) is rare.

3.2.2 Things to Consider

Pleasant Hill’s street network, while not tightly gridded, is urban in appearance with streets, avenues, lanes, and alleys. Some of its lanes and alleys are overgrown with vegetation while others still stand, providing hints of the neighborhood’s earlier organization. Any improvements that will impact the established street pattern should be compatible with this design characteristic and should be true to the neighborhood’s late nineteenth and early twentieth-century period of development. For example, wide suburban street layouts and cul-de-sacs would be intrusive.

Connectivity was once the hallmark of the neighborhood. Maintaining and restoring that quality may take some planning, balancing the needs of the neighborhood and district and the interstate. Project design should seek to reconnect the two sections of the neighborhood and historic district where possible. Changes in the highway corridor such as the addition of sound barriers may further affect connectivity, effectively walling off the two neighborhood sections. If barriers are to be installed, consideration should be given to ameliorating that effect through design, landscaping, and screening, particularly on the side facing the community.

Top- Eastern Terminus of Pedestrian Bridge over Interstate. Middle- Middle Street Realigned as Local Frontage Street Connection. Bottom- Example of Concrete Bridge over Culvert.





The installation of transformers, utility equipment, dumpsters and other intrusive elements should be limited and when needed should be suitably screened. When introducing new or replacement features, namely, streetlights, street furniture, signs, and walkways, compatibility with the character of the historic district and neighborhood should be weighed in terms of location, design, materials, color, and scale. Finally, while sidewalks may not have been part of every street's development, future improvements should look to installing sidewalks where possible for public safety. On streets too narrow to incorporate sidewalks, consideration should be given to the potential use of nearby lanes and alleyways as future walkways.



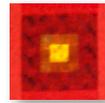
Top- Neighborhood Gateway Sign, Corner of Walnut and Madison Streets- Bottom- Historic Concrete Street Markers such as this One at Douglas Avenue and Willis Lane should be Preserved. Below- Granite Curbing, First Avenue.



GUIDELINES FOR THE ROAD NETWORKS AND STREETSCAPES

1. Consider the character-defining features of that particular locale to determine values of established road widths, sidewalk (or no sidewalk) placement in relationship to curb, curb design, curb cuts, sidewalk materials, and similarities of construction of street signs and lights along any roads within or bordering the Pleasant Hill neighborhood.

Locate necessary signage so the character of the historic district is least obscured. Clearly sign dead end streets.
2. Honor the existing street grid and avoid creation of dead-end streets, including cul-de-sacs.
3. Retain all service lanes or alleyways. Where present, remove overgrown vegetation in these areas to allow access to the rear of properties. If possible, position new or relocated garages and other auto-oriented structures, to the rear of lots, facing lanes or alleys.
4. If repair or construction in the public-right-of-way is necessary, protect and retain historic features and materials such as granite curbing, brick streets, sidewalk planting strips and pavers. Where needed, repair or replace historic fabric in-kind (design, color, shape, pattern, texture and tooling).
5. Preserve and retain all historic sign markers, especially if the street names are no longer in existence and/or the intersection is located within the National Register Historic District.
6. Limit signage in the public-right-of-way to that necessary for traffic and pedestrian safety.
7. Encourage walkability with the installation of sidewalks where possible. Explore the potential for using lanes and alleyways for pedestrian traffic in lieu of sidewalks.
8. All intersections with sidewalks and crosswalks at arterial-rated roads in the Pleasant Hill neighborhood should contain Americans with Disabilities Act (ADA)-appropriate and LED-timed countdown pedestrian signalization. Textured ADA sidewalk pads set within the boundary of the National Register Historic District shall be terra-cotta color if set into a poured concrete sidewalk and putty-color if set into a brick sidewalk.
9. If a property was not originally designed to contain a driveway, then a driveway or additional curb-cuts and aprons over public sidewalks should not be added.
10. Use traditional, and stable, materials for driveways, lanes, and alleys set on steep grades. Avoid loose materials such as crushed slate, gravel, or pebbles that may roll, wash, or track down onto sidewalks and streets.
11. If sound barriers are to be installed, soften their visual impact through design, landscaping and screening.



3.3 Social Fabric and Patterns of Development

Development of Pleasant Hill occurred from the 1880s through the 1930s on the area's hillsides. The older building stock appears on the east side of the neighborhood with the neighborhood expanding to the west after its establishment. Some areas within the neighborhood were more densely developed than others; pockets within the northern section have undeveloped parcels. Oral tradition suggests that First Avenue was home to the community's doctors, while mail carriers and other working class families inhabited Second Avenue (Brooks 1986). Overall, the neighborhood was home to a wide cross section of Macon's African American community, many of whom were property owners and builders of their own homes.

As noted, the interior of the neighborhood has a feeling of enclosure; the scale of its streets and lanes differ greatly from the collector streets that bound it. Yards and porches line the sidewalks and narrow local streets, which create a social environment where residents can easily interact with each other from their properties. Sloping front yards with terraces and short setbacks heighten the physical intimacy of the narrow streets. This sense of enclosure and intimacy is a character defining feature. Sidewalks, where they occur, provide limited pedestrian connectivity within Pleasant Hill. Pedestrians currently use streets and lanes to negotiate the neighborhood where sidewalks are absent.

Modest commercial enterprises that meet the needs of the community are mixed in with housing. Most are situated on corner lots. One notable historic neighborhood pattern is adjoined stores and dwellings that functioned as both home and workplace. This house/store combination appears on the historic maps and is noted within the National Register Nomination. Churches are also part of the social fabric. Some are located between houses on narrow lots while others



Top- The Proximity of the Porch and Street Create a Sense of Intimacy. Bottom- Narrow Setbacks Create an Immediate Connection with the Street

are situated within formal compounds such as St. Peter Claver Church and School. Schools are similarly interspersed within the neighborhood; some are newer iterations at locations that have been used as educational sites throughout the twentieth century. A two-story, wood frame Masonic Lodge is also present. All of these functional types are widely, but individually, dispersed throughout the neighborhood. They are not clustered.

Today, Pleasant Hill is a mixed-use neighborhood with a residential core ringed with automobile-oriented commercial development. Moving outward from the residential neighborhood center, one finds increasing commercial development. The arterial and collector roads have very active commercial districts with supporting local zoning. The collective Vineville Avenue/Hardeman/Forsyth and Georgia Street corridor (and those properties between the alignments) has historically been a major commercial spine for Macon. Exits from the interstate to the corridor have only reinforced that pattern.

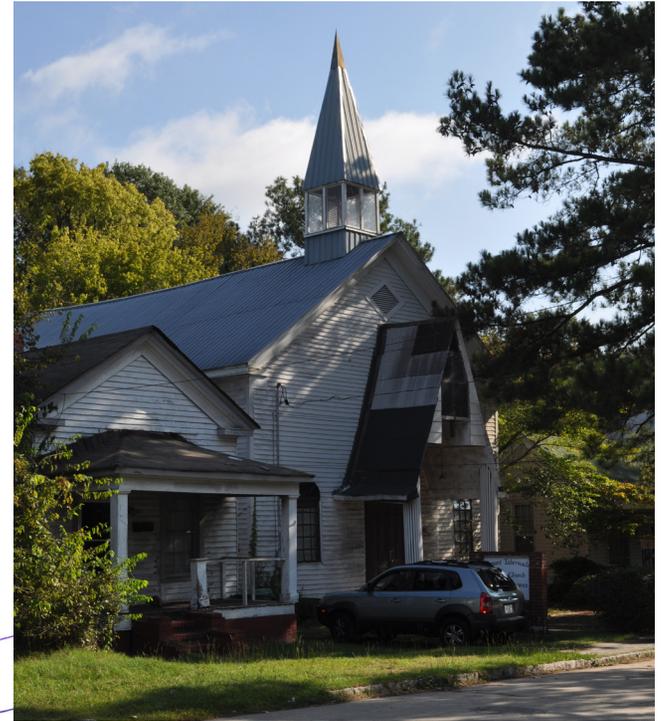
An early twentieth-century shopping district is present on the east of Rogers Avenue and Ingleside Drive, adjacent to the Pleasant Hill boundary. Riverside Drive (US23), at the confluence of Forest Avenue and Ingleside Drive, appears to have once been a thriving mid-twentieth-century travel center with chain restaurants, a car dealership, and large-scale retail, as well as a defunct conference center and hotel in the Pleasant Hill boundary. Rounding the diverse mix of businesses in the neighborhood boundary are a U.S. Army Reserve Center, multiple auto service stations, and modest mid-twentieth-century homes along Ingleside Drive that have been adaptively re-used for small businesses and professional offices.

Top- Example of Mid-Century Corner Store.
Bottom- View of Shopping District along Pleasant Hill Boundary.





Right- The Bryant Tabernacle Church is Placed on a Narrow Lot Among Residences. Below- St. Peter Claver Church and School is a Complex of Buildings with an Interior Court.



Left- Example of Twentieth-Century Commercial Buildings.

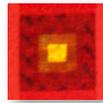
GUIDELINES FOR THE PLATTING AND PLANNING OF PLEASANT HILL

1. Preserve and/or observe the platting pattern throughout the residential district. Subdivisions of lots within the Pleasant Hill National Register Historic District boundary shall conform to the historic platting pattern of the neighborhood with regard to lot size, dimensions, and configurations.
2. Examine the character-defining features of the particular locale to get values of established house placement on lots (set-back, distance from neighbors, build out into yards, etc.). Buildings set back too far from the sidewalk can create perceived gaps along a block face.
3. Conform to local zoning ordinance for building number, uses, and types allowed per lot.
4. Retain scattered dispersal pattern for institutional and commercial buildings and avoid clustering of non-residential architecture.



Examples of Twentieth-Century Two-story Brick Buildings. Top- Flatiron-shaped Commercial Building. Bottom- Masonic Lodge.





3.4 Homes



Above- Two-Family Houses are known as Double Tenant Houses in Pleasant Hill.

Primarily developed from 1870s through the mid-1930s, Pleasant Hill includes a significant variety of residential building types. African American builders, carpenters, and craftsmen who lived in the neighborhood constructed many of the properties. The majority of dwellings in Pleasant Hill are one-story, frame-constructed, single-family residences and some double-tenant homes. Common house types include a mix of Shotgun houses, Saddlebags, and L-shaped and square plan Georgian cottages and Bungalows. More elaborate, one-story New South cottages and two-story houses are predominantly found on the blocks in the southeast quadrant of the historic district. The few examples of multi-family housing in Pleasant Hill are sited along Vineville/Hardeman Avenue, the circa 1960 L.H. Mounts Public Housing Complex on Monroe and Singleton streets, and recently-built apartments located between Baxter Avenue and Riverside Drive. Many houses feature Colonial Revival, Craftsman, Folk Victorian, and Queen Anne architectural elements; however, a large number do not exhibit any identified academic style.

Pleasant Hill is further notable for the manner in which this mix of historic house types is displayed along individual street fronts. The neighborhood's incremental growth has led to an interesting and vibrant patchwork of house types that constitute a primer on vernacular house types of the period. Some types occur in sets, others appear individually. This variety in house types and their





PANORAMICS

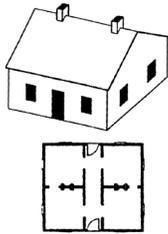
Top: Forest Avenue Looking West

Bottom: Third Avenue Looking North

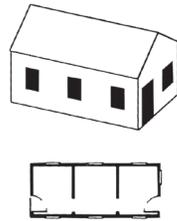
These panoramic views show the variety of house types replicated across one neighborhood block face, including saddlebags, shotguns, bungalows, side gabled cottages and New South Cottages. They also show other neighborhood patterns including typical lot size, the placements of mature trees to the rear of lots, and the prominence of the porch. Two family houses are known as Double Tenant Houses in Pleasant Hill.



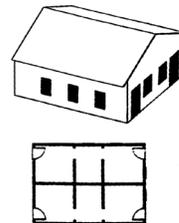
**ILLUSTRATED
HOUSE
TYPES**



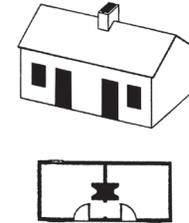
GEORGIAN COTTAGE



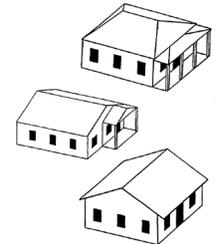
SHOTGUN



DOUBLE SHOTGUN



SADDLEBAG



BUNGALOW

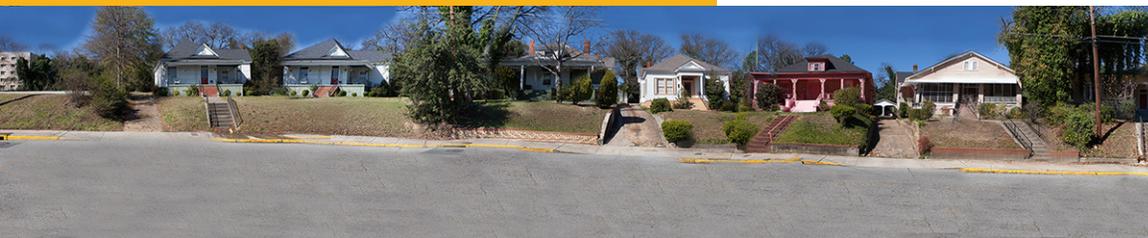


street placement may stem from the individual means of the lot owners. It may also reflect a newfound freedom of expression practiced by the African Americans who established the urban neighborhood, showing their choices of house types, settings, and landscapes, and how they influenced the street plan.

Some of this variety has been lost, particularly on the east side of the community. Some streets contain lots that are empty; others contain boarded up houses. Many streets, however, remain fairly intact. Panoramic views from two neighborhood streets are shown here to highlight the diversity of the architecture and to show how these different types are unified into vibrant street fronts.



Divided Panoramic View of Forest Avenue Looking Northwest



3.4.1 Things to Consider

Pleasant Hill's variety is what attracts the eye and tells the story of its past. New infill construction and/or the relocation of buildings should occur in a manner compatible with this pattern. However, the recognition that a variety of house

types are frequently found mixed on any given street does not mean that all types will fit well. Only house types identified in the neighborhood should be considered as candidates for infill. And, as stated in the introduction to this section, specific attention should be given to an analysis of the potential site and its adjoining lots to see if the house to be moved or newly constructed is a good fit with the established street pattern. Scale, massing, and setback need to be the primary considerations for project planning. More discussion of the relocation of houses is found in Section 5.

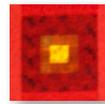
GUIDELINES FOR HOMES

1. Preserve historic features, materials, and methods of construction for all contributing properties within the Pleasant Hill National Register Historic District, as well as those properties 50 years of age or older that may be considered eligible for listing in the National Register of Historic Places.
2. Properties within Pleasant Hill should retain their historic use. If adaptively re-used (e.g. residence converted into a commercial office), minimal changes should be made to the character-defining features of the building and its site.
3. Most properties change over time; retain and preserve those changes that have acquired historic significance in their own right.
4. Recognize each historic property, as a physical record of its place, time of construction, and use. Do not introduce new features or architectural elements from other historic buildings that may create a false sense of development.
5. Deteriorated historic features should be repaired rather than replaced. If necessary, replacement of features should be substantiated by documentary, physical, or pictorial evidence and shall match the old in color, design, and materials (i.e. replace “in-kind”).
6. Avoid abrasive chemical or physical treatments of properties, such as sandblasting, which may damage historic materials.



A Portion of Walnut Street Looking North.





3.5 Residential Landscaping and Greenspace

The residential landscaping in Pleasant Hill generally consists of small, front yards with grass lawns, small ornamental trees, and foundation plantings of exotic and native species. Many of the front yards are banked in response to the topography and contain retaining walls. Some front yards have scant vegetation while others are fully planted, and a few offer surprises and cultural insights. An exuberant agave over four feet tall and twice as wide is a notable and unexpected planting in one sideyard. Conversations with neighborhood residents indicate that some native plants such as mullein that grow freely on community lots are used for medicinal purposes.

Mature-growth shade trees and denser foliage are generally found to the rear of the residential lots, many of which merge into each other along natural inclines running the length of the middle of many blocks. Some lots do have mature cedars and pines sited near the street but this is more the exception than the rule. Hedges and fencing are also used to delineate the fronts and sides of parcel boundaries.

At present, there are no municipal parks or walking trails located in Pleasant Hill. Only the historic Linwood Cemetery and the Pleasant Hill Community Garden provide any measure of recreational greenspace within the neighborhood. Linwood Cemetery, established in 1895 by private investors for use by the African American community, is located on high ground on the west side of Pleasant Hill. The historic cemetery, overgrown with vegetation and debris, became the focus of We Care, a community organization established by Amir Hassan in 2003. This group advocates for the restoration and maintenance of the cemetery and has organized many clean up efforts there.



Left- Yucca, Palm and Agave Thrive in Pleasant Hill's Front and Side Yards. Opposing Page- View of Pleasant Hill Community Garden, Established in 2004, on Craft Street.

PLEASANT HILL
COMMUNITY
GARDEN
PLEASANT HILL GARDENING COMMITTEE





The Pleasant Hill Community Garden located on Craft Street, was established in 2004. Care of the garden, spearheaded by Ms. Naomi Johnson, is a community effort. Its mission is to provide fresh vegetables free to seniors and physically challenged residents of the community. Since its inception, the garden has produced more than 4,000 pounds of vegetables and provided a place for more than 2,000 youths to come, plant, and learn about gardening and its benefits.

Other gathering places in Pleasant Hill are limited to public sidewalk areas outside of commercial establishments, church lawns, and school playgrounds.

3.5.1. Things to Consider



As almost 60 percent of Pleasant Hill's land use is residential, residential landscaping is an important feature to consider in project planning so that compatible choices are made involving changes to a home's landscaping. Attention should be paid to the surrounding lots within the project area to identify key features – banked slopes, retaining wall, presence of lawns, tree types - to incorporate into a residential landscape that needs restoration. The pattern of larger trees at the rear of lots should be considered. Shade trees should be chosen that are compatible with those found in neighboring lots

Sixteen percent of the neighborhood's land is composed of vacant lots many of which are overgrown with vegetation. Use of these lots as infill candidates is recommended, along with the retention and restoration of the original vegetation where possible.



The addition of parks built on vacant land will make a strong contribution to the neighborhood's liveability. From a landscape perspective, use of native plants, particularly those recommended by the community, should be incorporated into planning.



Other Lots Show More Traditional Planting such as Hedges, Grassy Lawns and Mature Pines.

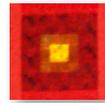
GUIDELINES FOR LANDSCAPING AND GREENSPACE IN PLEASANT HILL

1. Identify trees and other landscape features that may be historic. Preserve trees and protect during development or rehabilitation efforts.
2. Incorporate historic and mature trees within future site development.
3. Prune and trim trees in the public-right-of-way in a manner that preserves the existing tree canopies.
4. If removal is required, mature shade trees (40-100+ feet in height) should be replaced in-kind. Consult with a City Arborist and/or the Keep Macon-Bibb Beautiful board (see Section 5), to learn of appropriate new and/or replacement species that are suggested for the area.
5. Retain, protect, or reintegrate natural features of the landscape as potential greenspace where possible.
6. Promote safety and activity by creating comfortable, shaded, and well lit outdoor seating and public gathering places and plazas.
7. Showcase vistas made possible by natural topography.
8. Encourage additional community gardens and pocket parks throughout the neighborhood.
9. "Green opportunities" that contribute to the neighborhood and provide cooling opportunities should be encouraged. These include: landscaped parking lots, traffic islands, medians, and highway ramp systems; planters along commercial strips; and the planting "aprons" between sidewalks set back from curbs.



**Top- Decorative Plantings Include Crepe Myrtle and Yucca.
Bottom- Mullein is Collected, Dried, and Used in Tea for
Respiratory Conditions by the Local Community.**





3.6 Archaeology

Archaeological sites and artifacts are the remains of earlier humans found below the ground and sometimes visible on the ground surface. These remains may belong to American Indian cultures from the time before written history (prehistory), as well as from historic fortifications, farms, and settlements. The Macon area contains one of the southeast's most important American Indian archaeological sites, the Ocmulgee Old Fields, as well as a frontier period fortification, Fort Hawkins, and later historic settlements that became Macon and Pleasant Hill.

Archaeological deposits can include: isolated artifacts; stains in the ground that archaeologists call features that were left by posts, pits, and hearths; trash deposits called middens; the remains of foundations and chimneys from earlier structures; walkways; garden planting features; wells and cisterns; privies; and evidence of outbuildings. Any of these may be present within the Pleasant Hill neighborhood. Archaeology has the ability to provide information about past human lifeways, but archaeological resources are also fragile and easily destroyed. If archaeological deposits are found, it is best that they be left alone and preserved in place. If they cannot be preserved, then the archaeologists in the State Historic Preservation Office (GASHPO) should be notified to determine the appropriate steps and procedures.

3.6.1 Archaeological Planning

On historic sites, archaeological deposits are more frequently found in backyard areas than in front yards although historic features like walkways, planting beds, and fence lines may be found in front yard areas as well as prehistoric remains. Wells, cisterns, privies, outbuildings, gardens,



A Child's Footprint (Highlighted) in Concrete on Remnant Steps is a Reminder of the Neighborhood's Past.

and midden deposits are all common archaeological features of historic house backyards. Any activity that disturbs the ground surface has the potential to expose and disturb archaeological deposits. A survey by a professional archaeologist to determine if archaeological remains are present in a location is the best way to identify and protect archaeological resources. If an area has not been surveyed, and if buried features, or concentrations of prehistoric or historic artifacts are discovered, work should halt until the GASHPO has been notified and consulted.

GUIDELINES FOR ARCHAEOLOGY

1. Survey locations that are likely to contain archaeological deposits before conducting large-scale ground disturbing activities. This survey will determine if archaeological remains are present, what time periods and activities these remains represent, and will provide information to assist project planning.
2. Archaeological deposits can exist below buildings and underneath pavement, locations that are not accessible to survey, so when buildings are being moved or pavement is being stripped, care should be taken not to disturb the underlying ground surface.
3. Minimize large-scale ground disturbances, particularly those that involve the use of heavy machinery, unless an area has been archaeologically surveyed and cleared. Machine excavations can quickly destroy archaeological materials and the more area that is disturbed by equipment, the more likely it is that significant archaeological deposits will be destroyed.
4. Follow the Georgia Council of Professional Archaeologists Standards and Guidelines for Archaeological Surveys and follow the Georgia Department of Transportation's Environmental Survey Manual for guidelines for transportation related projects.
5. Employ archaeologists who meet the Secretary of the Interior's Standards.



**Vestiges of Pleasant Hill's Past
Reside in Its Lots, Its Streets
and Underground.**



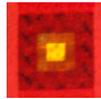
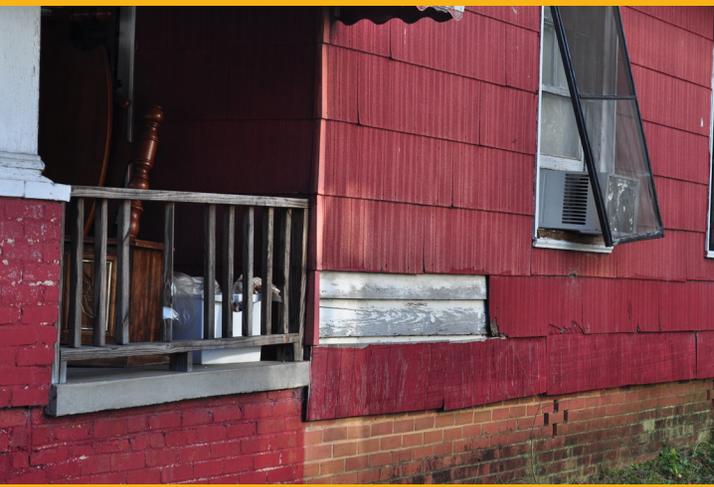


FOUR. Materials

The eclectic architectural character of Pleasant Hill is most clearly evident in the wide variation of its building materials and workmanship of its historic resources. Wood and brick masonry are the two most common building materials found in Pleasant Hill. Albeit simple in construction, quality “virgin growth” heart pine, oak, mahogany, and cypress are common in the historic homes of Pleasant Hill. Old growth wood often strengthens with age, is rot resistant, rejuvenates well and is incredibly valuable. A small number of homes are clad in brick masonry veneer; however, the majority of these are mid-twentieth-century Ranch homes. Other features, such as the prevalence of front porches, differing roof forms, and architectural details significantly contribute to the neighborhood’s sense of place and reflect the age, craftsmanship, and traditional construction of the houses. General guidelines and recommendations for periodic maintenance of historic building materials and components are described in the pages to follow. Further guidance is available in National Park Service Preservation Briefs. See 7.1.



Opposing Page- Pleasant Hill’s Construction Materials Range in Type from Frame to Brick to Formed Concrete Block.



4.1 WOOD MATERIALS

Wood was the most commonly used building material for the structural framing, siding, and decorative elements for houses in Pleasant Hill. Wood clapboard and horizontal lap siding, shingles, porch columns, and Folk Victorian bargeboard detailing are important character-defining architectural features of the neighborhood. Over time, wood materials on several historic houses have been covered or replaced by synthetic siding such as aluminum, vinyl, and composite siding. Although the use of synthetic siding is not appropriate in historic neighborhoods, it can be removed to expose the original siding and does not significantly detract from the architectural integrity of the Pleasant Hill neighborhood.



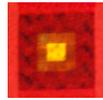
Top- Applied Siding Revealing Original Clapboard underneath. Middle- This Modest Folk Victorian Home has Decorative Scallop Shingles in Gable. Bottom- Wood Decorative Details are Common on Pleasant Hill Residences.

GUIDELINES FOR WOOD MATERIALS

1. Retain and preserve wooden features such as siding, brackets, columns, and trim that contribute to the historic character of the building.
2. Regularly inspect exterior wood surfaces for signs of moisture damage, mildew, or pest infestation. Common methods to protect wood features may include:
 - Providing adequate drainage;
 - Keeping joints caulked and sealed; and
 - Retaining protective surface coatings and cleaning regularly with non-abrasive chemicals and non-destructive methods.
3. Repair rather than replace wood components.
4. When there is deteriorated wood siding and features, replace in a sensitive manner, using in-kind materials, with matching design and workmanship.
5. Do not cover or replace wooden siding with new synthetic aluminum, vinyl, or composite siding materials.

Top- Traditional Wood Clapboard Siding has Deep Profile and Shadow Lines - Here Vegetation is Climbing on Porch. Bottom- Maintain Good Paint Adhesion, Scrape and Touch up When Peeling Begins.





4.2 MASONRY MATERIALS

Brick, decorative concrete block, and concrete masonry units (CMU) are some of the common building materials identified in Pleasant Hill for the construction of historic house foundations, piers, retaining walls, chimneys, porch steps, stoops, and curbing. As a building material and exterior material, masonry, whether brick or concrete, is very durable and has fewer repair issues than wood siding. However, careful inspections and considerations should apply to projects involving these buildings.



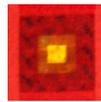
Three Examples of Twentieth-Century Masonry Residences

GUIDELINES FOR MASONRY MATERIALS

1. Regularly inspect exterior masonry surfaces, looking for signs of moisture damage, cracks, loose mortar, missing mortar, missing masonry units. Common methods to protect masonry features may include:
 - Proving adequate drainage to minimize standing water;
 - Cleaning only when necessary and only using gentle techniques;
 - Repointing joints as needed. Do NOT use hard, Portland cement-based, “quick-set” mortar mixes; and
 - Do not paint masonry that has not already been painted. If already painted, maintain the protective surface coating as needed.
 - Use damp courses, install masonry vapor barriers or French drains along foundations or masonry components in contact with the ground.
2. When repair of masonry is necessary, replace in a sensitive manner, using in-kind materials, with matching design and workmanship.
3. Do NOT apply penetrative polyurethane water-sealants as a coating or a maintenance solution.
4. Construction of replacement or new chimneys that are visible from a public street or park as a façade element, shall originate at grade (e.g. “hanging” chimneys) and be clad in brick.

Masonry Walls of all Types and in Various Combinations are Found. (Bottom) Note Presence of Granite Curbing and Tooled Pattermed on Stuccoed Brick Wall.





4.3 ROOFS

Pleasant Hill's homes are distinguished by a number of roof types. While gable roofs are most prevalent, hipped, pyramidal, flat, and cross gable examples are also plentiful. This variation is clearly shown on the panoramic views of block fronts in Section 3.4. and the panoramic shown on the next page. On other street fronts, a series of repeated gable roofs, for example, can create a visually interesting pattern of shapes. Masonry chimneys pierce rooflines and dormers are common on the neighborhood's bungalows. Roofing materials can also contribute to the character of the neighborhood's historic buildings. Metal shingles, standing seam metal, rolled roofing, asphalt, and asbestos shingles are all in evidence.



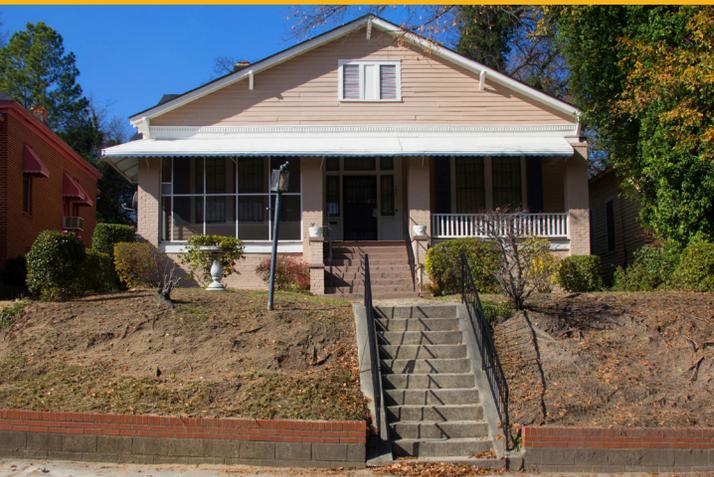
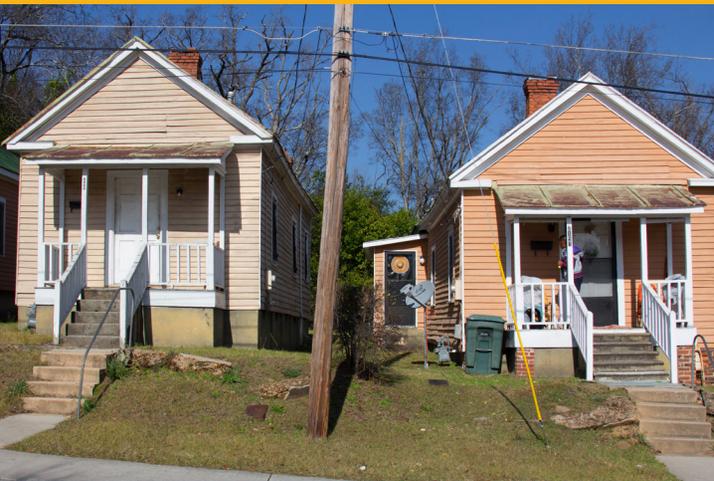
Top- The Construction of Identical Roofs Creates a Rhythmic Pattern. Middle- Varied Roof forms in Pleasant Hill. Bottom- Roofing Covered the Original Scalloped Asphalt.

GUIDELINES FOR ROOFS

1. Retain and preserve roof forms and features that contribute to the historic character of the building. These may include roofing materials, dormers, chimneys, and cornices.
2. If replacement of a roof fully or partially is necessary, replace with in-kind materials. Consider compatible substitute materials only if using the original material is not feasible.
3. Ventilators, solar collectors, antennas, or mechanical equipment should be located where they will not compromise the roofline.
4. Removal of a historic roof feature should be avoided.
5. Install new gutters and downspouts so that no architectural features are diminished or lost.
6. Additions of skylights and roof dormers on existing buildings should not be set into a roof plane facing a public street or park. Protruding bubble skylights should be avoided.

**Top- Painted Stamped Metal Shingle
Hip with Wing and Simple Chimney.
Below- Panoramic of Street Block
Showing Different Roof Types.**





4.4 PORCHES AND DECKS

Porches comprise an important characteristic of the streetscape within Pleasant Hill and often define many of the historic house facades. Single-story, full and partial width, porches with gabled or hipped roofs are the most common. These are more likely on houses built prior to the 1930s, while smaller, covered entries are typical on later construction. Decorative features include wood and metal column supports, often accentuated with wooden decorative brackets and balustrades. Due to the age of some of the residents, handicapped ramps have been installed on a number of front facades. In many cases, porches have been enclosed either with screening or more permanent materials.



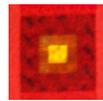
Top- Folk Victorian Cottage
Extended Wood Spindle Porch.
Middle- Extended Porch Majority
of Width Shotgun. Bottom- Full
Width inset Porch Front Gable
Bungalow.

GUIDELINES FOR PORCHES AND DECKS

1. Retain and preserve porches and façade entrances that contribute to the historic character of the building. This includes the preservation of functional or decorative elements such as steps, decking, balustrades, columns, and railings.
2. If replacement of an entire porch structure or individual materials is necessary, porch materials should be replaced in-kind.
3. Porches should not be enclosed, and it is recommended that existing enclosures be removed and returned to their original form.
4. Some replacement materials, such as metal supports, have become historic in their own right and should be retained.
5. Existing porches should not be extended in either width or depth. The original massing should be retained if replacement is required.
6. Deck additions should only be permitted when the structures are located at the rear of the buildings. Decks should be no wider than the width of the primary building.

Top- Modified Porch with Brick Columns and Balustrade Middle-Simple Brick Stoop Mid-Twentieth-Century Home. Bottom- Example of a Screened Porch.



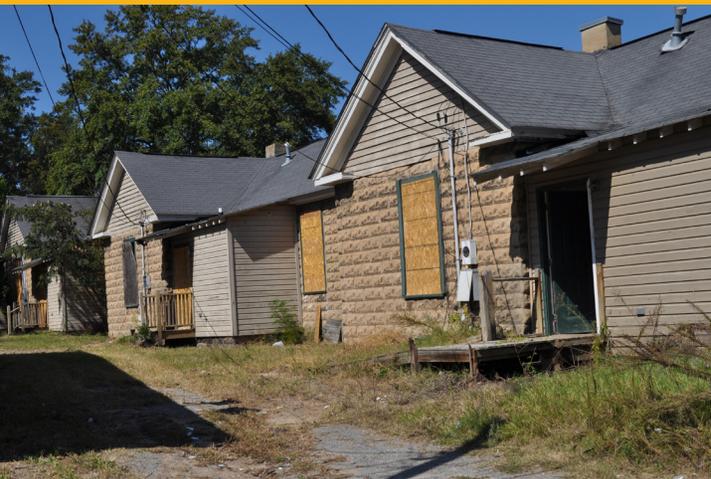


4.5 WINDOWS AND DOORS

Historic window types in Pleasant Hill consist of wood fixed or double hung sash units. Queen Anne, Craftsman, and Colonial style houses may typically feature ribbon or paired window groupings. On mid-century Ranch Houses, a wider variety of types are seen, including aluminum awning, tripartite picture windows, or sliding styles. In many houses, historic windows have been replaced with modern vinyl systems. Front entrance doors commonly seen include wood panel sometimes accompanied by glazing, sidelights, or fan light components. Decorative and non-decorative security bars are in place on a number of windows and doors.



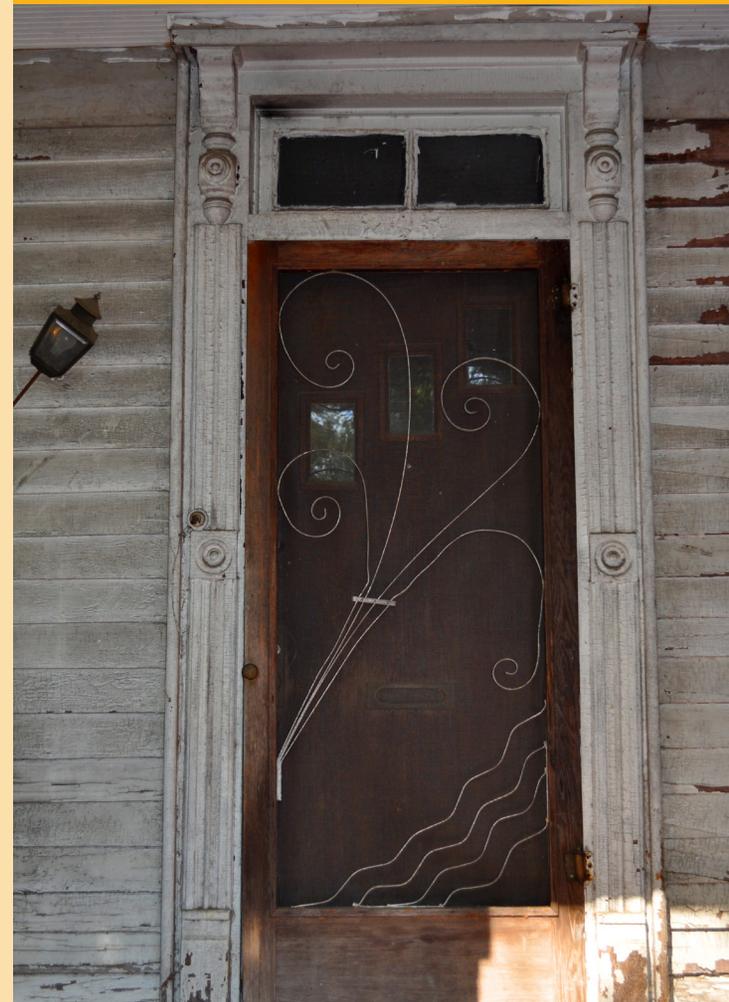
Top- Craftsman Era Double Hung Sashes. Middle- Shotgun with Single Window and Door Shutters and Sensitive Bars. Bottom- Equally Arranged Window Openings on identical Houses.

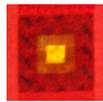


GUIDELINES FOR WINDOWS AND DOORS

1. Retain and preserve historic windows and their associated features that contribute to the historic character of the building. These include frames, sash, window surrounds, hardware, and other elements such as shutters and blinds.
2. Retain and preserve doors and their associated features that contribute to the historic character of the building, including window lights, panels, surrounds, and hardware.
3. If replacement of a historic window or door is necessary, replace in-kind and adhere to the building's existing pattern of fenestration.

Top- Narrow Sash Windows are Featured on an Upper View.
Bottom- Highly Decorative Door Surround with Transom





4.6 ACCESSIBILITY AND SAFETY

The need for public access or changes that require a major rehabilitation of a historic building may necessitate compliance with safety and accessibility standards. The Federal Americans with Disabilities Act of 1990 allows some flexibility in compliance when a historic building is involved. National Parks Service Preservation Brief 32: *Making Historic Properties Accessible* also provides guidance. It is available at <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

Many of Pleasant Hill's homes are on raised foundations making access challenging, and the hilly topography may necessitate the installation of railings and other safety features. With careful consideration, ramps and other accommodations for safety and accessibility can be incorporated without compromising the integrity of a historic building. Such modifications, if designed to be temporary or reversible, are a better choice for the long-term preservation of the building.



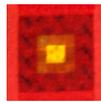
Pleasant Hill's Hilly Topography and its raised house foundations pose accessibility problems. Note Use of Railings as a Safety Feature.

GUIDELINES FOR ACCESSIBILITY AND SAFETY

1. Meet accessibility and life-safety building code requirements in such a way that historic site and its character-defining features are preserved.
2. Determine appropriate solutions to accessibility with input from historic preservation specialists and local disability groups.
3. If needed, introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance or porch.
4. Work with code officials to explore alternatives that meet safety code requirements but that preserve significant features.

Two Examples of Wheelchair Ramps Added to Historic Buildings Provide Temporary Access.





4.7 FENCES AND MISCELLANEOUS EXTERNAL COMPONENTS

Fences are common occurrences in Pleasant Hill, ranging from picket to chain link fences. In some instances, more than one type of fencing is used and both decorative and utilitarian uses are in evidence. Property lines and planting areas are demarcated by fencing. As noted earlier, many lots feature masonry retaining walls to accommodate the hilly topography. These may also demarcate the street from the yard.

Finally, other considerations for rehabilitation, preservation, and improvement of historic properties may include updating or installing mechanical, telecommunications, and utility equipment. These installations should be sympathetic to the site and building's historic character.



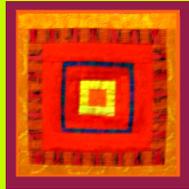
Top- Example of Decorative Fence, St. Peter Claver Church and School. Bottom- Metal Balustrade Sits upon Concrete Stabilization Wall.

GUIDELINES FOR FENCES AND MISCELLANEOUS EXTERNAL COMPONENTS

1. Fences and walls, excluding retaining walls, that are visible from a public street or park upon completion, are subject to the provisions of local code and the following limitations.
 - Fences not exceeding four feet in height may be erected in the front yard or half-depth front yard. Walls, excluding retaining walls, are not permitted in the front yard or in other yards adjacent to public streets.
 - Fences and walls not exceeding six feet in height may be erected in side or rear yards.
 - Fences located in a front yard adjacent to a street should conform to the character-defining features of that particular area. Such fences shall be constructed of brick, stone, ornamental iron, or wood pickets. Introduction of new chain link fencing is not appropriate.
2. Mechanical equipment should be located to the side and rear of the principal structure and where possible in the location least visible from a public street or park. Screening with appropriate plant material or fencing is recommended if the equipment is visible from a public street or park.

Three Residential Uses of Decorative and Functional Fencing. Note the Use of a Combination of Types in the Middle Example.





FIVE. Relocation, New Construction, Stabilization, and Demolition



Twenty-six historic buildings will be relocated and restored as part of the I-16/I-75 Interchange Improvement Project. Selection of the new sites will be undertaken in consultation with GDOT, FWHA, owners of the affected properties, and neighborhood stakeholders. Guidance for this work is threaded throughout this document but are more specifically addressed in this section. All of the buildings to be moved are situated in proximity to the interstate corridor and are located in the Pleasant Hill National Register Historic District boundary. All will be moved to locations within the boundary.

The objective is to preserve the buildings, enhance the environment by placing the properties on vacant lots within well-preserved streetfronts, and to help improve real estate values. Ancillary objectives includes the relocation of the Richard Penniman House to the tract beside the Pleasant Hill Community Garden for use as a community heritage center. Construction of linear parks along the interstate corridor to provide greenspace and to ameliorate the impact of the interstate on the community is an additional objective.

While vacant lots, abandoned homes, and undeveloped land within the neighborhood present challenges, they also present many opportunities for the rehabilitation of existing historic properties and new development in close proximity to Macon's vibrant urban core.



Opposing Page- Boyhood Home of Richard Penniman, Fifth Avenue and Middle Street.

This building is slated for relocation to the Pleasant Hill Community Garden vicinity for use as a community center. Charles Connor, Little Richard's drummer, remembers practicing in the front room with neighbors and family gathering to enjoy the music that spilled out of the house.



5.1 RELOCATION OF PROPERTIES

Relocation of buildings and structures is a very precise endeavor that will involve strong planning and consultation with stakeholders. Those buildings that are “contributing” properties to the Pleasant Hill National Register Historic District would typically be given priority. It should be noted, however, that the National Register nomination for Pleasant Hill needs to be updated and that some buildings that have reached 50 years of age, or are associated with other potentially significant contexts, may now be eligible as contributing to the district.



Prior to any move, document the building’s existing setting, landscape, and architectural features. Assessments should be made of its structural condition and the steps necessary to mitigate potential damage to the property that may result during the move. Likewise, the “receiver” site must be investigated for its stability and similarities (topography, lot size, etc.) in terms of the building to be moved.

5.1.1 Things to Consider in Project Planning

Relocation of properties typically involves a number of preparatory steps, such as evaluation for historic significance, that are not salient here, as the decision to move the properties has already been reached under a Memorandums of Agreement. Each building under consideration, however, should be evaluated to ascertain if: (1) it has the physical wherewithal to sustain a move; and (2) what adaptations are needed for the receiver site. Also, the potential for below ground resources must be considered at both locations (See Section 3.6). Collateral damage to mature trees should be avoided where possible and plans should be made to replace any trees that are impacted by the relocation process. Consideration should also be given to the relocated buildings’ future uses to ensure they are appropriate.



Three of the Historic Homes to be Relocated.
Top- 375 Middle Street Front Oblique Looking East.
Middle- 1517 4th Avenue Front Elevation, Looking Northeast.
Bottom- 1522 2nd Avenue Front Oblique, Looking Southwest.

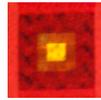
Studies for relocating structures and planning for new construction should use these guidelines in conjunction with the Secretary of the Interiors' Standards, to identify good design and use, based on the established context of individual areas within Pleasant Hill. Scale, massing, and setback are critical considerations for a successful relocation program that honors the neighborhood's historic patterns. For example, historic homes dating from the late nineteenth and early twentieth centuries should not be moved into areas with a predominance of mid-to-late twentieth-century construction. Furthermore, the larger, two-story Queen Anne style houses found in the immediate blocks to the north of the Vineville/Hardeman corridor should not be used as local examples

for infill construction on vacant parcels within blocks containing smaller, vernacular-style homes commonly found in the rest of the neighborhood. The same is also true for auto-related commercial development, which should not be introduced into primarily residential areas.

Finally, the contractors involved should ensure that any relocation, new construction, stabilization, or demolition is properly permitted through the City of Macon and Bibb County. They should work in close coordination with the City of Macon Licensing as well as Bibb County Superior Court Clerk's Office for rules, regulations, time frames, public safety and legal requirements.

GUIDELINES FOR RELOCATION OF PROPERTIES

1. All relocated properties and their settings should be well documented with photography, site plans, and a historic narrative that meet the state requirements for a Permanent Archival Record (PAR). This record should be archived at the GASHPO and a local archive(s). If a building has state and/or national significance, then creation of a Historic American Building Survey record may be considered.
2. Ensure there is an appropriate and practical use for moved buildings.
3. Proposed lots for relocated buildings should be compatible in platting, size, and topography to the existing lot.
4. The potential for archaeological resources should be investigated at the homesite and the receiver site.
5. When setting a building foundation, attempt to build onto the topography (build up and create fill) rather than digging into (or scooping a site out of) a hillside.
6. All significant architectural features, foundation forms, and site-specific landscaping of a property being moved should be replicated at the new site or moved with the property, if possible.
7. Due to the established pattern of incremental development in Pleasant Hill, some blocks contain rows or sets of identical house types and styles. Relocated buildings should not disrupt these existing patterns.
8. Buildings relocated onto new lots should adhere to the existing alignment, orientation, and setback of Pleasant Hill's street network of offset grid patterns, curb-cuts, small lanes, and rear service alleys.
9. During relocation, ensure the safety of any adjacent properties. If possible, preserve other historic resources and landscape features on the former site (e.g., retaining the topography of the lot, preserving retaining walls, protection of trees from damage resulting from soil compaction).



5.2 NEW CONSTRUCTION

New construction within the historic district and the wider Pleasant Hill community should be consistent with, and enhance, the existing architectural character of the area. The success of new construction within a historic district does not depend on direct duplication of buildings or replication of historic methods of construction. Use established patterns of development and the variation of building types, architectural designs, and construction materials found within Pleasant Hill to inform new development that reflects the neighborhood's patterns.

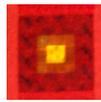
Below- Examples of New Construction within National Register Historic Districts in Georgia. Cabbagetown 2007, Mill House Forms. Opposing Page- New Construction in Inman Park, 2004.



GUIDELINES FOR NEW CONSTRUCTION

1. New buildings in Pleasant Hill should maintain continuity with the surrounding area by adhering to similar massing and scale of the historic buildings around it.
2. All new construction should be compatible with the setback and orientation of historic buildings within the block-face.
3. New construction should adhere to the existing alignment of Pleasant Hill's street network of offset grid patterns, curb-cuts, lanes, and rear service alleys.
4. Due to the established pattern of incremental development in Pleasant Hill, some blocks contain rows or sets of identical house types and styles. New construction buildings should not disrupt these existing patterns.
5. When setting a building foundation, attempt to build onto the topography (build up and create fill) rather than digging into (or scooping a site out of) a hillside.
6. New construction within the boundary of the Pleasant Hill National Register Historic District, or if directly adjacent to existing structures that may be deemed "eligible" for listing in the National Register of Historic Places, may consider "reconstruction" as a method of designing the home for a site. Examine historic photographs, existing foundation arrangements (if still intact), and/or historic aerials that may show home plans and roof form. More information may be found at http://www.nps.gov/history/hps/tps/standguide/reconstruct/reconstruct_index.htm.





5.3 BUILDING STABILIZATION

Stabilization or “mothballing” of vacant buildings may be a necessary and effective means of protecting the building while planning the property’s future. If building officials have declared a vacant property to be unsafe, then stabilization may be the only way to protect it from demolition. Those historic properties that have been abandoned, yet remain structurally sound, may be good candidates to receive rehabilitation tax incentives and facilitate increased economic development within Pleasant Hill.



Two Examples of Stabilized Buildings within the Neighborhood, Where Plywood Covering has been Applied to Window and Door Openings.

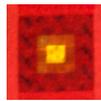
GUIDELINES FOR BUILDING STABILIZATION

1. Consider keeping functioning doors and windows intact rather than replacing with solid coverings. Transparency allows neighbors to keep an eye on activity within the building interiors.
2. Closed, vacant properties should be properly vented to allow for air movement through the structure while keeping out birds and vermin.
3. Cut back overgrown vegetation from vacant structures to improve visual security and keep plants from destroying historic materials.
4. If solid coverings are used, insure that boards covering the openings are secure. Consider the use of art on such coverings to diminish the impression of vacancy.



Top- Two Examples of Creative Ways to give the Impression of Vitality in Mothballed Buildings. Stabilization in Greenville, South Carolina.
Right- New Mexico Main Street Painted Boarded Window.





5.4 DEMOLITION

Demolition of buildings and structures in Pleasant Hill, rather than relocation, is not recommended and should only be considered as a last resort. This is especially true for those properties that contribute to the historic district or are eligible for listing in the National Register. Building demolition is considered a local permitted activity under “Property Improvements” through the City of Macon’s office of “privilege licenses.” More information about this process may be found at: <http://www.cityofmacon.net/finance-biz-licensetypes>.



Top- Half of this House was demolished to Make Room for the Interstate. Below- Demolition of House with Retention of Foundation.



GUIDELINES FOR DEMOLITION

1. Ensure that any demolition is properly permitted through the City of Macon and Bibb County. Enquire with the City Clerk's Office for the latest schedule of fees. Work in close coordination with the City of Macon Licensing, as well as Bibb County Superior Court Clerk's Office, for rules, regulations, time frames, public safety, and legal requirements.
2. Before demolition, submit a site plan to the City and other interested parties illustrating proposed site development.
3. Consult with the Macon Heritage Foundation, neighborhood community organizations, or other interested parties to salvage usable architectural materials and features prior to the demolition of the property.
4. All demolished properties and their settings should be well documented with photography, site plans, and a historic narrative that meet the state requirements for a Permanent Archival Record (PAR). This record should be archived at the GASHPO and a local archive(s). If a building has state and/or national significance, creation of a Historic American Building Survey (HABS) record may be considered.
5. During demolition ensure the safety of any adjacent properties. Preserve other historic resources and landscape features on the site (e.g., retaining the topography of the lot, preserving retaining walls, protecting trees from damage due to soil compaction).
6. After demolition, clear the site promptly and plant or develop the site as approved in the proposed site plan.



SIX. SOURCES CONSULTED FOR GUIDELINES

The Design Guidelines for Raleigh Historic District produced by Raleigh Historic Districts Commission in 2001 was used as a model for this document.

The 1880 Federal Population Census, available through Ancestry.com, was used to identify the occupations of early neighborhood residents.

Naomi Johnson Collection, This collection of brochures, scrapbooks, and newspaper articles provided a wealth of information on the development of the community and in particular the Community Garden.

The National Park Service website <http://www.nps.gov/hps/tps/standguide/> which contains the Secretary of Interior's Standards for Preservation, Rehabilitation, Restoration and Reconstructing historic buildings provided much of the source material.

New Georgia Encyclopedia, <http://www.georgiaencyclopedia.org/nge/Home.jsp>, and the University of Georgia's historic newspaper collection that includes The Macon Telegraph (dlg.galileo.usg.edu/meta/html/dlg/.../meta_dlg_mact_mactitem.html) were consulted.

Pleasant Hill Historic District, National Register Nomination, compiled by Carolyn Brooks in 1986. A copy of the nomination is on file with the Historic Preservation Division.

The Pleasant Hill Neighborhood Plan: Keeping the Hill Pleasant published in 2007 by Macon-Bibb County Planning & Zoning Commission in cooperation with the Federal Highway Administration lays out a community plan and vision for the restoration of Pleasant Hill as a premier community in Macon.

Sanborn Fire Insurance Maps, Macon, Georgia, 1908 and 1961 series. These maps as well as the 1941 City Map of Macon were collected from the Washington Memorial Library Collection.

Three volumes of neighborhood histories compiled by students at Mercer University between 2004 and 2006 were used as source material: *The Company We Keep*, *The Legacy of Pleasant Hill*; *Climbing the Hill A Tribute to Sons and Daughters of Pleasant Hill*; *Harvesting Our Past, Planting Our Future, The Places of Pleasant Hill*.



SEVEN. RESOURCES FOR TECHNICAL ASSISTANCE

There are hundreds of other sources, organizations (national and statewide). However just a few websites to contact for additional information on historic preservation, technology, and good planning principles that you may wish to begin your search at, but not limit yourself to, are:

Local Resources

Historic Macon Foundation

935 High Street
Macon, GA 31201
478.742.5084

Josh Rogers, Executive Director
jrogers@historicmacon.org

Keep Macon-Bibb Beautiful Commission

794 Cherry Street
Macon, GA 31201
478.751.7427

Pamela Carswell, Executive Director
pcarswell@kmbbc.org

Macon-Bibb County Planning and Zoning Commission

82 Cherry Street
Macon, GA 31201
478.751.7460

Jean G. Brown, Zoning Director
478.751.7449; jgbrown@mbpz.org

Don L. Tussing, Principal Planner
478.751.7478; dtussing@mbpz.org

Macon-Bibb County Economic Opportunity Council

653 Second Street, Suite 200
Macon GA 31201
478.738.3240

Pleasant Hill Community Development Corporation

283 Grant Avenue
Macon, GA 31201

Willie J. May, Executive Director

Pleasant Hill Neighborhood Association

Peter Givens, Executive Director
pleasanthillneighborhood@yahoo.com

Washington Memorial Library

1180 Washington Avenue
Macon, GA 31201
478.744.0800

Muriel McDowell-Jackson, Head Archivist
Genealogical and Historical Room
478.744.0820; jacksonm@bibblib.org

State Resources

Historic Preservation Division Department of Natural Resources

254 Washington Street SW
Ground Level
Atlanta, GA 30303

Main telephone: 404.65.2840

African American resources:

Jeanne Cyriaque, African American programs
coordinator; jeanne.cyriaque@dnr.state.ga.us or
404-656-4768

Tax incentives, for historic rehabilitation of homes
and income-producing properties:

Carole Moore, tax incentives & grants
coordinator; carole.moore@dnr.state.ga.us or
404-463-8434

Architectural technical assistance:

Bill Hover, architectural reviewer
william.hover@dnr.state.ga.us or 404-651-5288

Heritage tourism:

Leigh Burns, preservation planner & Certified
Local Government coordinator; leigh.burns@
dnr.state.ga.us or 404-651-5181

The Georgia Trust for Historic Preservation

1516 Peachtree Street, NW
Atlanta, GA 30309
404.881.9980

Mark C. McDonald, President & CEO
404.885.7801

National Resources

U.S. Department of the Interior National Park Service

1849 C Street NW

Washington, DC 20240

Office of the Director: 202.208.4621

Office of Communications: 202.208.6843

Cultural Resource Stewardship and

Partnerships: 202.208.7625

Heritage Preservation Services: [http://www2.
cr.nps.gov](http://www2.cr.nps.gov)

Southeast Regional Office of the National Park Service

Atlanta Federal Center, 1924 Building
100 Alabama Street SW
Atlanta, GA 30303

404/507-5792 / SER_NHL@nps.gov

Gordon Wissinger, Acting Regional Director:
404.507.5600



7.1 NATIONAL PARK SERVICE PRESERVATION BRIEFS

For over 25 years, the National Park Service Technical Preservation Services division has helped home owners, preservation professionals, organizations, and government agencies by publishing easy-to-read guidance on preserving, rehabilitating and restoring historic buildings. The following briefs are available at <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

- 01: *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
- 02: *Repointing Mortar Joints in Historic Masonry Buildings*
- 03: *Conserving Energy in Historic Buildings*
- 04: *Roofing for Historic Buildings*
- 05: *The Preservation of Historic Adobe Buildings*
- 06: *Dangers of Abrasive Cleaning to Historic Buildings*
- 07: *The Preservation of Historic Glazed Architectural Terra-cotta*
- 08: *Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings*
- 09: *The Repair of Historic Wooden Windows*
- 10: *Exterior Paint Problems on Historic Woodwork*
- 11: *Rehabilitating Historic Storefronts*
- 12: *Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)*
- 13: *The Repair and Thermal Upgrading of Historic Steel Windows*
- 14: *New Exterior Additions to Historic Buildings: Preservation Concerns*
- 15: *Preservation of Historic Concrete: Problems and General Approaches*
- 16: *The Use of Substitute Materials on Historic Building Exteriors*
- 17: *Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*
- 18: *Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements*
- 19: *The Repair and Replacement of Historic Wooden Shingle Roofs*
- 20: *The Preservation of Historic Barns*
- 21: *Repairing Historic Flat Plaster - Walls and Ceilings*
- 22: *The Preservation and Repair of Historic Stucco*
- 23: *Preserving Historic Ornamental Plaster*
- 24: *Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches*
- 25: *The Preservation of Historic Signs*
- 26: *The Preservation and Repair of Historic Log Buildings*
- 27: *The Maintenance and Repair of Architectural Cast Iron*
- 28: *Painting Historic Interiors*
- 29: *The Repair, Replacement, and Maintenance of Historic Slate Roofs*
- 30: *The Preservation and Repair of Historic Clay Tile Roofs*
- 31: *Mothballing Historic Buildings*
- 32: *Making Historic Properties Accessible*
- 33: *The Preservation and Repair of Historic Stained and Leaded Glass*
- 34: *Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament*
- 35: *Understanding Old Buildings: The Process of Architectural Investigation*
- 36: *Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*
- 37: *Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing*
- 38: *Removing Graffiti from Historic Masonry*
- 39: *Holding the Line: Controlling Unwanted Moisture in Historic Buildings*
- 40: *Preserving Historic Ceramic Tile Floors*
- 41: *The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront*
- 42: *The Maintenance, Repair and Replacement of Historic Cast Stone*
- 43: *The Preparation and Use of Historic Structure Reports*
- 44: *The Use of Awnings on Historic Buildings: Repair, Replacement and New Design*
- 45: *Preserving Historic Wooden Porches*
- 46: *The Preservation and Reuse of Historic Gas Stations*
- 47: *Maintaining the Exterior of Small and Medium Size Historic Buildings*



EIGHT. FINANCIAL INCENTIVES FOR PRESERVATION WORK

Georgia encourages early communication with their office. For more information: www.gashpo.org and click on Tax Incentives or contact the Tax Incentives Coordinator or Specialist at 404-656-2840.



8.1 FEDERAL HISTORIC REHABILITATION INCOME TAX CREDIT

The RITC program provides an opportunity to owners of certified historic structures, who undertake a certified rehabilitation, a federal income tax credit equal to 20% of the qualified rehabilitation expenses. Only properties utilized for income-producing purposes can take advantage of this credit. In general, each dollar of tax credit earned reduces the amount of federal income taxes owed by one dollar.

To be eligible for the 20% tax credit:

- The building must be listed, or eligible for listing, in the National Register of Historic Places, individually or as a “contributing building” within a historic district.
- The project must meet the “substantial rehabilitation test.” (This is the cost of rehabilitation must be greater than either the adjusted basis of the property (the purchase price minus land value plus the value of improvements made, minus depreciation already taken) or \$5,000, whichever is greater.) Also, projects must be finished within two years, unless stated as phased.
- Following rehab, the building must be used as an income-producing purpose (offices, stores, rental housing, etc.) for at least 5 years.
- The rehabilitation work itself must be done according to The Secretary of the Interior’s Standards for Rehabilitation; these are common-sense practices for appropriate and sensitive rehabilitation (see page. A.11 in this handbook).

All rehabilitation tax credit projects must be reviewed by the State Historic Preservation Office located at the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources and then certified by the National Park Service (NPS), who administers the overall program. **All applications MUST begin with HPD.**

A property owner interested in participating in the RITC program must submit the Historic Preservation Certification Application and supporting documentation to the HPD for review and comment. After HPD staff reviews the work, the project is forwarded to NPS for final certification.

The application has three parts: Part 1 requests documentation that the building is a historic structure, listed or eligible for listing in the National Register of Historic Places. Part 2 requests a detailed description of the rehabilitation work supplemented that REQUIRES “before” rehab photographs and proposed floor plans. The Part 2 should be submitted to HPD before work begins to ensure compliance with the Standards. Part 3 is the Request for Certification of Completed Work. This application is submitted after the rehabilitation is complete and requests photo-documentation of the rehabilitation in compliance with the Standards for Rehabilitation.

There is also a 10% federal income tax credit available to property owners who rehabilitate non-historic buildings built before 1936.

To be eligible for the 10% tax credit:

- The building must be built before 1936 and be non-historic.
- A building must meet the physical wall retention test. At least 50% of the building’s walls existing before the rehab must remain as external walls, at least 75 % of the external walls must remain in place as either external or internal walls, and 75% of the internal structure must remain in place.
- The project must meet the “substantial rehabilitation test.” Generally, projects must be finished within two years.
- The building must be used for non-residential, income-producing purposes for at least five years after the rehabilitation.

Rehabilitation work under the 10% tax credit program must be applied for through the HPD, however review takes in consideration for the “non-historic” status. If the above criteria are fulfilled, then the 10% rehabilitation tax credit can be claimed as an investment credit on an owner’s federal income tax return.

Charitable Contribution Deduction:

The charitable contribution deduction is a donation of the historic value of a structure and is available to owners of residential and income-producing properties. The deduction is taken in the form of a conservation easement and enables the owner of a “certified historic structure” to receive a one-time tax deduction. A conservation easement ensures the preservation of a building’s facade by restricting the right to alter its appearance. Qualified professionals should be consulted on the matters of easement valuations and the tax consequences of their donation.

For more information on Federal Tax Incentive Programs see a professional tax specialist, qualified preservation consultant or go to:

- The National Park Service: www.nps.gov/history/hps/tps/tax/
- The US Internal Revenue Service, Real Estate Tax Tips: www.irs.gov/businesses/small/industries/article/0,,id=97599,00.html
- **All Applications & Information from State Historic Preservation Office: www.gashpo.org**



8.2 GEORGIA STATE INCOME TAX CREDIT PROGRAM (AMENDED 2009)

In May 2002, the Georgia state income tax credit program for rehabilitated historic property was signed into law (O.C.G.A. Section 48-7-29.8). The Georgia Department of Natural Resources' Historic Preservation Division (DNR-HPD) and the Georgia Department of Revenue administer the program. The program, amended effective January 1, 2009, provides owners of historic residential properties, who complete a DNR-approved rehabilitation the opportunity to take 25% of the rehabilitation expenditures as a state income tax credit, capped at \$100,000. (If the home is located in a target area, as defined in O.C.G.A Section 48-7-29.8, the credit may be equal to 30% of rehabilitation expenditures, also capped at \$100,000.) For any other income producing, certified structure, the credit is 25% of rehabilitation expenditures, with the cap at \$300,000. This includes rental residential properties. The credit is a dollar for dollar reduction in taxes owed to the State of Georgia and is meant to serve as an incentive to those who own historic properties and wish to complete a rehabilitation. The amended program's percentages and caps become effective for projects completed after January 1, 2009.

What properties are eligible?

The property must be eligible for or listed in the National Register of Historic Places.

Does the rehabilitation have to be reviewed and approved?

Yes, the rehabilitation must meet DNR's Standards for Rehabilitation. The Department of Natural Resources' Historic Preservation Division reviews all projects to certify that the project meets the Standards according to DNR Rules 391-5-14. The rehabilitation project must start on or after January 1, 2004.

How much does a project have to cost to qualify?

Every project must meet the substantial rehabilitation test and the applicant must certify to the Department of Natural Resources that this test has been met. The substantial rehabilitation test is met when the qualified rehabilitation expenses exceed the following amounts:

1. For a historic home used as a principal residence, the lesser of \$25,000 or 50% of the adjusted basis of the building
2. For a historic home used as a principal residence in a target area, \$5,000
3. For any other certified historic structure, the greater of \$5,000 or the adjusted basis of the building

The Georgia Department of Revenue developed a worksheet, which can be found on-line at www.gashpo.org under "Tax Incentives," in order to help applicants determine if a rehabilitation project will meet the substantial rehabilitation test.

At least 5% of the qualified rehabilitation expenditures must be allocated to work completed to the exterior of the structure. Acquisition costs and costs associated with new construction are not qualified rehabilitation expenses.

Application Process

Part A – Preliminary Certification

Part A is submitted to HPD to determine if the property is listed or eligible for listing in the Georgia Register of Historic Places and to determine if the proposed work meets the Standards for Rehabilitation. Ideally this is submitted to HPD before rehabilitation begins. An application-processing fee of \$50.00 must accompany the Part A (Preliminary Certification). If you are also participating in the Georgia Preferential Property Tax Assessment program, the total fee for both programs is \$75.00. A cashier's check, money order, or official bank check, made payable to the Georgia Department of Natural Resources, are the only acceptable forms of payment. Personal checks are not accepted. The fee is non-refundable. Once all application materials are submitted, allow at least 30 days for HPD to review and comment on the rehabilitation project. After the review, HPD mails the applicant the signed Part A preliminary certification form. Rehabilitation work should be completed within 24 months, or 60 months for a phased project.

Amendments are submitted to HPD when there is a change in the scope of work described in the Part A application. This allows a certain amount of flexibility as the project continues to be developed.

Part B – Final Certification

Part B is submitted to HPD after the project is complete. Once all application materials are submitted, allow at least 30 days for HPD to review and certify the rehabilitation project. After HPD reviews the Part B application and approves the rehabilitation, the certified Part B form is mailed to the applicant. The applicant is then responsible for filing the DNR certified Part B application with the appropriate schedule when filing the State of Georgia income tax forms. The DNR-approved Part B application certifies to the Department of Revenue that a certified rehabilitation has been completed in accordance with DNR's Standards, and that the owner has certified that the substantial rehabilitation test has been met.



8.3 GEORGIA STATE PROPERTY TAX FREEZE

Known as the “Preferential Property Tax Assessment Program,” this incentive is designed to encourage rehabilitation of both residential and commercial historic buildings by freezing property tax assessments for eight and one-half years. The assessment of rehabilitated property is based on the rehabilitated structure, the property on which the structure is located, and not more than two acres of real property surrounding the structure.

What properties are eligible? The property must be listed or eligible for listing in the National Register of Historic Places either individually, or as a contributing building within a historic district.

Requirements to Participate

1. The cost of rehabilitation must meet the substantial rehabilitation test. This test is met by increasing the fair market value of the building by the following percentages. The county tax assessor is the official who makes this determination.
 - Residential (owner-occupied residential property): rehabilitation must increase the fair market value of the building by at least 50%
 - Mixed-Use (primarily owner-occupied residential and partially income-producing property): rehabilitation must increase the fair market value of the building by at least 75%
 - Commercial and Professional Use (income-producing property): rehabilitation must increase the fair market value of the building by at least 100%
2. The property owner must obtain preliminary and final certification of the project from HPD.
3. Rehabilitation must be in accordance with the Department of Natural Resources’ Standards for Rehabilitation and must be completed within two years.

Application Process

The Rehabilitated Historic Property Application is a two-part process: Part A and Part B, with supplemental information and amendments when necessary. The program is designed to review projects before work begins; therefore, the earlier application materials are submitted to HPD for review, the better.

Part A – Preliminary Certification

Part A is submitted to HPD to determine if the property is listed or eligible for listing in the Georgia Register of Historic Places, and to determine if the proposed work meets the Standards for Rehabilitation. Ideally this is submitted to HPD before rehabilitation begins. An application-processing fee of \$50.00 must accompany the Part A (Preliminary Certification). A cashier’s check, money order, or official bank check, made payable to the Georgia Department of Natural Resources, are the only acceptable forms of payment. Personal checks are not accepted. The fee is non-refundable. Once all application materials are submitted, HPD has 30 days to review and comment on the rehabilitation project. After the review, HPD mails the applicant the signed preliminary certification form. The applicant is then responsible for filing the Part A certified form with the county tax assessor to initiate the assessment freeze period beginning the following tax year for two years.

Part B – Final Certification

Part B is submitted to HPD after the project is completed and must be certified by HPD and submitted to the tax assessor within two years of filing the Part A preliminary certification form. Once all application materials are submitted, HPD has 30 days to review and certify the rehabilitation project. HPD is the final certification authority concerning all state rehabilitation applications. After HPD reviews the Part B application and approves the rehabilitation, the certified Part B form is mailed to the applicant. The applicant is then responsible for filing the Part B certified form with the county tax assessor in order to maintain the assessment freeze for an additional 6 1/2 years. In the ninth year, the assessment will increase 50% of the difference between the value of the property at the time the freeze was initiated and the current assessment value. In the tenth year, the property tax assessment will increase to the 100% current assessment value.

Amendments are submitted to HPD when there is a change in the scope of work submitted in the Part A application. This allows a certain amount of flexibility as the project continues to be developed.