

# Beall's Hill



## Design Guidelines For New Residential Development

May 14, 2007

# BEALLS HILL

DESIGN GUIDELINES

For New Residential Development



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1

# INTRODUCTION



## VISION AND GOALS

The Beall's Hill neighborhood is poised for re-birth, a Renaissance of this neglected urban neighborhood. It is ideally situated between two eminent Macon institutions, Mercer University and the Medical Center of Central Georgia. From vantage points within the neighborhood, there are commanding views of downtown, affirming the neighborhood's close proximity to the heart of the city.

The intrinsic beauty of the urban design of Beall's Hill lies in the fact that it is approximately 100 acres and comfortably fits within a five-minute walking radius. The streets are pedestrian-scaled, and the rolling topography offers a wide variety of building sites and prospects. The architectural character of the existing historic buildings adds to the charm of the neighborhood. Tatnall Square Park is located as a hinge between Mercer University and the neighborhood and is an amenity within walking distance for active and passive recreation.

What is unique about the Beall's Hill neighborhood is that it is at once consistent and diverse. The consistency resides in the grid block-structure, with lanes bisecting each block. This establishes a coherent pattern and unifies the neighborhood. Where necessary, the grid structure transforms to adapt to the topography. The architecture on the other hand is diverse in scale, material, and style as one moves through the neighborhood. This diversity is to be celebrated in the rebirth of the neighborhood, with the building of new houses of various sizes and programs to include and attract the diverse population of Macon.

The redevelopment of Beall's Hill must ensure that future buildings and infrastructure improvements are as well conceived and designed as those of the past. The goal of these guidelines is to establish a framework for developers and investors to ensure that the evolving public realm of the neighborhood reflects best design practices. To encourage this, the guidelines embody the best urban design, architectural, and landscape traditions evident in the city of Macon, the State of Georgia, and the country. The guidelines are intended to be a "mirror" and a "lamp," both documenting the finest examples of traditional neighborhood development, architecture, and landscape as well as guiding innovative building designs that will complement the architectural heritage of the community.

## History of the Beall's Hill Area

The neighborhood now known as Beall's Hill is a part of a larger area collectively known as Tindall Heights. Development of Tindall Heights began with the use of the Findlay Foundry as a confederate armory in 1862. Residential development began around 1871 as portions of the armory were demolished and the property subdivided. Development of the area was aided by the introduction of Mercer University in 1871 to the Tatnall Square area, a green belt established at the City's founding. The majority of this development was middle-class housing with working class housing adjacent. Topography as well as the Bibb Manufacturing Company and mill village, the Findlay Foundry and the remaining armory property separated this area from the central business district and the upper-class developments.

With annexation into the city limits in 1910, development of this area continued until 1942. As numerous housing projects, interstate highway development, and commercial enterprise encroached on the residences, development of the area became less stable in the years following World War II. However, many of the original structures remained in the area and the Tindall Heights Historic District was listed on the National Register of Historic Places in 1992 largely due to an intact collection of urban Georgia house types.

## How To Use This Guide

These design guidelines prescribe desirable and acceptable architectural practice for new residential construction in the redeveloping Beall's Hill neighborhood. These guidelines differ from the Historic District Design Guidelines used for changes to existing construction in this neighborhood and for all changes in Macon's other historic districts. The differences include more specific design criteria and alterations to the guideline format as well as the review process. The purpose of these changes is to support the needs of this redeveloping neighborhood by offering strict guidelines with a relaxed review system. This allows the neighborhood to maintain the important historic district designation and protection, while expediting the review process.

In this neighborhood, the design review process for alterations to existing structures or for construction of new commercial structures will not use these design guidelines. Instead they will use the regulations and procedures standard to Macon's other historic districts. The design review process for this neighborhood includes a provision for staff approval of new residential construction when the design chosen is one that has received pre-approval as a stock plan from the Design Review Board and the Planning and Zoning Commission. A catalog of the pre-approved designs will be maintained at the Zoning Office and available for public inspection. Initial applications for a design and application for significantly altered designs or original designs will also require review from the Design Review Board and Planning and Zoning Commission.

The following sections of these design guidelines explain the design criteria that will be used for review by staff and the Commission and Design Review Board when necessary.





## 1. LOT DISPOSITION

At present, approximately 37% of the lots in the Beall's Hill neighborhood are vacant. Each lot has a different set of characteristics based on its location, size, topography, vegetation, and neighboring structures. Selecting a lot is based both on objective as well as subjective criteria. After evaluating the objective criteria, the decision involves intangible factors known only to the future homeowners. To ensure definition of the public realm, these guidelines mandate that new structures must be built on a build-to-line, a minimum distance from the street. The goal being that the collective composition of residences on a given street is greater than any one individual home.



## 2. MASSING AND ROOF FORM

Once a lot is selected, and the setback requirements determined, the house size and massing can be conceptualized. The width of the lot and existing adjacent structures are factors that determine the size of the house that can and should be built on the site. The overall massing of the house will help determine the programmatic elements within the plan (for example; whether the home is large enough for an eat-in kitchen and separate dining room or not).

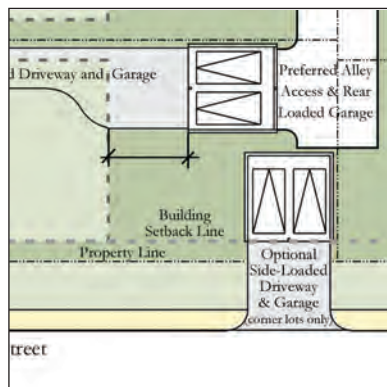
The guidelines address the appearance of the house as seen from public rights-of-way. Portions of the house that are not visible from any street can accommodate a wider range of options and building elements.



## 3. ENCROACHMENTS

An encroachment is an element that protrudes beyond the mass of the the Main Structure. All architectural projections, including dormers, overhangs, and bay windows, must be appropriate to the scale and style of the Main Structure.

Porches are intrinsic to this neighborhood's character and it is assumed that most new houses will be built with a porch as per these guidelines. On corner lots, porches shall be located on the entry facade and may wrap the corner to the secondary facade. Columns spacing and bay opening in the porch shall relate to the fenestration pattern on the main house. Porticos and covered stoops that provide visual presence to entries and protection from inclement weather are permitted.



## 4. PARKING

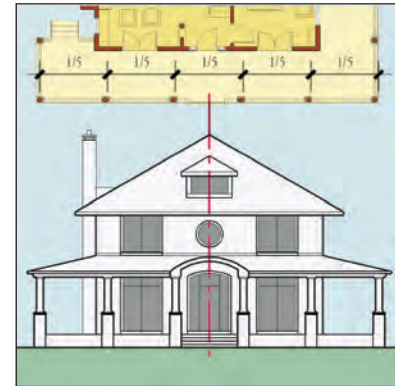
Two off-street parking spaces per dwelling unit are required by the Comprehensive Land Development Resolution for the City of Macon and Bibb County, Georgia. These guidelines incorporate a variance from this requirement, to require only one off-street parking space per unit. Off-street spaces can be a parking pad, a carport, or a garage. Off-street spaces should preferably be accessed from a lane or side street. Garages may be detached, linked, or attached to the residence, however garage doors should not front on a primary street, rather garages should be located at the rear of the property when possible.

## 5. FENESTRATION, MATERIALS, AND BUILDING DETAILS

The best traditional houses distinguish themselves by the attention to architectural details and use of good materials. Building details are determined by the general architectural style of the house, and the style is influenced by neighborhood precedents. Once the lot has been selected, floor plan and massing conceptualized, and parking requirements met, the homeowner needs to make choices and decisions regarding windows, doors, construction materials, and colors.

The public face of the main house shall be conceptually sub-divided into equal or rhythmic bays to locate doors and windows on the facade. These guidelines suggest that the facade on the main body of the house, which faces public view, be symmetrically composed, with fenestration reinforcing the symmetry, similar to existing houses in the neighborhood. All windows shall be vertical or square in proportion, although horizontal grouping of windows is permitted.

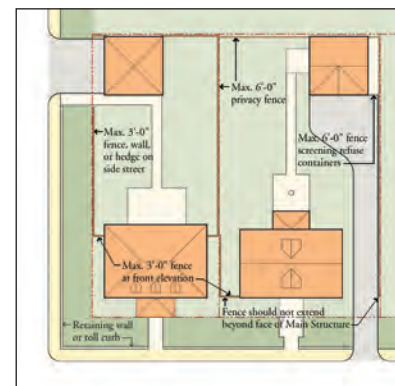
The primary building materials should respect those traditional to the region. The exterior material on most houses in the neighborhood is horizontal wood siding, with a few homes using wood shingles, brick, and stucco. Synthetic materials are generally discouraged.



## 6. FENCES AND LANDSCAPING

The selective use of fences or garden walls and landscape can enhance the value of a residence. The use of native species of trees, shrubs, vines, ground cover and perennials is encouraged in order to make the garden compatible with existing wildlife habitats and its regional context.

Plantings in immediate proximity to buildings in public view should respect architectural lines of the building facade. Plantings in the front yard should respect the integrity of the street and should not obscure the building or views to and from the street, porch, and walkways. Plantings to the rear of the property may take on an irregular and natural configuration.





2

LOT  
DISPOSITION





## Lot Selection

For potential homeowners, builder, and developers there are many lots available in the Beall's Hill neighborhood from which to choose. The factors influencing lot selection are:

- Location
- Lot width, depth, and setback back requirements
- Adjacent houses and physical context
- Topography and existing vegetation

Each of these elements add to the individuality of a particular lot and, in turn, has an impact on the size and positioning of the potential house for each lot. The selection of a lot can be both subjective and objective. The sense of location within the city and neighborhood address is a personal decision on the part of the prospective buyer while the proximity to amenities, lot area and size of the home are objective decisions.

Development standards are regulated by the Comprehensive Land Development Resolution and the Comprehensive Plan for the City of Macon and Bibb County. This neighborhood has a zoning designation of HPD-BH or Beall's Hill Historic Planned Development. This zoning designation contains permitted and conditional uses allowed in the neighborhood as well as development standards such as lot sizes and accessory building placement. The zoning regulations can be found in Appendix A of this book.

## Lot Diagram Options

Based on reports from research into redevelopment of this neighborhood, these lot diagrams show potential proposed lots after re-platting of the neighborhood to ease the irregular lot sizes. This re-platting should allow for a more cohesive neighborhood and bring a sense of order to the streetscape. These diagrams are simply visual aids to show what is possible and do not necessarily represent final parcels or limit parcel location within the confines of the zoning regulations.

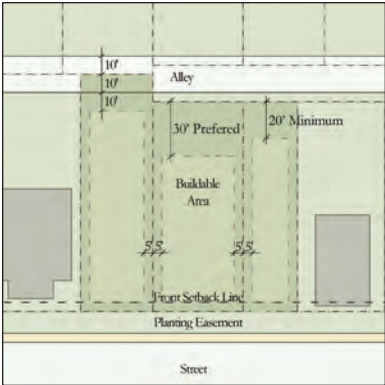
From these diagrams, it can clearly be demonstrated how the setback regulations are to apply to show buildable lot area. Because the front setback is to align with adjacent parcels or the average of the adjacent parcels, there is not predetermined setback at the front. The side yard has a requirement of a 5 feet minimum setback or the setback of the adjacent properties, whichever is greater. The rear yard has a 20 feet minimum setback, although 30 feet of greater is recommended. However, if a property abuts a public alley (lane) at the rear then half the width of the alley may be included as part of the required setback. When garages or other accessory uses are attached to the main structures, they are considered part of that structure and must meet the same setback requirements. Detached accessory buildings have minimum setback requirements as well. These structures must be located at least 10 feet behind the main structure and three feet 1 inch from side and rear property lines.

Understanding these setback requirements allows for each proposed structure to be custom sited on each lot while taking into consideration the lot's topography, access, and existing landscaping.

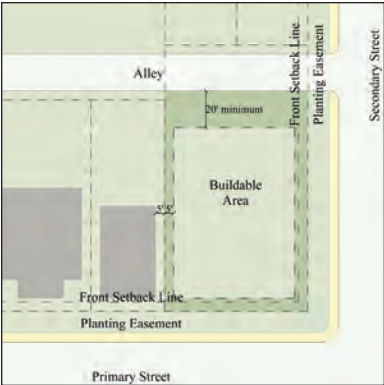


Key plan for available lots throughout the neighborhood

NEIGHBORHOOD PLAN



Typical buildable areas and setbacks on internal lots

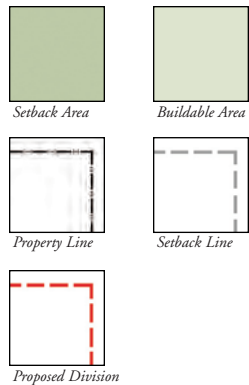


Buildable areas and setbacks at corner lots





Available lots with buildable area and property dimensions.



BLOCK 11



Available lots shown with possible Pre-Approved house types.

BLOCK 11





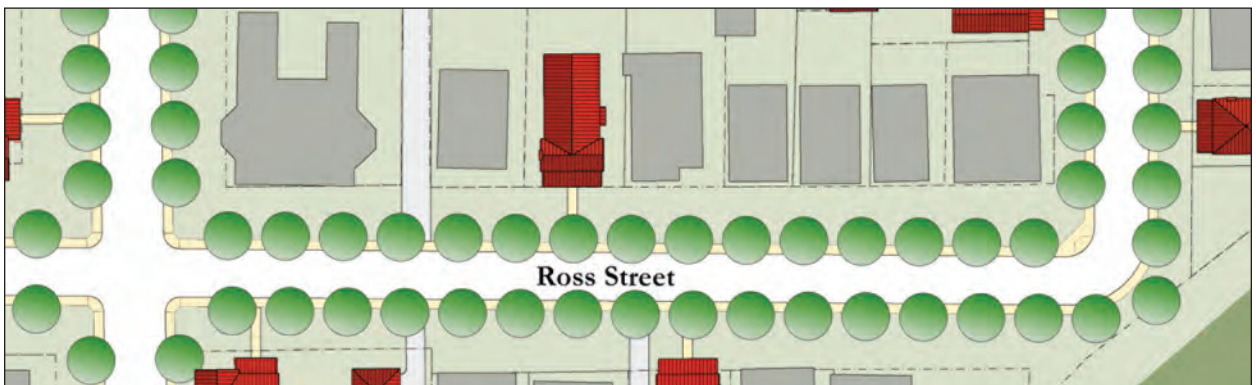
*Elevation view of vacant lot on Ross Street, between Ash and Elm Streets*



*Elevation view of vacant lot on Ross Street, between Ash and Elm Streets infilled with a 1,400 square foot, one-story Cottage (see Pre-Approved House Designs)*



*Elevation view of vacant lot on Ross Street, between Ash and Elm Streets infilled with a 1,500 square foot, one-story Bungalow (see Pre-Approved House Designs)*



*Plan showing infilled house (in red) on Ross Street, between Ash and Elm Streets*







3

MASSING  
AND  
ROOF FORMS





## Massing

Within the format of this document a property is made up of a main structure with its encroachments and any accessory structures. The size and massing of the main structure largely determine the visual appearance of the house. Common massing shapes in this neighborhood include simple rectangles, “T” shaped, and “L” shaped structures of one or two stories.

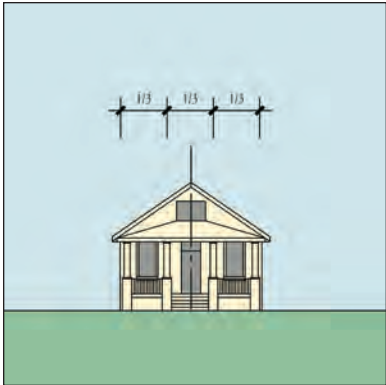
The first criteria that effects possible massing is the buildable lot area as determined by the required setbacks addressed within the Lot Disposition chapter. The other criteria that effect the massing are:

- Building Height- the maximum building height permitted is 35 feet or approximately 2 ½ stories. This maximum should not be of concern in this area in which one and two story homes predominate as the proposed structure will have to reflect the massing of the adjacent structures.
- Building Program- this is the list of requirements needed or wanted by the homeowner including number of bedrooms, baths, and living areas. After determining the building area of a lot and the appropriate building height, the homeowner will be able to determine if the chosen lot will meet the needs of their building program.
- Fenestration- this refers to the window and door openings within the planes of a building. These openings are often arranged in a logical, rhythmic order that divides the house into bays. The bay division may represent thirds, quarters, or fifths of the building façade.

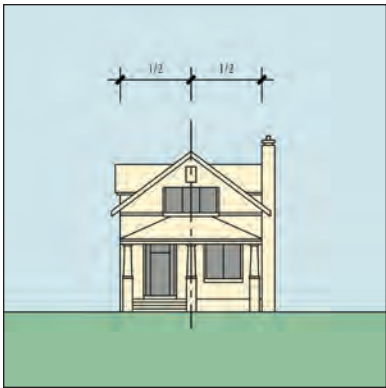
While these are the major criteria to impact massing, several additional design regulations should be considered in the design of the house. Anticipated finished floor elevations and elevations at-grade for each of the four corners shall be provided. Elevations designed for visitability and accessibility or basements should provide this information as well.

Although full basements are uncommon in this area, if a basement is desired it should have a minimum clear height of 8 ‘ from slab to the bottom of the joists. This will allow for comfortable occupancy and adequate light and ventilation.

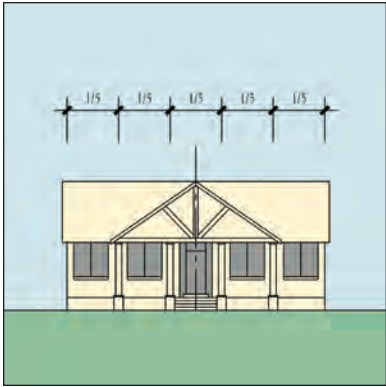
Another consideration is the first level ceiling height. A minimum ceiling height of 9’ is recommended for the first level of each home to provide a gracious presence on the street and to allow well-proportioned windows to permit natural daylight and give rooms a spacious feel.



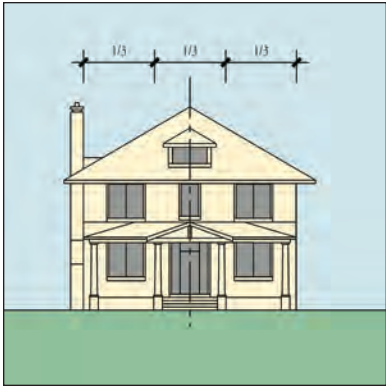
3 Bay Division



2 Bay Division



5 Bay Division

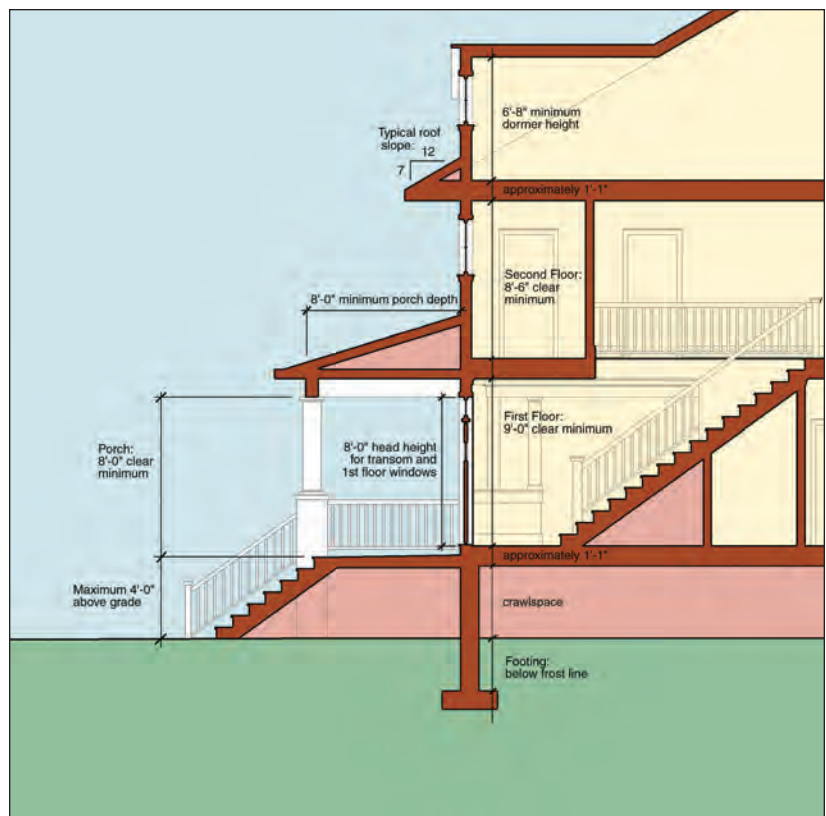


3 Bay Division



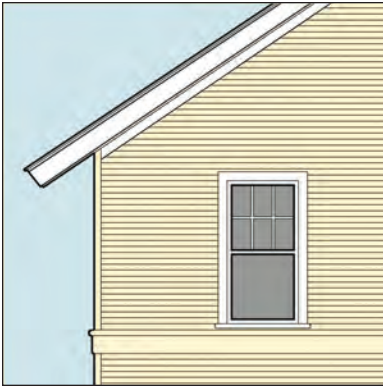
## ROOF FORMS

Dominant roof forms in this neighborhood include gabled, hipped, flat, and, to a lesser extent, mansard roofs. These forms are typical to the house styles existing in the area and therefore likely to be used on new construction. The roof type is integral to the design of a house and its architectural character therefore the roof forms are not interchangeable. For instance, a prairie style home would never have a mansard roof. Both gabled and hipped roofs often have overhanging eaves that provide shading from the sun. Eave depth should be determined by the style of the architecture. This is also true of the cornice width on many homes with flat or mansard roofs. Mansard roofs may take on many shapes and occur largely on Second Empire style houses. The mansard profile may be straight, flared, convex, concave, or S-shaped. Despite the great variety within this roof form, it is not highly prominent within this area.

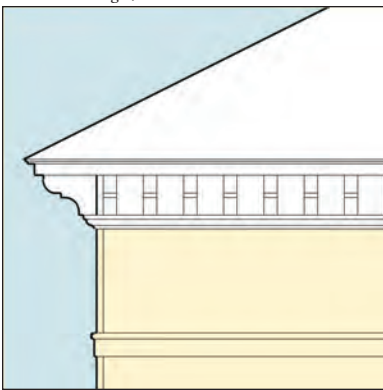


*Typical section showing recommended ceiling heights*

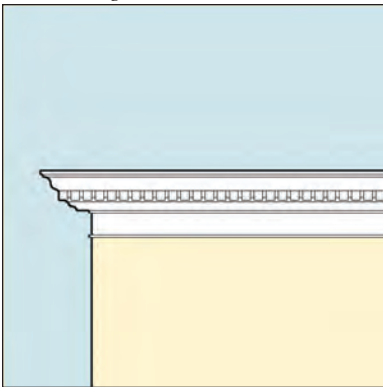




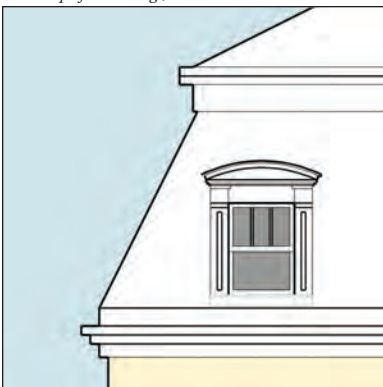
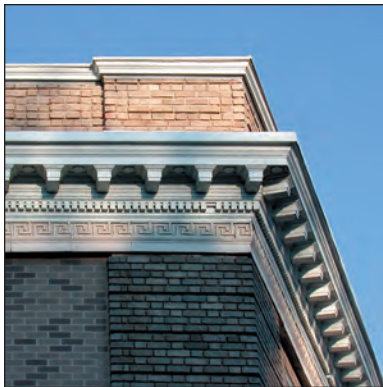
*Gabled roof at 8:12 slope (8 inches vertical height over 12 inches in length)*



*Hipped roof at 6:12 slope (6 inches vertical height over 12 inches in length)*



*Flat roof with cornice (2 inches in 12 inches minimum slope for drainage)*



*Mansard roof*





4

## ENCROACHMENTS





## PORCHES AND ENTRANCES

All new houses should have front porches.

To be usable, porches must be at least 7'-0" deep and cover a minimum of 50% of the first level of the main structure front elevation. There are a variety of forms and materials permitted depending on the architectural style of the house. Uncovered steps may cross the front setback line but may not violate the property line.



Although classical columns are not required, the scale of columns should be suitable for the size of the house. Neoclassical and Greek Revival styles have full-height columns (from the porch floor to fascia beams.) If classical columns are to be used, they are to be wood or pre-fabricated fiberglass of true proportions in the Tuscan or Doric order. A good reference for an overview of history is Classical Architecture: A Comprehensive Handbook to the Tradition of Classical Style by Robert Adam (published by Harry N. Abrams, Inc.; New York, 1991). The simple comparison of the columns shown on the following page is taken from American House Styles by John Milnes Baker, AIA (published by W. W. Norton & Co. Inc.; New York, 2002)

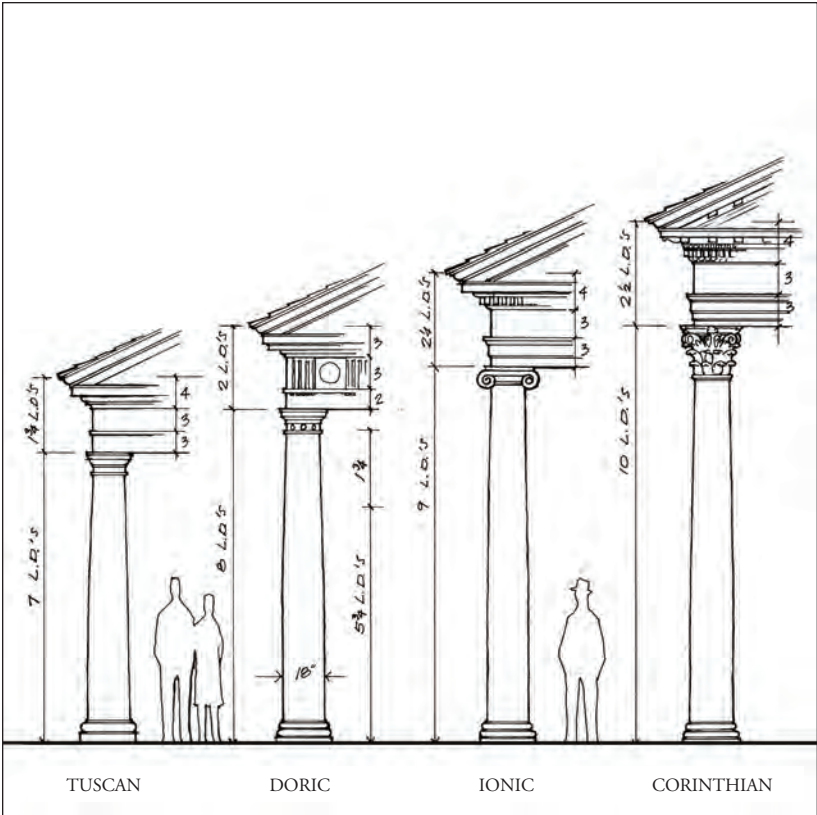


When piers are proposed, they may be constructed of brick, cultured stone or cement stucco masonry. The front face dimension should be a minimum of 1'-4". Piers usually extend from finished grade to the handrail and are capped with stone or precast concrete to form a base for the wood half-height columns above. If the pier is wide, the half-height made of wood and square in section. As previously mentioned, it is very important for the detailing to be appropriate to the overall architectural style of house.



It is also worth noting the importance of entrances. The front door should be clearly recognizable on the facade. Door styles are described in chapter 6 of this document. However, all houses have more than one access point. A side door or back door will require a small landing and may have a set of steps (stoop) to reach the finish grade. These entrances can also be enhanced by a small roof form or portico to protect the entrance in inclement weather.

Porches on Victorian houses, such as Second Empire or Queen Anne styles, use grouped classical columns or delicate turned wood supports. Commonly referred to as "gingerbread," this decorative style has spindle work ornamentation as a frieze suspended from the porch ceiling and detailed balustrades instead of simple handrails.



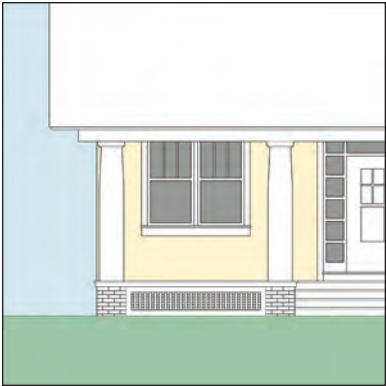
Column proportions for classical orders from *American House Styles: A Concise Guide* by John Milnes Baker, AIA (published by W. W. Norton & Co. Inc.; New York, 2002)



Queen Anne style decorative woodwork



Neoclassical style - 9' Tuscan columns



Greek Revival - 8' Doric columns



Paired square columns on brick piers



Victorian style turned columns and brackets

## DORMERS AND PROJECTIONS

An “encroachment” is generally an element which extends beyond the form of the main structure, such as a porch. However, these elements can vary in size and location, whether as a protrusion from the volume or an extension of the footprint. The simplest example of a protrusion from the volume is the roof dormer. Many houses in the Beall’s Hill neighborhood have an attic, sometimes as occupiable space, within the structure of the roof. Dormers provide daylight and ventilation for these supplemental rooms. There are four primary forms of dormers that work well with the recommended roof types; gabled, hipped, pedimented, and segmental. Dormers may align with the windows below or be appropriately located on the slope of the roof. The scale of the dormer(s) should relate to the architecture.

The gabled and hipped dormers are similar structurally to the roofs of the same name. Framed into the roof, “gabled” consists of two sloping planes supported by a triangular wall extension, while “hipped” has three sloping planes meeting at a ridge. In both of these types, the wall surfaces are usually the same material as the Main Structure.

A pedimented dormer is constructed by the same methods as a gabled dormer but the articulation of the elevation is different. The pediment (the triangular extension of the wall) is detailed with a wood trim band separating the main wall area of the dormer elevation from the triangular gable and wide trim at the gable roof edges.

Segmental dormers are normally only found on mansard roofs. The ornate trim detail that is typical of Second Empire cornices is brought through to the flattened arches and window surrounds of the dormers.

As mentioned above, porches are the simplest example of encroachments that are extensions of the building footprint. There are other architectural projections that may encroach beyond the mass of the main structure and include chimneys, bay windows, towers, and stoops. Encroachments beyond required setbacks will only be allowed as per section 4.04 of the Comprehensive Land Development Resolution. Chimneys must extend to the finished grade whether or not required by the type of fireplace. They are to be masonry or clad with brick.

Bay windows may be cantilevered or extend to the ground. A projecting bay that begins at the ground may also extend beyond the Main Structure eave line (providing the maximum height limit is not violated) and frame into the roof similar to a dormer. In any of these cases, the detailing must be appropriate to the overall architectural style of the house. The same level of appropriateness should also be applied to steps or covered stoops and any other projections.

A tower is similar to a full bay as an additive form to the Main Structure. However, a “tower element” will have a separate roof form, not framed into the main roof. A tower is a strong vertical element and should be incorporated very carefully into the house design and may need a variance if it is located in a required yard.





*Partial elevation showing full-height bay*



*Three-window dormer*



*Bay window*



*Extended porch with turret roof*



*Full porch at grade*

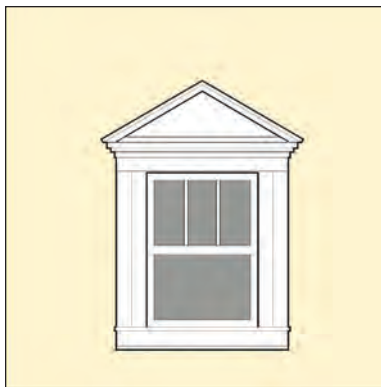




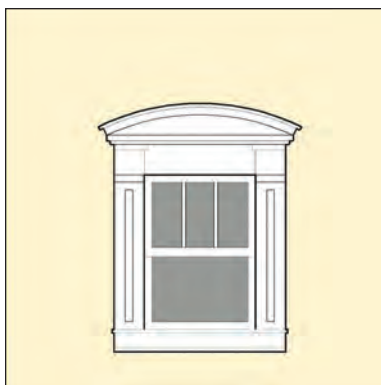
*Gabled dormer*



*Hipped roof dormer*



*Pedimented dormer*



*Segmental roof dormer*

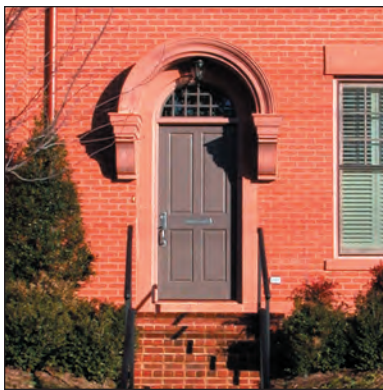




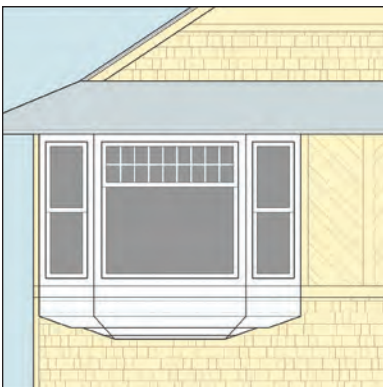
*Typical brick chimney*



*Queen Anne style entry stoop*



*Italianate tower*



*Victorian style bay window*







5

PARKING





*On-street parking*



*Alley access to detached garages*



*Three car carport*



*Front-loaded access to garage at rear of property*

## GARAGES AND ACCESSORY BUILDINGS

Parking is an issue in the successful revitalization of a neighborhood as well as in new developments. There must be an equitable relationship between the automobile and the pedestrian realm. These guidelines reduce the standard requirement of two spaces per dwelling unit to one off-street parking space for each dwelling unit

Off-street parking may be provided on a parking pad, in a carport, or in a garage. A garage is permitted as an out-building, and it is one of the solutions to satisfy the requirements for parking. The garage or other accessory structure may have any number of positions on the lot but must follow some regulations. They may be located in the required rear yard and must also respect secondary frontage setbacks on corner lots.

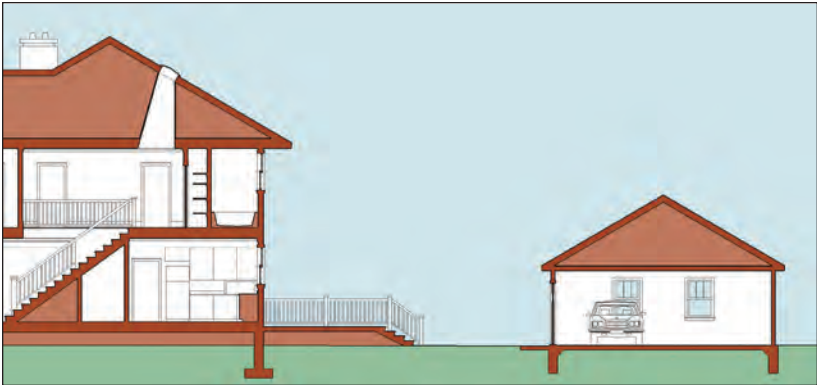
Garages and other accessory structures may have a maximum aggregated footprint not to exceed 650 square feet. No door that faces a street may be wider than nine feet. Thus, a two-car garage must have two individual car doors. The garage floor must be sloped towards the driveway for drainage and the roof slope should be compatible with the main house. The doors may be wood or aluminum but should have paneling detail. Garages and other accessory structures are preferably clad with the same exterior material as the main house but this is not a requirement.

As per these guidelines, no garage door may face a primary street. The exception being that a front-loaded accessed garage located at the rear of the property, may have a garage door facing the street. A garage door may face a lane or side street.

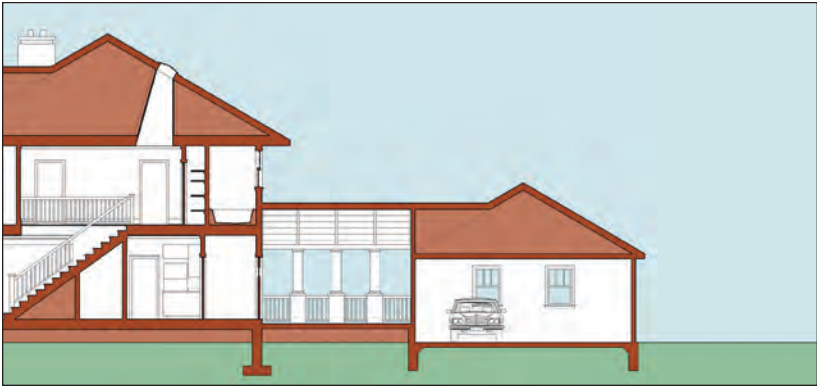
The preferred location for a garage is detached from the house with vehicular access from a rear alley, side alley, or side street. A front-loaded detached garage shall be located at the rear or side of the lot with a minimum distance of 10 feet between the rear of the house and the front face of the garage. A detached garage has several benefits. The mass provides a sense of closure and privacy to the rear yard. On a corner lot, the visual presence of a "street wall" is extended if the garage is located on the secondary frontage line. In addition, any hazardous products or fumes are located further away from habitable spaces.

A rear-loaded garage may also be linked to the house. This connection may be an open breezeway like a covered porch (perhaps screened) or an enclosed space such as a sun-room off the kitchen. However, the garage will have to meet the same setback requirements as an attached garage. In this configuration, special attention needs to be paid to the grade change required to step between the house elevation and the garage slab.

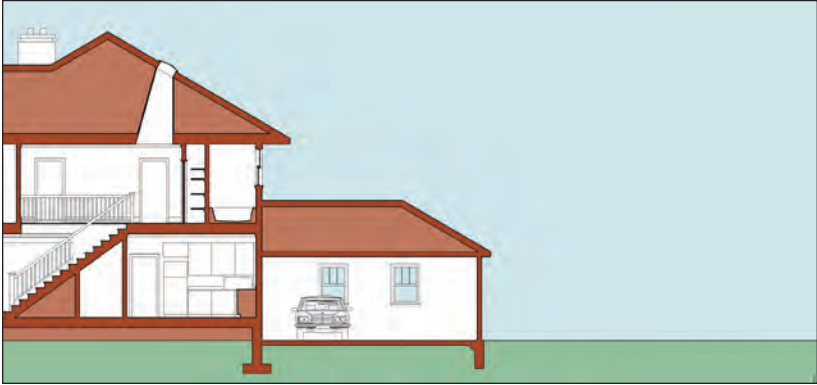
If the garage is attached to the house, and there is a grade change between the house elevation and the garage slab, the stairs must be located within the garage. Attached garages should be used selectively as daylight to the rear functions of the house will be obscured along with access and views from the house to the rear yard.



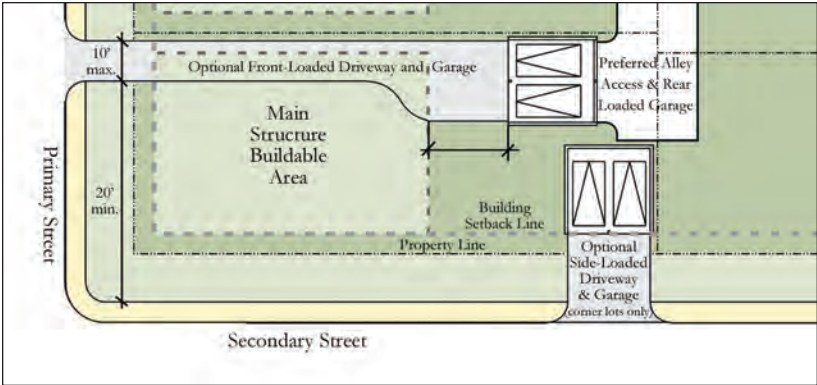
Detached garage



Linked garage



Attached garage



Optional detached garage locations and access points





6

FENESTRATION,  
MATERIALS,  
AND  
BUILDING DETAILS





*Glass paneled wood door with transom*



*Solid paneled door with Craftsman portico*



*Solid door with transom and Classical Revival surround*



*Single paneled door with transom and sidelights within a porch*

## DOORS

Almost as important as a porch is the entrance to a house. The visual accessibility of individual houses add a considerable sense of security and comfort to the street. It is critical that the front door be easily visible from the street, and it needs to be dominant on the front elevation in order to be welcoming and inviting.

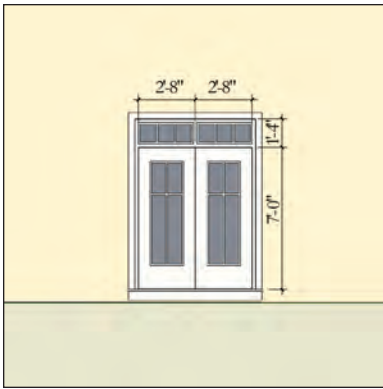
These guideline suggest that entry doors have a transom with a head height of 8'-0" to set a reference line at the head of the windows. Taller doors or doors with other architectural features may eliminate the need for transoms.

To enhance the grandeur of the entrance, the front door may be a pair of doors and/or have sidelights

The door surround plays a key role in the overall visual perception of the entry. A modest bracketed overhang can help identify the doorway. Further elaboration of the door surround may enhance the overall quality of the entry. Stoops, stairs, and handrails help announce the prominence, as well as provide opportunities to reinforce the architectural character.

Exterior doors should be finished wood or painted steel. The door may have a variety of details as shown in the diagrams but should be complementary to the architectural style of the house. A door may range from a simple six-panel door to a glass insert with decorative mullions

These guidelines recommend that every new house built in the neighborhood have a pair of exterior lights on either side of the entry door.



Double entry doors with transom



Example of double entry doors with transom



Example of single solid door with transom and elaborate pedimented door surround



Entry doors with sidelights



Solid door, sidelights and arched transom



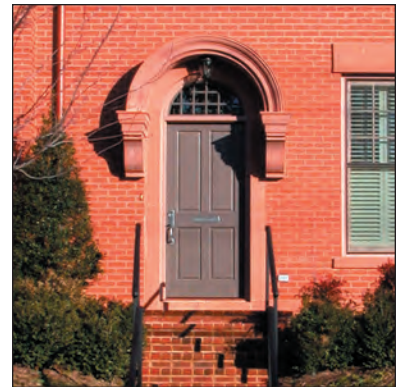
Single solid door with transom and sidelights



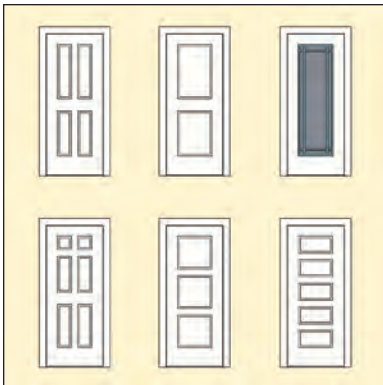
Primary door options



Pair of glass doors with transom and classical door surround within the porch



Elevated entry with solid door, arched transom and masonry overhang with classical brackets



Secondary door options



Single solid door with Classical Revival surround



Stone surround with arched screen and entry door





*Circular accent window*



*Window surround that is a picture frame with an ornamental sill, which is both traditional and innovative*



*Three windows which group together, with smaller accent windows*



*Window with an operable shutter*

## WINDOWS

There are two important factors to consider regarding window selection. The first is placement on the façade. As mentioned earlier in Chapter Two, proper massing of the home usually necessitates a simple organization of equal bays. The fenestration, or window organization, should correspond with this bay organization by being located on the center lines of the bays.

The second important factor is the proportion of the windows. It is suggested that all windows have an 8'-0" head height, but the windows may be different sizes where needed to accommodate the floor plan of the house. The most appropriate window size will be determined by the architectural style and scale of the building. Groupings of windows may be used to accommodate a larger scale building or add more natural light to the home.

Windows may be of wood, vinyl, or wood clad with aluminum or vinyl.

The muntins, or window pane divisions, may be real or raised grids applied to the exterior of the glass. In many cases, a house style would allow for a choice of several window patterns, however multiple window styles should not be used on the same home.

These guidelines recommend that if shutters are to be installed on the exterior façade, they should preferably be operable. Shutters may be wood with either louvers or flat panels, or prefabricated aluminum. Each shutter must be half of the width of the window opening and the full window height, and mounted over the trim to align with the edge of the window opening. Decorative shutters may not be mounted against the outside edge of the window trim.



*Double square proportioned window with operable shutters in a masonry wall*



*Windows that group together to form a larger figure on the elevation*



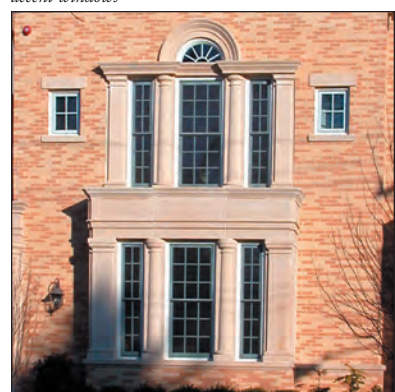
*Double hung window with operable shutters and pediment in a masonry wall*



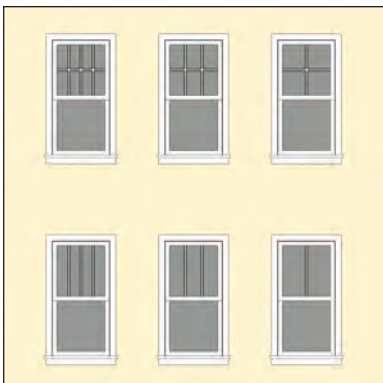
*Three windows which group together with smaller accent windows*



*Double hung window in a wood framed wall with horizontal siding*



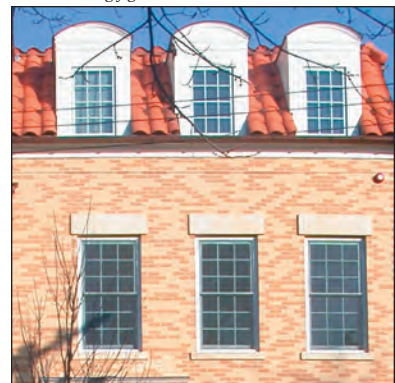
*Grouping of windows with a classical revival surround creates a strong figure on this elevation*



*Typical mullion patterns*



*True-divided lites are preferable, however if snap-in muntins are used, they should be installed on both sides of the glass*

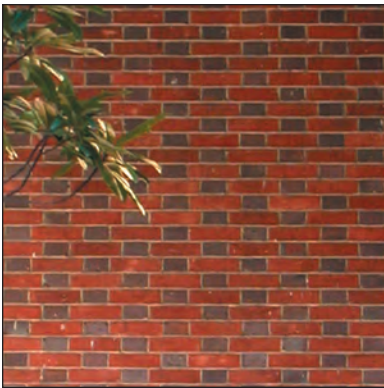


*Dormers should align with windows on facade*





*Random stone wall*



*Flemish bond brick wall*



*Random colored brick wall and change in pattern*



*Brick paver pattern on driveway*

## MATERIALS AND BUILDING DETAILS

### SPECIFICATIONS

All applicable building codes must be met and supersede any information suggested in these Guidelines. These Specifications are recommendations unless otherwise indicated.

Modular brick should be coursed in horizontal running bond, common bond, or Flemish bond. Accent patterns may be used at sills, lintels, chimneys, etc. The use of utility, jumbo, or oversized brick is prohibited.

Siding shall be horizontal wood siding (3.5" to 5" exposed) or manufactured cementitious siding. If fiber-cement horizontal lap siding is to be used, it should have a smooth finish. Synthetic materials such as vinyl or aluminum are not in keeping with the character of the neighborhood and are, therefore, not permitted.

Cedar Shakes may be used in place of or in addition to siding and may be stained or painted.

Foundation wall above grade shall be brick, cultured stone, or cement stucco on masonry and shall be appropriately finished to conceal joints. Concrete foundation walls that are exposed above grade shall be tinted a dark color and/or pressed with a brick pattern.

Chimneys should be masonry or clad with brick, stone or stucco.

Front porch piers should be brick with caps of brick rowlock, stone, or pre-cast concrete. Front porch columns may be wood or fiber glass. Appropriate proportions should be used.

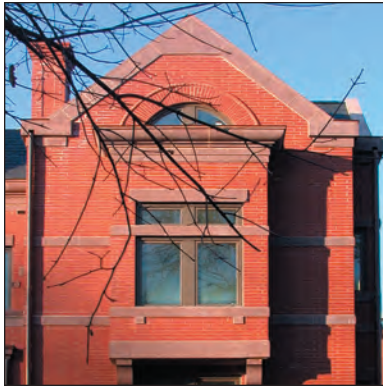
The following materials are appropriate for roofing: standingseam metal, metal shingles, shakes, slate and artificial slate, terra-cotta tiles, or architectural asphalt or fiberglass composition shingles. It should be noted that not all of these are appropriate for every architectural style, material selection should be coordinated with the architectural style of the house. Roof slope on the main body of the house and garages shall be a minimum of 6:12. For pitched roof structures with porch, roof slopes are to be appropriate for the architecture and roofing material proposed.

All windows on houses that are wood siding should have wood trim and be a minimum dimension of 3-1/2" wide. Masonry walls should have wood brick mould at window and door openings a minimum of 2 1/2" wide.

All front porch railings should be painted wood, heavy gauge metal, or vinyl. No pressure-treated lumber is permitted for railings unless kiln-dried, but porch and deck flooring may be constructed of pressure-treated lumber. Synthetic decking material may be proposed, however manufacturers literature on the product must be submitted.



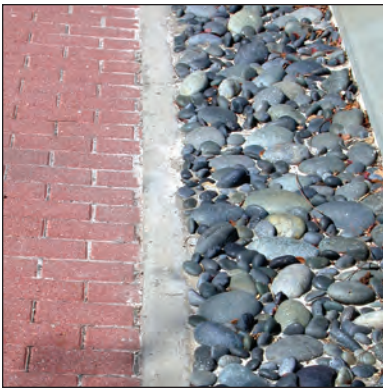
*Brick water table transition from stone wall to painted brick*



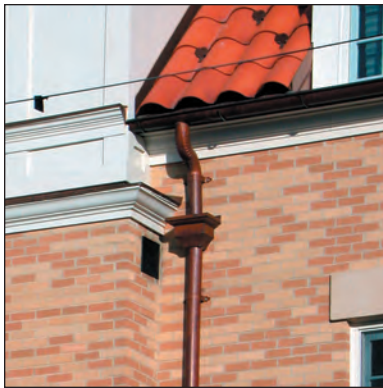
*Precast concrete articulation in masonry wall*



*Attic vent in decorative shingle gable*



*Brick, concrete, and washed river gravel edge along pathway*



*Copper gutter detail*



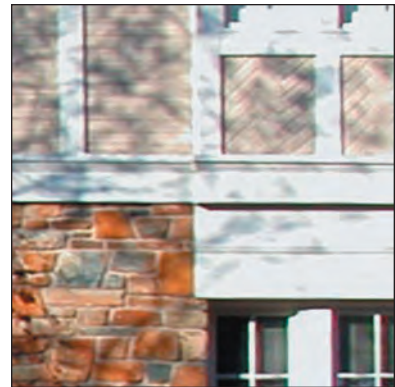
*Copper gutter detail*



*Retaining wall and stairs transitioning from public to private realm*



*Eave detail*



*Stone, brick, and wood detail on elevation*



*Entry threshold articulated with river washed pebbles*



*Rear entry roof detail*



*Painted wood railing on porch*





*Pair of quarter round windows on gable end.*



*Balcony, pair of lights, and window form a local symmetrical composition*



*Water table transition articulated by change in materials*



*Pedestrian walkway articulated by picket fences*

Decks are permitted in rear yards only and must meet the setbacks required for the Main Structure. A deck may also be no higher than 10'-0" above grade. The undercroft of decks should be screened with lattice or appropriate landscaping if visible from any street.

Steel railings at steps should be painted black to resemble wrought iron. Metal pipes are not allowed as hand rails

Gutters and downspouts should be constructed of steel, aluminum, or copper. Half-round or rectangular gutter section and 4" diameter circular downspout are preferred. All gutters will be set against a trim board a minimum of 5 1/2" (1 x 6) wide and located as inconspicuously as possible.

These guidelines apply to the main structure, encroachments, and any accessory buildings.

It is essential that each new building built in the neighborhood, have memorable details that separates one structure from another. This may be a decorative floor pattern, or particular detail on the roof overhang, or a picket fence articulation. Each new house will be home to an individual or a family, and it is important to express the diversity and mix in the design of these homes.

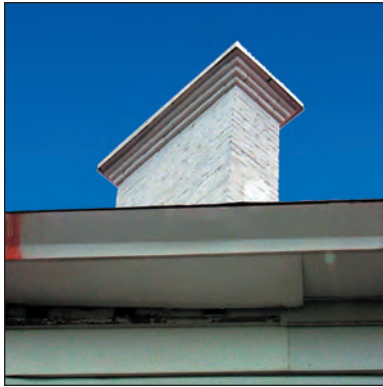
To maintain the architectural quality of the existing neighborhood as much attention needs to be given to the details of a new house as the floor plan and massing decisions. While reviewing examples from the neighborhood, discretion must be used in selecting only the best examples to emulate.

The examples of images shown on these pages are included to suggest the infinite options that are available to new homeowners and designers within these guidelines.





*Attic vent detailed as a window in a masonry wall*



*Chimney with corbelled cap*



*Twin chimneys*



*Dormer detail*



*Circular window accent*



*Articulated cornice*



*Gutter detail with metal snow breakers*



*Pair of wood windows with keystones*



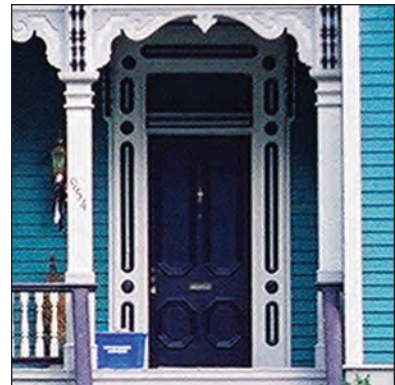
*Slender corinthian columns supporting porch*



*Heavy Doric porch columns*



*Twin porch columns on a masonry base*



*Ornate brackets make this a memorable porch*





7

FENCES  
AND  
LANDSCAPING





*Painted wood fence separating private and public realms*



*Painted metal fence separating private and public realms*

## FENCES AND GARDEN WALLS

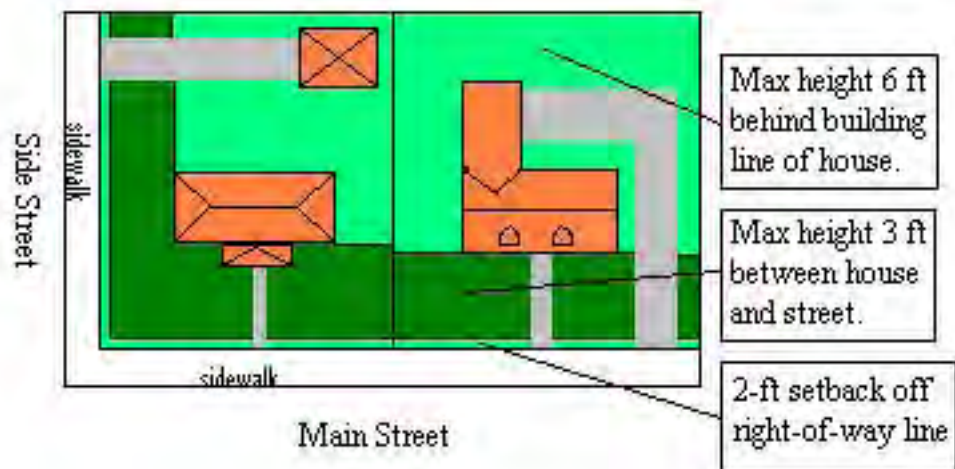
Fences and garden walls help define the private realm and establish private ownership. Additionally, to accommodate the grade changes that are prevalent throughout Beall's Hill, retaining walls or sloped earth with a rolled curb are required to transition between the sidewalk and the front yard. These elements may be located in the required, twelve-foot planting easement two feet behind the sidewalk. If there is no grade change on a particular lot, a fence may be erected to separate public from private space. However, it requires site plan approval if located in front of the front building line. As with any accessories, the detailing should be compatible with the architectural style of the Main Structure.

These guidelines require that a fence or landscape element, man-made or natural, between the main structure and the public right-of-way be no higher than three feet. A fence or landscape element that aligns with the front elevation of the Main Structure or along the property line at a side street (on a corner lot), may be no taller than three feet.

Along the property line abutting another property, fences may be constructed for privacy to a maximum height of six feet. The rear property line, whether adjoining another property or an alley, may also have a six-foot high privacy fence. Any trash or refuse areas should also be screened from view with a six-foot high fence.

The reason for this requirement has to do with maintaining a clear view from within the house to the public realm. Residents of each home in the neighborhood must take on the responsibility of policing the public realm in front of their homes. To make the public realm safe, it must be in clear view of residents. Obstructing views of the public realm from within the structure creates an unsafe and non-policed environment.

Fences in the front yards must be painted wood or painted wrought iron. Fences at side or rear yards may be pressure treated, natural or painted lumber, coated chain link or other fence types. Topography, situation on the lot, and house style will be determining factors for these interior property lines.







*Ornamental tree in front yard*



*Chippendale inspired garden gate with open pickets*



*Decorative entry gate from public sidewalk*



*Street trees dominate this streetscape, with house windows having a clear view of the public realm*



*Fencepost clearly indicates entry gateway*



*Dominant circular fencepost contrasts rectangular pickets*



*Flowering plants line this entry walkway*



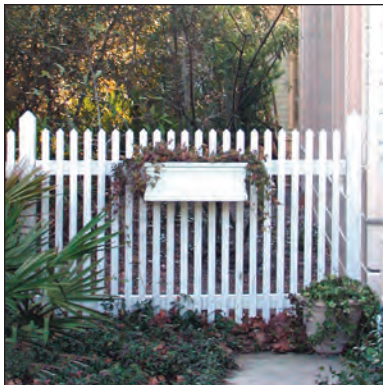
*Fence with downplayed supporting posts*



*Double layered wood fence helps diffuse and screen headlight glare from passing cars*



*Brick paved entry walkway with low plantings*

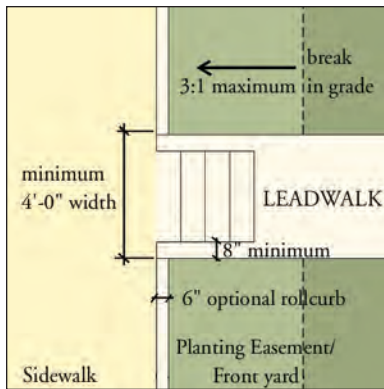


*Painted wood fence along face of main structure with a flower box adding a touch of detail*



*Low wood fence separating the sidewalk from the private yard*

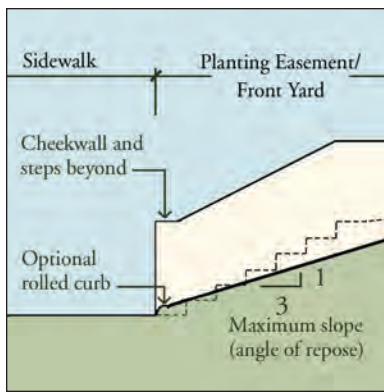




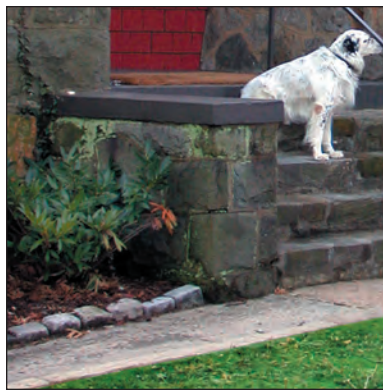
Detail plan of rollcurb and sloped bank at sidewalk



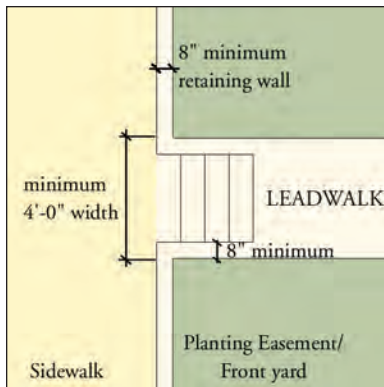
Example of rollcurb at sidewalk



Section of rollcurb and sloped bank at sidewalk



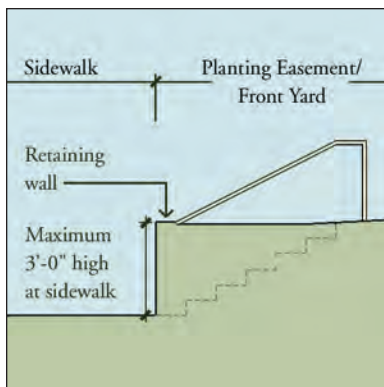
Example of stone cheekwall and stairs



Detail plan of retaining wall at sidewalk



Example of retaining wall at sidewalk



Section of retaining wall at sidewalk



Stairs leading to the entry with black metal railings

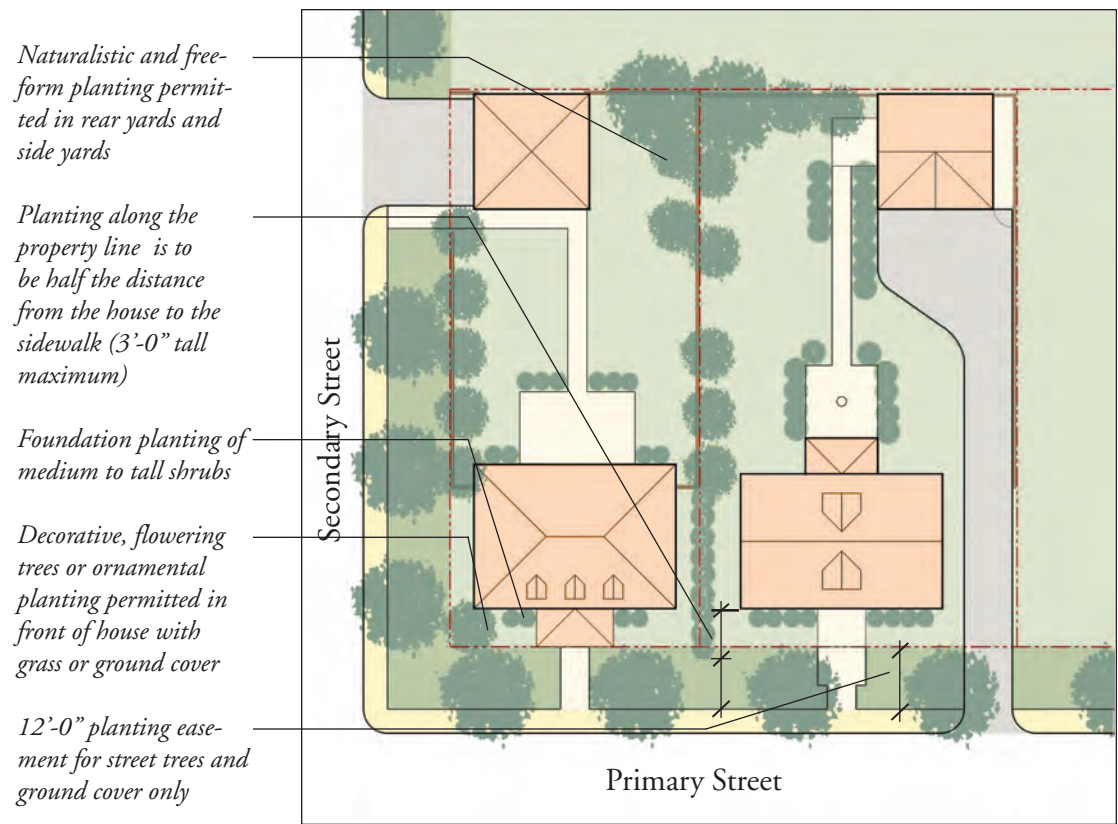


## LANDSCAPING

As mentioned in the Lot Selection portion of this document, the existing trees (especially the mature vegetation) are very important to the character of a specific property and the visual charm of the neighborhood. All existing trees must be preserved and may only be removed with a certificate of appropriateness. These guidelines are recommendations unless otherwise indicated.

The landscape on a property needs to be complementary to the architecture. Any fences or plantings always need to be deferential to the Main Structure.

Plantings are required to follow the same general height guidelines as fences. Landscaping in the front must be no higher than three feet, a minimum of 18" from the foundation, with the planting location chosen to accommodate the mature size of the plant species. This species should be reflective of the architecture of the home. All shrubs should be planted in groups of similar species rather than as individuals. Shade trees are encouraged where site conditions allow and when existing plantings do not fulfill this need.



*Plan showing locations and types of planting permitted*





HISTORIC  
PLANNED DEVELOPMENT  
BEALL'S HILL  
(HPD-BH)  
ZONING REGULATIONS



## Chapter 21 A Historic Planned Development District- Beall's Hill (HPD-BH)

### Section 21A.01 Purpose and Intent

The HPD-BH Zoning District is intended to support the redevelopment efforts of the Beall's Hill Neighborhood within the Intown Historic District, while protecting and enhancing the historic value and character that make this neighborhood unique. One goal for this redevelopment is to preserve as many existing significant structures as possible, recognizing these structures as irreplaceable assets. The addition of newly constructed homes and pockets of retail and service oriented businesses are to provide a renaissance for this community through attention to design, land use, and overall desirability.

### Section 21A.02 Permitted Uses

- [1] Single-family dwellings
- [2] Two-family dwellings (duplexes) subject to the following density requirements:
  - (a) Minimum lot width at building line: 60 feet
  - (b) Minimum lot area: 6,000 square feet
  - (c) Maximum lot coverage 35%
- [3] Accessory buildings located on the same lot or parcel of land as the main structure and customarily incidental to the permitted or conditional use; Provided that the following requirements are met:
  - (a) Accessory buildings detached from the main dwelling shall not be closer than ten (10) feet to the main dwelling, nor closer than three feet one inch (3'1") to any interior property line. The accessory building shall comply with the setback requirements from rights-of-way for the main dwelling, but in no case shall the accessory building be located between the actual building line of the main dwelling and a right-of-way located to the front or side of a parcel.
  - (b) A detached accessory building shall not exceed two (2) stories in height and shall not cover more than thirty-five (35) percent of the side or rear yard.
- [4] Home swimming pool, provided the location is not closer than ten (10) feet to any property line and subject to the enclosure requirements of Section 4.11[4].
- [5] Home occupations, provided the requirements of Section 23.01 are met.
- [6] Garage apartment, as an accessory use to single-family dwellings only and subject to the following requirements:
  - (a) all requirements for accessory building placement are met;
  - (b) all parking requirements for the property are met, including the use of at least one parking space within the garage apartment structure.
  - (c) Only one garage apartment per parcel shall be allowed.

### Section 21A.03 Conditional Uses

- [1] Churches and other places of worship and related accessory buildings, provided they are located on a lot fronting an arterial or collector street.
- [2] Kindergartens, play schools, and day care centers and homes, provided the requirements of section 23.13 are met.
- [3] Select retail and service businesses within those areas identified as commercial on the approved Beall's Hill Land Use Map to be maintained by the Planning and Zoning Commission Office. Such uses are to serve the needs of the immediate surrounding population and are limited to the following:
  - (a) Retail shops not to exceed five thousand square feet of gross floor area including uses for convenience food stores; variety and dry goods stores; drug stores; specialty food stores; arts, crafts and antique shops; florist and gift shops; bicycle (not motorcycle) stores; book, stationary, camera and photo supply stores; newsstands; confectionary stores; hardware and paint stores, clothing or furniture stores.
  - (b) Bakeries not employing more than ten (10) persons
  - (c) Barber and beauty shops
  - (d) Cafes, grills, lunch counters, ice cream parlors, and restaurants with or without alcohol.
  - (e) Self-service laundries and dry cleaning pick-up stations
  - (f) Professional offices
- [4] Single-family dwellings, attached
- [5] Multi-family dwellings, as new construction
  - (a) The parcel of land to be developed shall be no smaller than seventy-five hundred (7,500) square feet in size.
  - (b) The density allowed shall be that density allowed in Section 21.05 of these regulations.
- [6] Communication towers and antennas subject to the requirements of Section 23.27.

### Section 21A.04 Development Standards

- [1] Lot and area requirements for all uses, except two-family dwellings (duplexes) as a permitted use;
  - (a) Minimum lot area: 2,700 square feet
  - (b) Minimum width at building line: 26 feet
  - (c) Maximum lot coverage: 60 percent
- [2] Setback Requirements
  - (a) Setbacks from a street at a front or side property line are determined by area precedent
  - (b) Setbacks from interior side property lines are 5 feet
  - (c) Setbacks from rear property lines are a minimum of 20 feet.
- [3] Parking requirements
  - (a) Dwelling units- a minimum of one parking space shall be provided on site for each dwelling unit. A parking space shall be considered 9 feet wide by 20 feet long. Said parking space can be located within a garage subject to accessory building requirements.

- (b) Commercial (non-residential) uses- all parking requirements shall be met as established within Chapter 26.
- [3] Fence requirements
  - (a) Maximum fence height for fences located between the building line of a structure and a right-of-way is three (3) feet.
  - (b) Maximum fence height for fences located in side and rear yards not adjacent to rights-of-way is six (6) feet.
  - (c) All fences shall be constructed with the finished side exposed and the support posts placed on the inside of the property being enclosed.
  - (d) Barbed wire and razor wire prohibited.
- [4] Signage

All signs, where allowed, shall meet the requirements for signage within an HPD District as provided in Chapter 25.

#### **Section 21A.05      Design Review**

- [1] When visible from any public right-of-way, a Certificate of Appropriateness is required for any new construction, alteration, or demolition of any building, structure or site feature to include landscapes, signage, fences, walls, steps, and paving. A Certificate of Appropriateness is not required for communications antennas permitted by Section 23.27[4](a) or (b). A Certificate of Appropriateness is also needed for platting changes including combining parcels, creating parcels, or significantly moving property lines. Minor adjustment of property lines can be approved at staff level.
- [2] All provisions for design review shall be as provided in Section 27A except as follows:
  - (a) *The Beall's Hill Design Guidelines* shall govern all new residential construction and development of residential property within the HPD-BH Zoning District.
  - (b) *The Design Guidelines for Macon's Historic Zoning Districts* shall govern all non-residential new construction and all modifications to existing residential and non-residential sites and structures visible from any public right-of-way.
  - (c) Staff approval may be granted for a Certificate of Appropriateness for new infill construction of residential dwellings and accessory buildings that conform to all development standards provided. Such new construction shall be of a design that has been previously approved by the Planning and Zoning Commission, after review by the Design Review Board, for the purpose of future staff approval. The approved designs shall be maintained by the Planning and Zoning Commission within the *Beall's Hill Pre-Approved Housing Designs* and available for public review. Any application that does not, by determination of staff, conform to the design approved and the Design Guidelines for this area may not be approved at



the staff level. The standard review procedure will apply to all other applications as per Section 27A.

- [3] Submittal Requirements: The following items must be included in any application for a Certificate of Appropriateness:
- (a) Complete application form including signature from property owner;
  - (b) Site plan, to-scale that must include:
    - i) Shape of the lot
    - ii) Location of all existing and proposed structures including setbacks to adjacent structures.
    - iii) Location of all streets, alleys, easements, signs, fences, driveways and walkways.
    - iv) Landscaping, to include all existing (to remain) and proposed trees and shrubs. Plant species and size at time of planting shall be indicated for all proposed plantings;
  - (c) Elevation and detail drawings
    - i) An elevation drawing shall be provided for each side of any proposed structure. All materials shall be labeled. Wall and roof heights of any adjacent structures shall be shown on each applicable elevation drawing.
    - ii) An elevation drawing shall be provided for each side of an existing structure for which an alteration is proposed.
    - iii) Detail drawings shall be provided when necessary or required by staff, the Design Review Board, or the Commission;
  - (d) Photograph- A photograph(s) shall be provided of site conditions for all applications for new infill residential construction. Photographs may be required by staff, the Design Review Board, or the Commission as needed for applications for existing structures or commercial construction.
- [4] All standard procedures for issuance of zoning compliance (Section 3.02), platting of property (Chapters 29 & 30), and sign permitting (Chapter 25) shall be followed.

#### **Section 21A.06 Economic and Community Development Target Areas**

The zoning enforcement officer may reduce the minimum standards for residential properties within ECD target areas as specified in Section 23.28 to allow for development compatible and similar to the existing streetscape.

**MAYOR, CITY OF MACON**

C. Jack Ellis

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# **Macon Area Transportation Study Committees**

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**Chairman** - Charles W. Bishop, Chairman, Bibb County Commission

**Vice-Chairman** – C. Jack Ellis, Mayor, City of Macon

## **Voting Members**

Sam Hart – Chairman, Bibb County Finance Committee

Bert Bivins – Chairman, Bibb County Public Works Committee

Anita Ponder – President, City of Macon, City Council

Rick Hutto – Chairman, City of Macon Public Works Committee

Frank Amerson –Chairman, Macon Water Authority

Vacant – Chairman, Macon Transit Authority

Theresa Watkins – Chairman, Macon-Bibb County Planning & Zoning Commission

James H. Webb – Chairman, MATS Citizen’s Advisory Committee

Richard Mullis – Mayor, Payne City

Mell Merritt – Commissioner, Jones County Commission

Bert Liston – Commissioner, Jones County Commission

Larry Childs – Commissioner, Jones County Commission

Dennis Holder – Chairman, Middle Georgia Regional Development Commission

Harold Linnenkohl – Commissioner, Georgia Department of Transportation

## **Non-voting Members**

Vernon B. Ryle III – Executive Director, Macon-Bibb Co. Planning & Zoning Commission

Mike Anthony – Interim Chief Administrative Officer, City of Macon

Danny Tavakol – Interim Manager, City Engineering Department

Ken Sheets – Bibb County Engineer

Bill Wikle – Macon-Bibb County Traffic Engineer

Frank Amerson – Chairman, Macon-Bibb Co. Industrial Authority

Bob Lewis – Chairman, Macon-Bibb County Urban Development Authority

Lala Scales – Chairman, Jones County Planning Commission

Ralph Nix – Executive Director, Middle Georgia Regional Development Center

Sam Wellborn – 8th District Representative, Ga. State Transportation Board

Larry Walker – 3rd District Representative, Ga. State Transportation Board

Robert Callan – Division Administrator, FHWA

Vacant – Local Representative, State of Georgia



## **Technical Coordinating Committee (TCC)**

**Chairman** – Vernon B. Ryle III, MATS Project Director

**Vice-Chairman** – Tony Rojas , Macon Water Authority Director

### **Voting Members**

Ken Sheets – Bibb County Engineer

Virgil Adams – Bibb County Attorney

Jerry Modena – Bibb County Sheriff

Danny Tavakol – Interim Manager, City of Macon Engineering Department

J. Pope Langstaff – City of Macon Attorney

Gene Simmonds – Director, City of Macon Central Services

Lee Smith – Director, City of Macon Bureau of Inspections & Fees

Kevin Dubose – Director, City of Macon Economic & Community Development

Mike Anthony – Manager, Middle Georgia Regional Airport

James Bivins – Chief, Macon-Bibb Co. Fire Department

E. L. Joiner – Macon Police Department

Jim Thomas – Director of Urban Planning, Macon-Bibb Co. P&Z

Don Tussing – Transportation Planner, Macon-Bibb Co. P&Z

Audrey Connely – Chamber of Commerce, Transportation Committee

Sid Cherry – Executive Director, Urban Development Authority

Kathleen Bowden – Executive Director, Industrial Authority

Carl Jackson – Director, Macon Transit Authority

Tim Pitrowski – Zoning Director, Jones County Zoning Office

Ralph Nix – Executive Director, Middle Georgia RDC

Phil Clark – Planning Director, Middle Georgia RDC

David Millen – Pre-construction Engineer, GDOT

Vacant – Transportation Planner, GDOT

Steve Kish – Transit Planning & Development, GDOT

Bill Wikle - Macon/ Bibb County Traffic Engineer

### **Non-Voting Members**

James H. Webb – Chairman, MATS Citizens Advisory Committee

Latoya Jones – Engineer, FHWA

Wayne Fedora – District Administrator, FHWA

Benjamin Buchan – Urban Design Engineer, GDOT

Clinton Ford – Engineer, GDOT

## **Citizens Advisory Committee**

**Chairman** – James H. Webb, City Ward 1

**Vice Chairman** – Lindsay Holliday, League of Women Voters Representative

### **Members**

Vacant – City Ward 2

Vacant – City Ward 3

Vacant – City Ward 4

Stella Tsai – City Ward 5

Vacant – County District 1

Anthony E. Cunningham – County District 2

Tim Thornton – County District 3

Vacant – County District 4

Vacant – County at large

Chris Wells – Bike/Pedestrian Representative

Amanda Upshaw – Neighborhood Representative

Vacant – Board of Education Representative

Vacant – Jones County Representative

Vacant – Macon Housing Authority Representative

Vacant – Disabled Transit User Representative

Vacant – Transit Ridership Representative

Vacant – Older American Council Representative

Susan Hanberry Martin - Environmental Representative

Mary Anne Richardson - Disabled Population Representative

R07-05-01

**RESOLUTION OF THE MACON-BIBB COUNTY PLANNING AND ZONING COMMISSION ADOPTING REVISIONS TO THE BEALL'S HILL DESIGN GUIDELINES FOR NEW RESIDENTIAL DEVELOPMENT**

**WHEREAS**, the Macon- Bibb County Planning and Zoning Commission has determined that revision to certain design standards for the Beall's Hill redevelopment effort are warranted at this time, and;

**WHEREAS**, based on review of the Beall's Hill Guidelines certain design criteria has become burdensome to the developers and difficult for staff review for new residential construction;

**NOW, THEREFORE BE IT RESOLVED**, that the Macon-Bibb County Planning and Zoning Commission, assembled in regular session, hereby adopts this revised version of the Beall's Hill Design Guidelines for New Residential Development which is attached hereto and maintained in the Zoning Office of the Macon-Bibb County Planning and Zoning Commission.

**LET THE SAME BE ADOPTED, THIS 14<sup>TH</sup> DAY OF MAY, 2007.**

**MACON-BIBB COUNTY PLANNING AND ZONING COMMISSION**



**THERESA T. WATKINS  
CHAIRMAN**



**ATTEST:  
VERNON B. RYLE, III  
EXECUTIVE DIRECTOR**

*I certify that the Macon-Bibb County Planning and Zoning Commission duly adopted the forgoing Resolution on the date set out above, during a legally convened meeting, and the attached signatures are genuine.*

This 14<sup>th</sup> day of MAY, 2007.



Janice Jordan  
Commission Secretary

**Notary Public, Bibb County, Georgia  
My Commission Expires March 21, 2008.**



