

Position on the use of modern materials on the exterior of buildings within historic districts.

City of Jefferson (GA) Historic Preservation Commission

This position will be applied to each application for a Certificate of Appropriateness (COA) on an individual basis and shall not be considered a precedent for any other past or future COA.

The Historic Preservation Commission wants to accomplish the following:

- Preserve the exterior character of properties in the historic districts.
- Be aware of the need for buildings to be energy efficient and comfortable for the occupants.
- Be pragmatic in considering requests to use modern materials when reviewing applications for COAs.

Status today: The original materials must be preserved, repaired, or replaced to match the condition when the structure was first built. This means that clapboard must be replaced with identical boards even if they have to be specially milled, roof materials must be consistent with the original and windows must be replaced with not only the same configuration as the original, but the same material; etc.

Reality: Modern materials are more durable than the original materials and can be acquired so that they cannot be detected in the normal observance. By normal observance, this means that the exterior elements cannot be detected from normal pedestrian or automobile traffic; window components cannot be detected from the center of the interior room; and roofing materials must remain period consistent.

For modern material to be considered the following must be attached to the COA.

- Licensed builder, architect or engineer evaluation of the property stating that the existing material is either no longer available or the entire element is in such condition that it must be replaced.
- Cost analysis compiled by a licensed builder showing the costs of having original materials fabricated verses the costs of utilizing modern materials to replicate the appearance of the original.
- Provide samples of the proposed modern material.

Approved October 11, 2018

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Al Westmoreland, Chair

Jefferson City Council