

***DRAFT ***

BOARD DOCUMENT NO. _____

ORDINANCE NO. 2012-2

CITY OF WEST POINT

HISTORIC DISTRICT DESIGNATION ORDINANCE

AN ORDINANCE TO DESIGNATE A LOCAL HISTORIC DISTRICT WITHIN THE CITY OF WEST POINT TO PRESCRIBE THE BOUNDARIES OF SUCH HISTORIC DISTRICT, TO LIST EACH PROPERTY IN THE HISTORIC DISTRICT; TO REQUIRE A CERTIFICATE OF APPROPRIATENESS FROM THE CITY HISTORIC PRESERVATION COMMISSION PRIOR TO ANY MATERIAL CHANGE IN APPEARANCE WITHIN THE HISTORIC DISTRICT BE SHOWN ON THE OFFICIAL ZONING MAP OF THE CITY OF WEST POINT AND FOR OTHER PURPOSES.

The Mayor and Council have established the City of West Point Historic Preservation Commission in and for the city by its Ordinance of 11th of March 1991.

NOW, THEREFORE, the Mayor and Council of the City of West Point hereby ordain that:

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

In accordance with the ordinance to establish a Historic Preservation Commission in the city; to provide for the designation of historic properties of historic districts; to provide for issuance of certificates of appropriateness; to provide for an appeals procedure; to repeal conflicting ordinances; and for other purposes (West Point Code, Chapter Two sections 2-47—Historic Preservation);

The Mayor and Council hereby declares it to be the purpose and intent of this ordinance to designate a historic district in a geographically definable area containing buildings, structures, sites, objects, landscape features and works of art or a combination thereof which have special historic and aesthetic value or interest in representing one or more periods, styles or types of architecture typical of one or more eras in the history of the City of West Point, Troup County, Georgia;

The West Point Westside Historic District is significant in the area of architecture because the commercial and residential buildings are representative of architectural styles and types built in Georgia cities from the end of the 19th century through the middle of the 20th century. The historic district is significant in the areas of commerce because it represents the city's importance as a unique residential and commerce center from the late 19th to the middle of the 20th century. See "Historical Significance Statement" below.

Section II: There is hereby created and designated in and for the City of West Point the City of West Point Westside Historic District with boundaries as follows:

The City of West Point Westside Historic District will encompass areas of the surrounding areas, including properties located beginning at the Georgia State line and 10th Street heading east including only the properties on the north side of 10th Street to the corner of 10th and 4th Ave, where the boundaries turn north on 4th to the northern property line of Capital City Bank, then due East behind Capital City onto 3rd Avenue, where it turns North on 3rd Ave including only the properties on the West side of 3rd Ave, continuing until the northern property line of 1108 3rd Avenue, it then turns East including the properties of 1108 3rd Ave and 1111 @nd Avenue. Due south on 2nd Ave to include the Nix properties at ____ and continues north on 2nd Avenue encompassing all residences on both sides of 2nd Avenue. Then picking up and including the properties listed as the Atkinson House at corner of 2nd Avenue and w 12th Street returns back to and crosses 3rd Avenue to continue West up the unopen section of W. 12the Street to 4th Avenue where it turns north on 4th including only the properties on the west side of 4th to continue onto Roper Avenue including only the properties on the west side of Roper Ave. Then the boundries of the district travel due east bordering behind the vacant lot between Roper and 3rd Avenue behind and including the properties of ____ and all properties on both sides of w 14th Street. The district boundary then turns north on 3rd Avenue and continues up 3rd Ave (also known as State Line Rd.) to West 15th Street where it includes only the properties on the south side of W 15th Street until it reaches the corner of w15th Street and 5th Avenue. The boundary then turns south on 5th Avenue including only the properties on the east side of 6th Avenue. It continues on 6th Avenue to the corner of 6th Ave and Valentine Rd where it turns due west on Valentine Road including only the properties on the south of Valentine Road. The district boundary then continues on the north side of the property of ____ to intersect with the Georgia/Alabama State line wher it travels south along the state line including all properties on the Georgia side of the line until it ends on west 10th Street at the beginning.

Landmarks to be included within district boundaries include the West Point Woman's Club (c.1920), the West Point Presbyterian Church (1923), and the Love Union Church, and early-20th-century African-American church. There is one cemetery, known as the Westside Cemetery (1841), and the Fort Tyler Cemetery.

District boundaries will necessarily follow a mixture of street right-of-ways and legal property boundaries, as denoted on preliminary parcel map obtained from *Mapping Division, Atlanta Regional Commission*, as follows:

INSERT LEGAL BOUNDARIES AND OR LEGAL DESCRIPTION OF THE DISTRICT

Section III: The attached lists of properties are located within the City of West Point Historic District as created in Section I hereof and the owner thereof is set forth beside the name of each property:

SEE ATTACHED LIST OF PROPERTY OWNERS

Section IV: Upon designation the City of West Point Historic District shall be shown on the Official Zoning Map of the city and kept as a public record to provide notice of such designation.

Section V: Certificate of Appropriateness—Upon the effective date of this Ordinance no material change in the appearance of any structure, site, object, or work of art within the designated City of West Point Westside Historic District shall be made or be permitted to be made by the owner of occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the City of West Point Historic Preservation Commission.

Section VI: This Ordinance shall become effective upon a first reading, publication and second reading, which shall be certified by the Clerk of the City of West Point, Troup County, Georgia.

Section VII: Property owners within the City of West Point Westside Historic District shall be notified by United States mail upon approval of said district by the Mayor and City Council of the City of West Point.

Section VIII: Upon Designation City of West Point officials and agencies shall be notified of the designation of the City of West Point Westside Historic District.

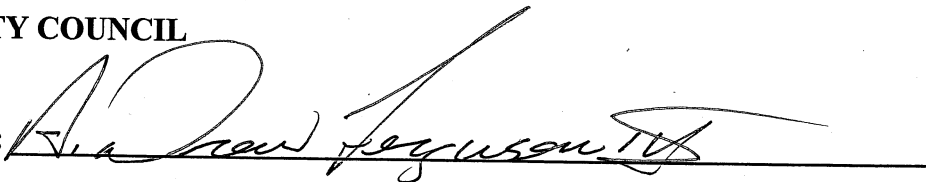
So ordained this day of February 13, 2012

Date of Implentation: _____ day of _____, 2011.

APPROVED:

CITY COUNCIL

BY:



Mayor, City of West Point

Historic Significance Statement

The West Point Historic District is already recognized and listed on the National Register of Historic places as of May 11, 2011. It was placed on the Registry for significant reasons in the categories of Architecture and Community Planning. There are 92 distinct resources within the proposed district boundaries, most of which are dated from 1841 - 1960. The proposed local district boundaries closely follow the district boundaries as recently approved by the Georgia National Register Review Board and the National Registry approved map. See attached Map.

Area Summary

The City of West Point is located on both sides of the Chattahoochee River on the western edge of Troup and Harris counties, Georgia. It is 16 miles southwest of LaGrange, the county seat of Troup County. The Westside Historic District lies to the north of the downtown commercial area, which is on the west side of the river. Immediately to the west of the district are the Alabama state line and the town of Lanett. The district is characterized by mostly residential buildings set on the hilly topography of the bluff that rises above the west side of the Chattahoochee River. The streets continue the gridiron pattern of downtown, but the angle shifts to the west where the river bends. The area developed organically over time as the city grew northward. South of West 13th Street, the lots tend to be irregular in size and arrangement. However there are several uniform blocks north of 13th Street that include an organized 1920s subdivision called LaRoza Heights. Concrete sidewalks are located intermittently throughout the Westside Historic District. The district includes representative examples of numerous house types common in Georgia from the mid-19th through the mid-20th century. These include Single Pen, Georgian Cottage, Gabled Wing Cottage, Queen Anne Cottage, Georgian House, Queen Ann House, New South Cottage, English Cottage, Extended Hall-Parlor, Bungalow, American Small House, and Ranch House types, as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Architectural styles include the Greek Revival, Folk Victorian, Queen Anne, Craftsman, Colonial Revival, English Vernacular Revival, and International Style. Nonresidential community landmarks include the West Point Woman's Club (c.1920), the West Point Presbyterian Church (1923), and the Love Union Church, and early-20th-century African-American church. There is one cemetery, known as the Westside Cemetery, but also as the Fort Tyler Cemetery or the Murrell-Cobb Cemetery, that includes burials from as early as 1841.

Period of Significance:

The period of significance for the Westside Historic District begins c.1841 with the first known burials in the Westside Cemetery. It ends at the historic period in 1961 when most of the land had been developed, and few new buildings were being constructed.

Statement of Significance Summary

The Westside Historic District is significant at the local level under for its importance to the city of West Point as one of its earliest residential areas, with its beginnings in the mid-19th century. It is significant in the area of architecture for its good collection of buildings (mostly residential) dating from the mid-19th through the early 20th century, which represents the large variety of types and styles constructed in Georgia during this time period. It also has several high-style examples designed by regionally and locally important architects such as Charles Choate, Richard Kennon Perry, and Henry Toombs. The district is significant in the area of community planning and development as an example of the growth over time of a strategically located, middle and upper class residential area. It includes early sections that evolved organically and a later section that was planned and laid out by a consortium of local prominent families. The city of West Point developed as a railroad hub, beginning in the 1850s with the completion of lines to Montgomery and Atlanta. The last quarter of the 19th century brought prosperity from textile mills along the Chattahoochee River, along with increased rail and river traffic. West Point served as a commercial, administrative, and cultural hub for the Chattahoochee Valley region, even though most of the mills and their associated mill villages were located south of West Point on the Alabama side of the river. Several of the most elaborate houses in the Westside Historic District were built by persons associated with the mills. The Chattahoochee River had a significant impact on the Westside neighborhood. The district is located north of 10th Street on a bluff. Periodic flooding caused residents to move out of the immediate downtown area and up to the relative safety of this higher ground to the north.

The Westside Historic District is significant in the area of architecture for its good intact collection of historic residential types and styles, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. Included are a variety of excellent examples of mid-19th to mid-20th-century house types and styles common in similar neighborhoods. The district also has a few good examples of 20th-century small-scale commercial architecture. Changes in architectural and building trends are reflected in the progression of development roughly from south to north, with some areas of irregular infill and some planned development.

Significant architectural styles represented by the residential resources within the district include Greek Revival, Queen Anne, Folk Victorian, Neoclassical Revival, Colonial Revival, English Vernacular Revival, Craftsman, and International Style. House types found within the district include the Single Pen, Central Hallway, Georgian Cottage, New South Cottage, Pyramid Cottage, Gabled Wing (or Gabled Ell) Cottage, Extended Hall-Parlor, Queen Anne House, Georgian House, American Foursquare, English Cottage, Bungalow, American Small House, and Ranch House.

Polling Results

Regarding the proposed establishment of a
LOCAL HISTORIC DISTRICT (LHD)

for West Point's *West Side District*

Polling period: 8/23/2011 – 9/30/2011

“**Yes**” - in favor of proposal

“**No**” - opposed to proposal

“**Abstain**” - indicates the property owner did not wish to vote either way

“**No response obtained**” - Although the property owner was notified and given the opportunity to vote, no response was obtained

“**Unable to contact**” - Property owner was unable to be contacted for his or her input

The following results reflect the total number of property owners in the proposed LHD: **92**

<u>Vote</u>	<u>Raw Number</u>	<u>Percentage</u>
YES	74	81%
NO	4	4%
ABSTAIN	7	8%
<i>No response obtained</i>	4	4%
<i>Unable to contact</i>	3	3%
Total	92	100%

West Side District: 2nd Avenue
 Proposal To Create Local Historic District

Street Address	PRINT Name of Owner	Owner's Signature	Yes	No	Abstain	Date
1100 2nd Avenue	Not in district					
1102 2nd Avenue	Vineyard Christian Fellowship	David Verdy	✓			8-23-11
1110 2nd Avenue	David & Nanci Hendrix	Nanci Hendrix	✓			8-23-11
1111 2nd Avenue	(restaurant) John & Marilyn Butler	John & Marilyn Butler	✓			8/23/11
1200 2nd Avenue	(funeral home) Donnie McCarthy	Donnie McCarthy	✓			9/1/11
1201 2nd Avenue	Mark & Debbie Barronton	Mark & Debbie Barronton	✓			8/23/11
1206 2nd Avenue	Will Edwards	Nanci Hendrix for Will Edwards	✓			9/7/11
1210 2nd Avenue	Will Edwards	Nanci Hendrix for Will Edwards	✓			9/7/11
1212 2nd Avenue	Tom Hursten	Tom Hursten	✓			8/25/11
2nd Avenue						
2nd Avenue						
2nd Avenue						

