Thomasville

Residential Design Guidelines

Thomasville Historic Preservation Commission
Thomasville, Georgia

September 2002
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# Thomasville Residential Design Guidelines
## Thomasville, Georgia

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Introduction to Design Guidelines and Design Review

This manual provides Design Guidelines for rehabilitation and new construction projects within the locally designated residential historic districts of the city of Thomasville. It also provides a step-by-step outline of Thomasville's Design Review process.

These Design Guidelines have been written primarily for use by the Thomasville Historic Preservation Commission in evaluating proposed material changes in appearance to historic properties within the locally designated residential historic districts. (See Historic District Maps at the end of Section Two.) The guidelines are also intended for use by property owners and contractors in making decisions about proposed rehabilitation and new construction projects that are sensitive to the historic character of these residential districts. The guidelines should be viewed as guiding principles that, when followed, will result in sound historic preservation practices and help maintain the unique "sense of place" enjoyed by residents of Thomasville.
Design Guidelines Sections

This Design Guidelines manual is divided into the following sections.

1. **Introduction to Design Guidelines and Design Review** provides information on design guidelines as well as Thomasville's design review process and local historic preservation ordinance.

2. **History of Thomasville's Residential Historic Districts** provides a brief summary of the history of the locally designated residential historic districts and their role within the city of Thomasville.

3. **Historic Resources in the Residential Historic Districts** provides information on the architectural and landscape resources of the residential historic districts.

4. **Historic Preservation Principles and Approaches** provides guidance on basic preservation standards, methods, and principles.

5. **Residential Rehabilitation Guidelines** provides specific guidelines for residential rehabilitation projects.

6. **Institutional Rehabilitation Guidelines** provides specific guidelines for rehabilitation projects for institutional resources within the residential historic districts.

7. **Historic Landscape Architecture and Site Design Guidelines** provides guidelines aimed at preserving and enhancing the residential districts' historic landscape resources.

8. **Guidelines for New Construction in Residential Districts** provides specific guidelines for new construction within historic residential areas.

9. **Maintenance, Demolition, and Code Compliance** provides guidelines and recommendations about health, safety, and accessibility issues as well as maintenance and demolition within the residential districts.

The **Appendices** contain (1) an Application for a Certificate of Appropriateness; (2) the Thomasville Historic Preservation Ordinance; (3) information about financial incentive programs for property owners; (4) a list of resources on maintenance and rehabilitation; and (5) a glossary of terms.
Section 1: Introduction to Design Guidelines & Design Review

Dos and Don’ts of Design Guidelines

Design Guidelines are used to evaluate the appropriateness of material changes in appearance to historic properties within locally designated historic districts. The ultimate goal of Design Guidelines is to protect the physical and visual qualities of a property or district that reflect the history and heritage of a community.

Design Guidelines are concerned with material changes to the *exterior* appearance of historic properties only and do not affect the use of a property. When a property owner proposes material changes that would alter the exterior appearance of his/her property, the owner is required to file an *Application for a Certificate of Appropriateness* to obtain permission to make those changes. The Historic Preservation Commission reviews these proposed changes but does not comment on the property’s proposed use. Use of a property is regulated through the zoning ordinance and building and development codes.

**Design Guidelines Do:**
- ✓ protect the historic character and integrity of the districts
- ✓ provide guidance to design professionals, property owners, and contractors undertaking construction within the districts
- ✓ identify important review concerns and recommend appropriate design approaches
- ✓ provide an objective basis for review, assuring consistency and fairness
- ✓ increase public awareness of the districts and their significant characteristics

**Design Guidelines Do Not:**
- ✗ limit growth or development within the districts
- ✗ apply to routine maintenance or to work which does not visibly affect the districts, such as interiors
- ✗ dictate stylistic design approaches which are based on individual preference
- ✗ restrict creative design solutions
Thomasville’s Historic Preservation Ordinance

Thomasville’s *Historic Preservation Ordinance* (Chapter 9, Thomasville Municipal Code) was adopted by the Mayor and City Council in 1987. The purpose of the ordinance is stated as follows:

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; in order to stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business; in order to enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law; and in order to provide for the designation, protection, preservation and rehabilitation of historic properties and historic districts and to participate in federal or state programs to do the same; the city council hereby declares it to be the purpose and intent of this chapter to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscape features and works of art having a special historical, cultural or aesthetic interest or value, in accordance with the provisions of this chapter.

The Historic Preservation Ordinance established the following:

**Thomasville Historic Preservation Commission**

The Historic Preservation Commission is a seven (7)-member commission appointed by the City Council. Members serve three (3)-year terms. The Commission holds regularly scheduled monthly meetings open to the public. The Commission is authorized to:

- Prepare and maintain an inventory of all property within the city having the potential for designation as historic property;
- Recommend to the city council specific places, districts, sites, buildings, structures, objects or works of art to be designated by ordinance as historic properties or historic districts;
- Review applications for certificates of appropriateness, and grant or deny certificates of appropriateness;
- Conduct educational programs on historic properties located within the city and on general historic preservation activities;
- Seek out local, state, federal and private funds for historic preservation, and make recommendations to the city council concerning the most appropriate uses of any funds acquired;
- Conduct other local historic preservation activities, as allowed by law.
Local Designation of Historic Districts and Properties

Local designation of historic districts and individual historic properties may be proposed by the City Council, the Thomasville Historic Preservation Commission, or:

(1) For historic districts - a preservation organization, a historical society, neighborhood association or group of property owners may apply to the Commission for designation;
(2) For historic properties - a preservation organization, a historical society, neighborhood association or property owner may apply to the Commission for designation.

The Commission and the City Council will hold a public hearing on any proposed ordinance for the designation of any historic district or property.

A local historic district is a geographically definable area which contains buildings, structures, sites, objects, landscape features and works of art or a combination thereof, which: (1) have special character or special historic/aesthetic value or interest; (2) represent one or more periods, styles or types of architecture typical of one or more eras in the history of the municipality, county, state or region; and (3) cause such areas, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.

A historic property is a building, structure, site, object or work of art, including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by reason of value to the city, state, or local region, for one of the following reasons: (1) it is an outstanding example of a structure representative of its era; (2) it is one of the few remaining examples of a past architectural style either in the city or in its respective neighborhood; (3) it is a place or structure associated with an event or person of historic or cultural significance to the city, state, or the region; or (4) it is the site of a natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the city, county, state, or region.

Individual properties within historic districts shall be classified as:

**Historic**: Contributes to the district and is at least fifty (50) years old;

**Nonhistoric**: Does not contribute but does not detract from the district. In time, nonhistoric properties may be reclassified as historic properties;

**Intrusive**: Detracts from the district.

Certificates of Appropriateness

After the designation by ordinance of a historic property or of a historic district, no material change in the exterior appearance of such historic property, or of a building, structure, site, object or work of art within such historic district, shall be made or be permitted to be made by the owner or occupant thereof, until a Certificate of Appropriateness has been granted by the Commission. A material change in appearance is defined as "a change that will affect either the exterior architectural or environmental features of a historic property, or any building, structure, site, object, landscape feature or work of art within a historic district." A Certificate is also required for demolition or relocation of a property. A building permit will not be issued without a Certificate of Appropriateness. A Certificate will become void unless construction is commenced within six (6) months of date of issuance. Certificates will be issued for a period of eighteen (18) months and are renewable.
**Appeals Procedure**

The ordinance provides an appeals procedure for persons adversely affected by any determination made by the Commission relative to the issuance or denial of a Certificate of Appropriateness. The determination may be appealed to the City Council within fifteen (15) days after its issuance.

*A copy of the complete Historic Preservation Ordinance is included in Appendix B.*
Design Review Process

**Design Review** is the process by which the Historic Preservation Commission reviews material changes in appearance that are proposed for locally designated properties and issues Certificates of Appropriateness which allow the proposed changes to take place. **An application for a building permit triggers the design review process.**

Any **Property Owner** or **Occupant** wishing to make an exterior material change in appearance to any building, structure, or site within a locally designated historic district or to a locally designated individual property must submit an application to the Commission for a Certificate of Appropriateness. Demolition, relocation, and new construction also require a Certificate of Appropriateness.

For a summary of the Design Review process, see the Flowchart on page 1-12.

**Property Owner’s Application Process**

**Step 1:**
**Determine Whether a Certificate of Appropriateness is Needed**

A Certificate of Appropriateness is required before a building permit can be issued for any exterior **material change in appearance** to a designated historic property. An exterior material change in appearance may be:

1. A reconstruction or alteration of the size, shape, or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details, or elements;
2. Demolition or relocation of a historic structure;
3. Commencement of excavation for construction purposes;
4. A change in the location or design of advertising visible from the public right-of-way; or
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps, and pavements, or other appurtenant features.

**Ordinary maintenance or repair** of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay or damage, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance, does **not** require a Certificate of
Appropriateness. Change in paint color does not require the issuance of a Certificate, but property owners are encouraged to seek advice from the Commission when changing paint color. The City Planning Department can provide guidance on what constitutes ordinary maintenance and repair.

**Step 2:**
Submit an Application for a Certificate of Appropriateness

An *application* for a Certificate of Appropriateness may be obtained from the City Planner or Administrative Assistant at the City of Thomasville’s Planning Department. The application should be completed and returned to the Planning Department. The Administrative Assistant will then forward the application on to the Historic Preservation Commission for review. Applications are due back to the Planning Department twenty-one (21) days prior to the Commission’s monthly meeting at which the application will be reviewed. An application fee for a Certificate of Appropriateness is charged.

Applications are to be accompanied by:

- Drawings, photographs, plans or other documentation as may be required by the Commission.
- Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the site.

**Step 3:**
Historic Preservation Commission Reviews the Application

Applications for Certificates of Appropriateness will be reviewed by the Historic Preservation Commission at their regularly scheduled monthly meeting. Information about the meeting date and time is available from the City Planning Department. Written notice of the meeting will be mailed by the Commission to all owners and occupants of the subject properties.

Applicants and affected property owners, or their representatives, will be given an opportunity to be heard at the meeting at which their application is presented. Applicants may request special consideration based on undue economic hardship.

In reviewing applications, the Historic Preservation Commission references the following standards:

**U.S. Secretary of the Interior’s Standards for Rehabilitation** (listed in Section Four) and this *Design Guidelines* manual.
Step 4: Application Approved – Certificate of Appropriateness Issued

The Historic Preservation Commission will approve, approve with conditions, or deny an application for a Certificate of Appropriateness within forty-five (45) days after it has been filed. Failure of the Commission to act within this time period will constitute approval.

If the application is approved, the Commission will transmit a Certificate of Appropriateness to the applicant, along with a placard form of the Certificate to be displayed on the project. A copy of the Certificate will be forwarded to the City Planning Department which is responsible for enforcement.

If the application is approved with conditions, the applicant should modify proposed plans to meet these conditions. Once the conditions have been met, the Commission will issue a Certificate of Appropriateness to the applicant.

If an application is denied, the Commission will notify the applicant in writing of its decision and state the reasons for the denial.

The applicant may make modifications to the plans and may re-submit the application at any time after doing so.

Any person adversely affected by any determination made by the Commission relative to the issuance or denial of a Certificate of Appropriateness may appeal the determination to the City Council. The appeal must be filed with the City Council within fifteen (15) days after the issuance of the determination. The City Council may approve, modify, or reject the determination made by the Commission, if the governing body finds that the Commission abused its discretion in reaching its decision. Appeals from decisions of the City Council may be taken to the Superior Court of Thomas County.
Historic Preservation Commission’s Review Process

The Historic Preservation Commission’s procedure for reviewing Certificates of Appropriateness should be clear and consistent. One of the most important components of a smooth review process is an adequate exchange of information between the applicant and the Commission.

Before the review meeting, the following things should take place in order to have the most efficient design review process:

- Confirm that the proposed project requires review.
- Determine whether non-design issues, such as zoning or land use, are part of the proposed project.
- Check that notices have been sent and applications are properly advertised.
- Check that Certificates of Appropriateness applications and provided documentation (photos, floor plans, drawings) are complete.
- Determine whether the structures under review are “contributing” or “non-contributing” to the historic district.¹
- Confirm that designated Commission or staff member(s) have visited all the properties under review.
- Check that paperwork is in order.

At the review meeting, the applicant (or a representative of the applicant) should present the proposed project to the Commission. Clarification of any parts of the proposal may be made at this time. Planning staff, the audience, or any public agency may make comments as well. At this time, the Commission should critique the proposal. This process should involve consideration of the following questions:²

- How old is the property?
- How significant is the property? Has it retained its historic, and, if a building or structure, its architectural integrity?
- What is the context of the property or group of properties under review? In other words, what is the character of the surrounding block/adjacent buildings? Is the area very intact or have there been non-historic intrusions? (Remember that the review is of the impact of the proposed design upon its specific property as well as upon the property’s surroundings).

¹ A contributing resource contributes to the architectural and/or historic significance of a historic district. It may be of limited individual significance but nevertheless functions as an important component of the district. A noncontributing resource does not contribute to the architectural or historic significance of a historic district. Noncontributing resources are often not yet fifty years of age, and therefore do not meet the age requirement for contributing historic resources. Other noncontributing resources may be historic but have lost their architectural integrity due to changes or alterations.

² The list of standard questions for Commission critique of COA’s is based on information provided on pages 38 and 39 of Nore V. Winter’s Design Review for South Carolina Historic District Commissions, 1988.
• How significant is the surrounding environment? (If nearby buildings are especially important or if the project is in a concentration of historic structures, you may be more stringent in applying certain guidelines than you would if the same project were proposed in another area of the district).
• What are the basic elements of the proposed design? For example, how would you describe the character of the proposed design?
• What is the anticipated impact of the proposal on the property and its surrounding area?
• Does this design set a precedent for others? Is this a precedent that should be established?
• Does this design strengthen the design goals for the area or weaken them? For example, if the design is for a building with historic significance, how does the proposed design affect its integrity?
• Which design guidelines are relevant to this project? Depending on the type of design and its location in the district, certain guidelines will be more important than others. Decide which ones will be most significant in reviewing the proposal.
• In a final and broad view, how will the proposed design meet the goals of the district? The result of design review should ultimately contribute to the overall betterment of the community.

In reviewing applications, the Commission should also take into account the following elements to ensure the preservation of the district’s historic visual character:

• The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
• The setback and placement on the lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.
• Exterior construction materials, including textures and patterns but not to include color.
• Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.
• Roof shapes, forms, and materials.
• Proportions, shapes, positioning, locations, patterns and sizes of any elements of design, and placement of windows.
• General form and proportions of building structures.
• Appurtenant fixtures and other features such as lighting.
• Structural condition and soundness.
Design Review Process Flowchart

Go to the Office of the City Planner

Obtain Design Guidelines and Application

A. Complete & Submit Application

B. Submit Preliminary Design Concept of Proposed Project

Attend Historic Preservation Commission Meeting

Application Approved

Certificate Issued

Receive Building Permit and Begin Project

Application Approved with Conditions

Modify Application to Meet Conditions

Modify & Resubmit Application and/or Apply for Economic Hardship Variance

Application Denied

Application Approved

Receive Building Permit and Begin Project

Appeal to City Council
The city of Thomasville, located in the southwestern part of the state, is the county seat of Thomas County. Southwest Georgia was opened for settlement in 1818, and as population in the area increased, larger counties were subdivided. The Georgia Legislature created Thomas County in 1825. Thomasville was declared the seat of Thomas County on December 22, 1826, and incorporated in 1831. Its gridiron plan, which focused around the courthouse square, continued to expand outward as the city developed.

Thomasville flourished early in its development and by the 1850s was a bustling center for the surrounding plantation economy. A railroad was finally completed to Thomasville from Savannah in 1861. Beginning in the 1870s, and climaxing in the late 1880s and 1890s, winter vacationers from the North came to Thomasville because of its temperate, healthy winter climate. This resulted in a rapid growth of hotels, boarding houses, and winter residences. During the "Northern Tourist Era", no less than nineteen hotels and boarding houses were operated in town.
By 1900, Thomasville was known far and wide as a delightful resort town for "Northern Invalids and Pleasure Seekers". It not only attracted tourists, but seasonal residents who built winter cottages throughout the city. Thomasville had a strong business community, flourishing cultural activity, and a constantly growing permanent population. Thomasville's three locally designated residential historic districts - Dawson Street, Tockwotton, and Warren Avenue/South Love Street - grew significantly during this period.

The Dawson Street Residential Historic District encompasses a large and varied area of in-town historic houses dating from the 1830s to the 1930s. It is a large area located north of the central business district. The district continues the gridiron plan of the commercial district and features predominantly large square blocks subdivided into housing lots of varying sizes.

Houses document a pattern of incremental residential development typical of many Georgia communities. Early houses are scattered throughout the district and surrounded by structures of later dates. The majority of homes were built from the 1880s to the 1910s, and coincide with Thomasville's boom years as a winter resort. The district contains a variety of types and styles that range from Greek Revival, High Victorian Eclectic, Neoclassical Revival, Colonial Revival and Craftsman styles to simple vernacular cottages. Both high style and carpenter-builder structures are represented throughout the district. Typical landscape features in the district are tree-lined streets with sidewalks, informally landscaped front yards with shade trees, and a number of historic retaining walls and wood, stone, and cast iron fences. The "Big Oak", a three-hundred year old landmark live oak tree, is located within the district.
The Tockwotton Historic District is located between East Jackson Street and Smith Avenue, forming part of the street pattern that radiates to the southwest of the commercial district. Due to the irregular alignment of streets, there is no uniform pattern of land subdivision. However, north of Remington Avenue the lots are smaller while the lots south of Remington are much larger. The area was originally owned by Augustine Hansell, a member of the Remington family, who in 1852-1853 constructed a home on the edge of the city. "Tockwotton" derived its name from a tribe of Indians who lived in the vicinity of Rhode Island, from where the Remington family originated. Historically, home owners were prominent doctors, merchants, and vacationing winter residents.

Tockwotton provides excellent examples of a broad range of domestic architecture dating from the mid to late nineteenth century, Thomasville's prosperous winter resort period. Houses reflect local interpretation of prevailing national principles and practices of architecture. Most of the houses feature typical building techniques—wood frame, weatherboard sided, and wood detailing and are, for the most part, two- and three-story high style houses with elaborate detailing. Greek Revival, Victorian Eclectic, Queen Anne and Neoclassical styles are common. Houses have a common setback, informally landscaped front yards, expansive lawns, and tree-lined streets.

The Warren Avenue and South Love Street Historic District is located adjacent to the Tockwotton district and encompasses the same irregular street layout. There is no uniform pattern of land subdivision and house set-backs vary with the construction date of the house, with the earlier houses set further back from the street. The development of the district spans from 1850 through the 1940s. Love Place was subdivided in 1880 and 1883 from Peter Love's land holdings and was
gradually built up from the 1880s to the 1920s by middle-class citizens. Historically, tradesmen such as painters, blacksmiths, carpenters, and grocers lived in the district.

The district contains a broad range of residential resources primarily associated with Thomasville's middle class. The neighborhood is a significant example of an incrementally developed neighborhood that grew over the years as large landholdings were subdivided. A few antebellum houses are scattered throughout the district and are surrounded by houses of later dates. Most houses date from the 1880s-1930s. The modest middle-class homes demonstrate nearly every building period, a pattern that is typical of many of Georgia's communities. The housing stock includes a vernacular Greek Revival house, numerous Folk Victorian homes, Georgian Cottages, Queen Anne Cottages, New South Cottages, and Bungalows. Informally landscaped front yards contain shade trees and flowering shrubs and tree-lined sidewalks are typical landscape features in the district.

This history was taken from the Dawson Street Residential Historic District and the Tockwotton-Love Place Historic District National Register nominations, Historic Preservation Division, Georgia Department of Natural Resources, 1984; and from local district nomination forms for the Tockwotton Historic District and the Warren Avenue and South Love Street Historic District.
Section 2: History of Thomasville's Residential Historic Districts

Map of Dawson Street Historic District
Map of Tockwotton Historic District
Map of Warren Avenue/South Love Street Historic District
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Historic Resources in the Residential Historic Districts

Thomasville's locally designated residential historic districts contain historic residential, institutional, commercial, and landscape resources that reflect the development of their respective neighborhoods. Houses are by far the most common resources in the residential districts but other buildings were historically constructed in these neighborhoods as well. The institutional buildings include religious buildings and a former college administration building. Several small commercial buildings have also been constructed within these neighborhoods. Historic landscape resources provide the neighborhoods with much of their character.

Residential Resources

Thomasville contains a wide range of historic residential resources within its residential historic districts. These resources were constructed from the mid-nineteenth century through the mid-twentieth century and represent the majority of residential architectural trends that were popular during this period.

Historic houses may be identified by either architectural style or house type. Architectural style may be defined as a house's decoration or ornamentation, such as classical columns, a cornice with decorative brackets, or a spindlework frieze on a porch. House type may be defined as a house's basic form—its shape and floor plan; for example, a one-story, approximately square shape containing two rooms on either side of a central hallway; or a one-story, rectangular shape containing two rooms separated by a central chimney. Many historic houses have both an architectural style and a house type. However, many other houses may only be identified as a house type and may have no elements of architectural style at all. When categorizing historic houses, it is important to look at house type and architectural style as separate categories for identification.

Many houses are referred to as "vernacular". Vernacular generally means traditional. Houses that are constructed with forms and materials that are traditional to a certain area are vernacular. Sometimes vernacular is used to mean lack of stylistic details. It may also be used to mean a less sophisticated or regional expression of an architectural style.

In this section, the most prevalent architectural styles and house types of Thomasville's historic residential resources are identified.
Architectural Styles

Architectural style may be defined as the decoration or ornamentation placed on a house. In many cases, overall proportion, scale, massing, and symmetry or asymmetry of a house are also part of the definition of style. For example, a Greek Revival-style house will usually be a symmetrical, square or rectangular box. In contrast, a Queen Anne-style house will usually be a very asymmetrical and irregularly shaped mass.

Houses vary in the amount of stylistic detail they have. Houses that are considered "high-style" will have all the elements that define a particular architectural style. Other houses will have only a few elements of a style. Some houses are transitional and may include elements from more than one style.

Following are the most prevalent residential architectural styles found in Thomasville’s residential local historic districts.

**Greek Revival (1830-1865)**

Greek Revival was the dominant style of architecture in antebellum Georgia after it achieved widespread popularity in the 1840s. It is a style that appears not only on grand mansions but also on the most simple of residences. Emphasis is usually placed on the entrance, which often features a sidelight and transom. Other design elements typically include a symmetrical facade, cornice, porch supported by classical columns, and a gabled or low-pitched hipped roof.

**Italianate (1840-1885)**

The Italianate style, as expressed in residential architecture, is usually a two- or three-story tall building with a low-pitched roof, wide overhanging eaves, and decorative eave brackets. Windows are usually tall and thin, often arched, and have elaborate window hoods or moldings. Porches are often one-story and small, although full width porches are also found. Towers are found on a small number of Italianate houses.
Section 3: Historic Resources in the Residential Historic Districts

Gothic Revival (1840-1880)

The Gothic Revival style, popular from the 1840s to the 1880s, can be found among residential, religious and commercial buildings. The residential buildings have characteristics that include a steeply pitched roof with cross gables, decorated vergeboards, window hoods, and pointed-arch windows. These houses are often finished on the exterior with board-and-batten siding.

Folk Victorian (1880s-1910s)

Folk Victorian buildings are simple house types with some amount of Victorian-era ornamentation. The ornamentation is generally taken from styles such as Queen Anne, which was popular during the late-nineteenth century, and then applied to the porch and gable ends of an otherwise plain house form. Such decoration includes decorative spindles or jigsaw work. This ornamentation is often seen on house types such as Gabled Wing Cottages, Central Hallways, Georgian Cottages, New South Cottages, Queen Anne Cottages, and I-Houses. Folk Victorian can be more accurately described as a way of decorating an existing house type than a precise stylistic category.

Queen Anne (1880s-1910s)

The Queen Anne style, popular in the South from the 1880s to the early 1900s, is notable for its asymmetrical form and variety of exterior surface textures, materials, and details. Originally developed for masonry designs in England, this style became very popular in the United States where it was adapted to wood-framed houses. This style is characterized by an asymmetrical facade; irregularly shaped, steeply pitched roofs with cross gables; wraparound porches; and slender turned posts and balustrades, often decorated with sawn brackets and spindlework friezes. Some examples of the style have more classically inspired details such as Palladian windows, cornices with dentils, and porch columns. Chimneys are often elaborate with patterned and corbelled brickwork. This example is undergoing rehabilitation.
High Victorian Eclectic (1880s-1930s)

The High Victorian Eclectic is a deliberate blending of two or more styles to produce an unusual result. This style appeared in the last part of the nineteenth century during the height of the Victorian era. Not common in Georgia, houses constructed in this style were architect-designed and generally located in larger cities.

Neoclassical (1890s-1930s)

The Neoclassical style, which reflected a revived interest in classical architecture, developed during the same period as the Colonial Revival style. Both styles have some similar features, however, the Neoclassical style is typically more elaborate and is distinguished by a dominant, full-height portico. It is an eclectic style, meaning it is derived from several earlier styles, and it always exhibits elements of the classical orders. Other features of the style include a prominent pediment supported by classical columns (often paired), dentils, modillions, and a classical doorway with sidelights, fanlights, or transoms. Facades are symmetrical and usually have classical cornices. Between 1900 and 1910 many antebellum Greek Revival houses in Thomasville were updated to Neoclassical houses which are now significant in their own right.

Colonial Revival (1890s-1950s)

The Colonial Revival style comes from the late-nineteenth and early-twentieth century revival of interest in the architectural heritage of the colonial and early federal periods in America's history. The Colonial Revival style incorporates those styles known as Georgian Revival and Cape Cod. The features for this style include a symmetrical front facade; an accented front door with fanlights and sidelights around the doorway; an entry porch with pediments or cornices supported by delicate columns; and roof dormers. The central, decorated entry porch is often the most important architectural element and will often occur when no other elements are present.
Craftsman (1910s-1930s)

A popular architectural style in Georgia during the first decades of the twentieth century, the Craftsman style was quite different from the other styles of its era. Instead of reviving a past style, it broke with tradition and moved toward modern house design. The style was American in origin and influenced by both the English Arts and Crafts movement and the wooden architecture of Japan. Craftsman-style houses emphasize structure and materials. The Craftsman style is distinguished by the following architectural features: a low pitched roof with wide, overhanging eaves; exposed roof rafters; decorative brackets; and columns set on heavy masonry piers. The houses usually have gabled roofs, although hipped roofs may also be found. Craftsman houses are most often asymmetrical with full- or partial-width porches. The use of decorative woodwork, masonry, and stone that reflects building material craftsmanship is also common to this style.

English Vernacular Revival (1920s-1940s)

The English Vernacular Revival style strives to imitate the vernacular architectural traditions of medieval Europe. Stylistic elements include steeply pitched roofs; asymmetrical front facades; massive chimneys, sometimes ornamented or topped with chimney pots; and round-arched entranceways. Brick masonry is the usual exterior material and is often combined with stone and half-timbering accents.

Elements From More Than One Style

Some houses contain elements from several styles that were popular when the houses were constructed. This example has slender, paired porch posts, bracketed cornices, and window surrounds from the Italianate style; a dual-pitched Mansard roof from the Second Empire style; and steeply pitched gables with decorative crossbracing from the Gothic Revival style.
House Types

House type may be defined as a house's basic form, exclusive of any stylistic ornamentation that may be present. A building's house type is determined by its floor plan and height. Sometimes other features such as roof shape and location of doors or chimneys may also be part of the definition.

Many house types are traditional house forms that have been handed down from generation to generation. These include types such as the Georgian Cottage and the Saddlebag that have been built throughout a long period of time. Many types are based on dwelling forms brought from Europe and Africa, while others evolved to fit circumstances in various regions of the United States. Some house types are particular to a certain region of the country; others are widespread and found throughout the U.S. For example, the Bungalow is popular in many parts of the country, while the New South Cottage seems to be particular to the southeast.

While house type and architectural style are two separate means of identification, some house types are associated with a particular style. For example, houses that are Queen Anne Cottage house types often have decorative elements from the Queen Anne style. This is because the Queen Anne Cottage was generally built during the period when the Queen Anne style was most popular and its asymmetrical house form is derived from the asymmetry of the Queen Anne style. But this will not always be the case. A Georgian Cottage house type may be as likely to have Italianate or Folk Victorian ornamentation as it would be to have more classical details, depending on the period of time during which the house was constructed and what styles were popular at the time.

Following are the most prevalent historic house types found in Thomasville's residential local historic districts.
Saddlebag

The Saddlebag house derives its name from a central chimney flanked by two rooms. The rooms are usually square, and the roof is usually gabled. Saddlebag houses often have two front doors, one leading into each room, or they may have a single, central door into a vestibule in front of the chimney. This house type was built over a long period of time that extended from the early nineteenth century into the 1930s.
Georgian Cottage and House

The Georgian Cottage is a traditional house form that dates from as early as the late-eighteenth century and as late as the mid-twentieth century; however, the greatest concentration were built between 1850 and 1930. The Georgian Cottage is one story, while the Georgian House is the two-story version. This house type features a hipped or gabled roof over a square or rectangular floor plan. The floor plan consists of a central hallway flanked by two rooms on either side. Chimneys may be located on the interior between the front and rear rooms or on the exterior.
Gabled Wing Cottage and House

The Gabled Wing Cottage house type evolved from the addition of a wing to an existing hall and parlor form. Typically L-shaped or T-shaped, this house type was built during the late-nineteenth and early-twentieth centuries. Sometimes called the gabled-ell cottage, the Gabled Wing Cottage consists of a gabled front-facing wing and a recessed perpendicular wing with side-facing gable. The front porch and door are located along the recessed wing; this door may lead into a hallway or directly into a room. The Gabled Wing House is two stories.
Queen Anne Cottage and House

The Queen Anne Cottage consists of a square main building mass, a hipped or pyramidal roof with projecting gables facing front or both front and side, and interior chimneys. There is no central hallway and the rooms are arranged in an asymmetrical plan. The Cottage may be one or one-and-a-half stories tall, while the House is two stories tall. This house type was a popular housing type for the middle class during the late-nineteenth and early-twentieth centuries.
New South Cottage and House

The New South Cottage is similar to the Queen Anne Cottage in that it has a square main mass, usually with a hipped roof and gabled projections. The distinguishing trait of the New South Cottage is its central hallway plan that emphasizes symmetry. The central hallway is flanked by a pair of rooms, one or both of which project forward. A pair of gables in the facade, either over projecting rooms or flush with the wall of the main mass, frequently provided additional symmetry to this house type. The New South House is the two-story version of this type. The New South Cottage was named after the period of economic growth and regional confidence that swept the South at the turn of the twentieth century.
Side Hallway Cottage and House

The Side Hallway House is named for the location of the hallway at the side of the house. In the two-story Side Hallway House the hallway normally contains the stairway. In the one-story Side Hallway Cottage, the space serves as an entry hallway. The house is usually two rooms deep. Because of its narrow facade, the Side Hallway House was especially suitable for urban lots and is most common in the older cities of the state.
The Side-Gabled Cottage is recognized by its compact, nearly square mass topped by a broad gabled roof with gable ends at the sides. This house type has four rooms without a hallway. There are two variations of its floor plan: 1) a hall-parlor plan with unequal sized rooms and a central doorway, and 2) four equal sized rooms indicated by one or two front doors. Only rarely does this house type have a hipped roof. This house type was a popular worker's house in small towns and mill villages because it was economical to build. This type was most popular in the period 1895 to 1930.
Bungalow

The Bungalow house type has an irregular floor plan within an overall rectangular shape. The roof is generally low-pitched with wide overhangs, giving it a low profile. Integral, or recessed, porches are common. The floor plan is irregular, but is usually two rooms wide and three or more deep. The Bungalow type can be divided into four subtypes based on roof form and orientation: front-gabled, side-gabled, hipped, and cross-gabled. Exposed roof rafters and full- or partial-width porches supported by posts, columns on piers, or pedestals are other stylistic features. The floor plan depicted shows just one of many possible plans for this house type.
**English Cottage**

The English Cottage house type is typically found with English Vernacular Revival stylistic details. This picturesque house type is most distinctive for its cross-gabled massing and front chimney. Unlike the Gabled Wing Cottage, the cross-gabled massing of the English Cottage is tightly held in a compact square or rectangular block, so that the front gable projects slightly, if at all. A secondary gable-front or recessed opening may mark the entry, which is near the center of the facade. Occasionally one of the front corners of the house contains a recessed porch. The rooms of the house cluster around the small entrance vestibule, which may contain a stairway to an upper half-story of bedrooms. The English Cottage house type was popular during the 1930s and 1940s in many areas of Georgia. The floor plan depicted shows just one of many possible plans for this house type.
Apartment Buildings

Historic apartment buildings and other multifamily housing such as duplexes were generally constructed at a domestic scale to fit into residential neighborhoods. Only a small number of these are found in Thomasville's residential districts. This example was a single-family home until converted to apartment use about 1940.
Institutional Resources

The institutional buildings within Thomasville's residential historic districts include the types of institutions often found in historic neighborhoods—religious buildings and a former college administration building. These public buildings generally serve as landmark buildings within the community and are good examples of architectural style and detail.

All Saints Episcopal Church was constructed in 1882 and moved to its present site in 1981.

The First Presbyterian Church was built in 1889.
The former Administration Building of Young’s Female College was built in 1905 and is one of two remaining buildings once associated with the college.

The First Church of Christ, Scientist was constructed in 1916.
Commercial Resources

A few commercial buildings were constructed within the residential historic districts during the mid-twentieth century. These noteworthy resources are currently nonhistoric but will become historic over the next few years as they get to be 50 years old. These buildings provide examples of mid-twentieth century architectural styles and construction materials. Property owners and contractors doing rehabilitation work on these buildings should consult the Thomasville Commercial Design Guidelines for assistance.

Delta Life Insurance building constructed c. 1957 with elements from the Art Deco style.

Liberty National Insurance Company building constructed c. 1966 with elements from the International style.
311 North Dawson Street constructed in 1966 with International style elements.
Section 3: Historic Resources in the Residential Historic Districts

Residential Landscape Resources

Town Form

Thomasville's residential neighborhoods are comprised of blocks formed by streets that emanate from the downtown district. The Dawson Street District is just north of downtown and follows a regularized grid pattern with square blocks of similar size. The Warren Avenue/South Love Street and Tockwotton districts have blocks with irregular forms, but all the neighborhoods maintain a consistent appearance. Most residential streets have a formal continuous row of trees on both sides. These rows of tree trunks and canopies create a sense of shelter and definition to the public space that is synonymous with a town street. Formal layouts include rows of trees of identical varieties flanking both sides of a given street. There are also examples of species diversity within a given block. In some cases, the mature canopy street trees share the right-of-way with other smaller understory ornamental trees and shrubs. Areas under the trees are typically grassed, as are the front yards. In most cases, landscape elements and their locations have changed very little over time. See historic and contemporary images of Dawson Street for comparison.

Current map of Thomasville showing town plan and residential historic districts.
Dawson Street, c. 1920s

Dawson Street today
Streetscape Sections

Residential street widths vary from block to block. Dawson Street alone has several different roadway dimensions and varying depths of planting strips. Rough calculations in the field confirm that streets typically range from 20 to 55 feet. Parallel street parking can be accommodated on the wider streets but spaces are not marked. The right-of-way space is typically divided into the following elements: 1) asphalt roadway; 2) raised concrete curb; 3) planting strip; and 4) sidewalk paved in concrete.

Remington Avenue (between Love & Hansell Streets)
Sidewalk Materials

Sidewalks found in the residential neighborhoods are typically four feet wide scored concrete. The sidewalks are offset from the street, separated by planting strips four to twenty-one feet deep.

Typical sidewalk on a residential street
Vegetation

Some of the identified varieties of trees that are prominent within the residential districts include the following: Live Oak (Quercus virginiana), Water Oak (Q. nigra), White Oak (Q. alba), Pecan (Carya illinoensis), Southern Magnolia (Magnolia grandiflora), Flowering Dogwood (Cornus florida), Crepe Myrtle (Lagerstroemia), and Palm.

Hedging material includes: Pittosporum, Camphor Tree, Wax Privet, and Azaleas. Unique to Thomasville (The City of Roses) are the numerous planting strips, medians and traffic islands dotted throughout the city that contain roses. Some of these plantings appear in the residential districts.

Of particular note is a large 300-year-old Live Oak tree at the corner of Monroe and Crawford streets. This tree is quite remarkable, withstanding the test of time, and has become a local landmark and tourist attraction.
Section 3: Historic Resources in the Residential Historic Districts

Open Space/Green Space

There are several small parks within the residential districts. These green spaces provide pleasant destinations for pedestrians and typically have seating elements.

Park space with gazebo next to 300-year-old live oak tree
Streetscape Elements

• Lighting - There are a number of different historic light poles and standards scattered throughout the residential neighborhoods.

- Single fixture on light pole
- Multiple fixtures on light pole

• Fencing - There is a wide range of historic fencing materials throughout the city. The fencing adds to the charm of individual properties and provides a unifying element to the streetscape corridor.

- Wrought iron fencing
- Wooden fencing
- Retaining Walls - There are a few examples of historic retaining walls in the residential districts. Most are made of indigenous materials and add to the overall aesthetic of the neighborhoods. Walls in front yards of residential properties help to define the streetscape edge and public right-of-way parameters.

- Driveways - Curb cuts through the public right-of-way allow for vehicular access to residential properties. There are numerous examples of concrete aprons with multiple score lines, and a few examples of historic brick paving remain.
Section 4: Historic Preservation Principles and Approaches

Historic Preservation Principles and Approaches

Before any preservation project is begun, a number of fundamental decisions need to be made. How will the property be used? Will the property be restored to its original condition or rehabilitated for contemporary use? How can the significant architectural and historical features of the building be preserved? What steps need to be taken?

Presented in this section are some of the most widely accepted and essential principles of historic preservation. A review of this material will provide the prospective Certificate of Appropriateness applicant with a better understanding of the concerns of the Historic Preservation Commission and why it is important to use a carefully thought-out approach when working with historic resources.

An excellent source of information on architectural rehabilitation and maintenance is the Preservation Briefs Series available from the National Park Service. [See Sources For Maintenance and Resource Rehabilitation found in Appendix D of this document for a more complete reference.]

Secretary of the Interior's Standards for Rehabilitation

The U.S. Secretary of the Interior's Standards for Historic Preservation Projects were initially developed for use in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. Revised in 1990, the U.S. Secretary's Standards for Rehabilitation are considered the basis of sound preservation practices. They allow buildings to be changed to meet contemporary needs while ensuring that those features that make buildings historically and architecturally distinctive are preserved. They have meaningful application to virtually every type of project involving historic resources.
The Secretary's Standards for Rehabilitation provide the framework for these design guidelines and will be used by the Historic Preservation Commission in reviewing applications for Certificates of Appropriateness. These standards are listed as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.
Preservation is defined as the taking of steps to retain a building, district, object or site as it exists at the present time. This often includes an initial stabilization effort necessary to prevent further deterioration as well as more general maintenance work. But “preservation” has become the term most often used when referring to a wide range of conservation practices.

Following is a list and definition of the four principle preservation methods. The condition of the property, degree of authenticity desired, and the amount of funding available usually dictate the method used to preserve a historic property. Although “rehabilitation” and “restoration” might sound alike, the end result is quite different.

**Stabilization** entails making a building weather resistant and structurally safe, enabling it to be rehabilitated or restored in the future.

Stabilization techniques include covering the roof and windows so that rainwater cannot penetrate, removing overgrown vegetation, exterminating, carrying out basic structural repairs, securing the property from vandalism, and other steps to prevent additional deterioration of the property. This approach is usually taken on a building not currently in use to “mothball” it until a suitable use is found.

**Rehabilitation** involves undertaking repairs, alterations, and changes to make a building suitable for contemporary use, while retaining its significant architectural and historical features.

Rehabilitation often includes undertaking structural repairs, updating the mechanical systems (heating and air conditioning, electrical system, and plumbing), putting on additions for bathrooms, repairing damaged materials such as woodwork and roofing, and painting.

Rehabilitation can accommodate the adaptive use of a building from residential to office or commercial use. Physical changes, such as additions for offices, parking lots, and signage, may result.

If a rehabilitation is sensitive, those changes are made in a way that does not detract from the historic character and architectural significance of the building and its setting.

**Restoration** includes returning a building to its appearance during a specific time in its history by removing later additions and changes, replacing original elements that have been removed, and carefully repairing parts of the building damaged by time.
Restoration is a more accurate and often more costly means of preserving a building. It entails detailed research into the history, development, and physical form of the property; skilled craftsmanship; and attention to detail.

**Reconstruction** entails reproducing, by new construction, the exact form and detail of a vanished building, or part of a building, as it appeared at a specific time in its history.

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**Eight Steps to Complete a Preservation Project**

Following is an outline of an accepted approach to planning and implementing preservation projects. Property owners should review these points carefully and consider their importance. The first three steps of the planning phase should be completed prior to the submission of a Certificate of Appropriateness application. These steps are explained in recommended order.

**STEP 1**

**Inspect the Property and Make a Wish List**

A thorough inspection of the structure or site will allow for an understanding of specific problems that may exist as well as special conditions and features that need to be considered. This inspection should also take into account the character of the surrounding area (area of influence), with special attention given to how the property in question relates to nearby buildings and sites. Develop a wish list of what needs to be done and what improvements and/or changes are desirable but not necessary to the physical soundness of a property.

Existing conditions should be documented, through photographs, before any work is undertaken. This is especially true when tax credits are being sought for the rehabilitation of an income-producing property. Property owners should consult with the State Historic Preservation Office or a Historic Preservation Professional if they anticipate applying for federal tax credits or the state tax abatement.

**STEP 2**

**Define the Project and Develop a Preliminary Concept**

At this stage the property owner must determine the type (stabilization, rehabilitation, restoration, or reconstruction) and extent of the project to be undertaken. Cost will likely be an issue and therefore it is advisable to consult with an architect, landscape architect, interior designer, or preservation planner. These professionals can assist the owner in defining the basic components of the project. At this stage, the preliminary concept should be presented to the Historic Preservation Commission for initial comments.
STEP 3
Refine Preliminary Concept and Develop a Master Plan

This is the final step of the planning concept process - the end result of which is what might be called a Master Plan. The Master Plan should outline the principal goals of the project and the efforts needed to complete Steps 4 through 8. At this point, the property owner should apply for a Certificate of Appropriateness.

STEP 4
Stabilize the Building

Before any new work is undertaken, the property must be in a stable condition with all deterioration halted. An example would be the repair of a leaking roof so that further moisture will not enter the structure after new work has been completed.

STEP 5
Carry Out Structural Repairs

Once deterioration has been halted, any structural damage must be corrected. This type of work needs to be completed as one step rather than in phases. If the approved project involves an addition to the building, it should be made only after all structural repair work has been completed.

STEP 6
Carry Out Infrastructure Repairs

Repairs and improvements to mechanical systems (i.e., cooling and heating systems, electrical systems and plumbing) are essential to achieving the highest degree of comfort and economy in any building. Attend to this type of work fairly early in the overall project rather than delaying or even neglecting to complete it. Infrastructure improvements can be costly, which is yet another reason for placing this work early in the project schedule.

STEP 7
Carry Out Energy Conservation Improvements

Most steps to improve energy efficiency are generally quite straightforward and sometimes surprisingly inexpensive. This type of work can, therefore, usually be put off until more complicated and expensive tasks have been completed.

STEP 8
Carry Out Cosmetic Work

Finishing work, such as exterior painting, minor siding repairs and porch reconstruction, should be the final stage of a preservation or rehabilitation project. This is the work that will generally create the greatest visual impact, and it is essential that all preliminary work (stabilization, structural repairs, infrastructure improvements) be completed beforehand so that nothing will have to be done twice.
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Residential Rehabilitation Guidelines

Following are residential rehabilitation guidelines tailored specifically to residential buildings in Thomasville's locally designated residential historic districts. These guidelines will help property owners make the best decisions when it comes to planning repair and maintenance projects that will preserve the character of their historic residential buildings.

The guidelines are illustrated by specific examples from Thomasville's historic districts. Each example has a caption that explains what is appropriate or not appropriate. Appropriate examples are accompanied by a ✔. Inappropriate examples are accompanied by a ✗.
Exterior Materials

The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationship among buildings. Sometimes only a few materials will be common in a neighborhood, resulting in uniformity and continuity. In other areas, a considerable variety of surface materials and treatments will characterize an area, yet even in such cases the addition of certain inappropriate materials greatly disrupt the predominant visual textures.

Guidelines

- Retain original wood siding and repair rather than replace damaged material whenever possible. When replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and material.
- Paint removal and repainting should be done using appropriate techniques that do not damage the historic material.
- The application of artificial or non-historic exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is strongly discouraged. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

✓ The weatherboard siding on this house has been retained and is in good condition.
✓ Novelty, or drop, wood siding is distinctive to this house.
Wood shingles provide a textured look that is significant to this house.

Flush wood siding is found on the front facades of many houses in Thomasville.

The addition of artificial siding can result in loss of details and damage to historic materials. For example, this house probably lost an ornate cornice and distinctive window surrounds when the house was altered.
Thomasville Residential Design Guidelines

Aluminum and vinyl siding are discouraged as replacement siding materials within the local historic district. The drawbacks of these types of siding include:

- Siding can hide potential problems with the original wood siding, such as moisture retention or insect infestation.
- Siding alters and obscures the original scale and architectural details of a building. The entire appearance of a historic building can be changed with the application of aluminum or vinyl siding.
- Siding is not an effective method of energy conservation due to the thinness of the material. More cost effective ways to conserve energy in a historic home include the installation of storm windows, weather stripping, the insulation of attics and basements, and caulking.
- Aluminum and vinyl siding are not permanent or impervious materials. Aluminum can corrode or dent, and vinyl can actually melt, crack, and distort into shapes as it contracts and expands with changes in weather.
- Vinyl siding fades and can be very difficult to paint.

Guidelines

- Retain original masonry without the application of any surface treatment, including paint.
- Avoid chemical or physical treatments, such as sandblasting, that cause damage to historic materials. Masonry cleaning should be done using the gentlest means possible.
- Repointing of mortar joints should only be undertaken when necessary, and appropriate techniques, tools, and materials should be used to avoid damage to the historic masonry and to match the existing visual character. Replacement mortar should duplicate the historic mortar in strength, composition, color, and texture.

Brick veneer is a common exterior siding material used throughout the twentieth century.

Cast concrete block was sometimes used as an exterior material during the early to mid-twentieth century.
Guideline

- Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that comes very close to duplicating the original material in both appearance and texture.

✓ This slightly textured stucco exterior is an important character-defining feature of this house.
Some of the residential buildings in Thomasville's residential historic districts are constructed with brick as an exterior material. Houses built in the twentieth century are generally brick veneered. Many houses have brick foundations and piers. Although brick is one of the most durable historic building materials, it is susceptible to damage due to harsh or abrasive cleaning methods. The mortar used to bond the brick together is also very vulnerable to inappropriate repair or maintenance techniques. Correct and timely maintenance of masonry exteriors is vital to the structural health and architectural integrity of historic masonry buildings.

Guidelines
- Retain original masonry without the application of any surface treatment, including paint.
- Avoid chemical or physical treatments, such as sandblasting, that cause damage to historic materials. Masonry cleaning should be done using the gentlest means possible.
- Repointing of mortar joints should only be undertaken when necessary, and appropriate techniques, tools, and materials should be used to avoid damage to the historic masonry and to match the existing visual character. Replacement mortar should duplicate the historic mortar in strength, composition, color, and texture.

✔ This brick masonry has been well-maintained and is in good condition.
Section 5: Residential Rehabilitation Guidelines

Arrangement of Facade Elements/Facade Symmetry

Architectural elements such as windows, doors, and porches are arranged on the front facade of historic houses in either a symmetrical or an asymmetrical pattern, forming a symmetrical or asymmetrical front facade. The arrangement of these elements is significant in the overall form and design of a house and should be maintained.

Symmetrical Front Facade
If a line is drawn down the middle of this facade, the facade is exactly the same on either side of the line.

Asymmetrical Front Facade
If a line is drawn down the middle of this facade, the facade is different on either side of the line.

Guideline
- The arrangement of elements on a house's front facade, including windows, doors, front porch, and gables, should not be altered. This preserves the symmetry or asymmetry of the facade.
Architectural Details

Architectural details, such as brackets, cornices, moldings, window and door surrounds, gable details, and columns and porch posts are essential to the historic character of individual buildings and to the district as a whole.

Guidelines

- Architectural details should be maintained and treated with sensitivity.
- The removal of architectural details or application of details inappropriate to the period or style of a house is strongly discouraged.
- Repair rather than replace damaged elements whenever possible.
- Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier appearance can be substantiated by historical evidence and that the new materials match the original in composition, design, color, and texture.

✓ This bay window is a significant character-defining feature of this Victorian-era house.

✓ This dentilled cornice is an important feature of this house.

✓ This eave vent is a distinctive feature of this front-gabled house.
This classically inspired column is an important component of this front porch.

This bracketed porch post is a distinctive feature of this Italianate-style house.

This decorative bargeboard (eave decoration) is an important feature of this house.

Porte cochères (covered driveway) are found on many early-twentieth-century houses.
Entrances and Porches

Entrances and porches are quite often the focus of historic residential buildings, particularly when they occur on primary facades. Together with their functional and decorative features, entrances and porches can be extremely important in defining the overall historic character of a building.

Guidelines

- Retain original porches and steps. Repair of porches should not result in the removal of original materials (such as balusters, columns, railings, brackets, and roof detailing) unless seriously deteriorated.
- If replacement materials must be introduced on porches, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated by documentary and physical evidence.
- The enclosure of front porches, side porches, and porte cocheres visible from a right-of-way is strongly discouraged. Porches that are enclosed should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design.

This Neoclassical portico is an important stylistic feature of this house.

The decorative paired posts, brackets, cornice, and balustrade of this Italianate-style porch are significant features that should be retained.
This originally open porch has been partially enclosed, changing its historically open character. Fortunately, it has been enclosed with transparent plexiglass that is both see-through and removable.

- This porch has lost its original decorative details and has lost much of its charm.

- This house's original front porch has been replaced and is out of character.

- This front porch has been completely enclosed and the result destroys the house's historic integrity.
The flush siding under this Victorian-era porch is a significant original material that should be preserved and maintained.

This porch's front steps have been replaced with new, stone-veneered steps which are inappropriate.
Guidelines

- Retain original entrances and doors and their decorative surrounds.
- If a deteriorated door or entrance surround must be replaced, the new door and surround should be similar to the original in design and materials.
- Original doors openings should not be infilled on facades visible from the public right-of-way.
- Screen and storm doors should not detract from the character of the house and should be of a design compatible with original doors.

- The entrance door of this Craftsman-style house remains intact.
- This entrance retains its decorative surround, fanlight window, and double wood-and-glass doors.
- Two original windows were replaced by inappropriate glass doors.
- The original entrance door has been replaced with an inappropriate flush door.
Windows

Windows are very important in creating rhythm on a house and also play a role in the directional emphasis and scale of buildings. Highly decorative windows with distinctive shapes or glazing patterns are always character-defining features of buildings and contribute to the district's overall appearance.

Guidelines

- Existing windows, including window sash, glass, lintels, sills, frames, moldings, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible.
- When deteriorated elements must be replaced, new materials should be compatible with original materials in terms of materials, design, and hardware.
- If it is necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.

✔ The Craftsman-style windows, with multi-pane sash over a single sash, are an important feature of this house that should be retained.

✔ These two-over-two windows with pedimented surrounds are significant features of this Italianate-style house.
These original working wood shutters are distinctive features of this house.

Two of the three windows in this triple window have been covered, giving the wall a "blank" appearance.

This small window has replaced a once larger window and the original window opening has been infilled with siding.

Guideline

- The addition of storm windows should be accomplished without seriously compromising original window appearance. Storm windows should not damage original window frames and should be removable at a later date.

This storm window does not obscure the window’s appearance.
Roofs, Chimneys, and Dormers

Original roof form is an essential character-defining feature of a building. Roof form includes shape; slope; material and color; patterning; and features such as dormers, cresting, and chimneys. Massing elements such as projecting bays, porches, and dormers display secondary roofs that may connect with and impact the overall impression of roof form. Roofs also contribute to patterns within a district created by their pitches, orientations, and shapes. In addition, sound roofs are essential to a building's preservation.

Guidelines
- Retain the original shape and pitch of the roof with original features and original materials, if possible.
- No addition to a house should greatly alter the original form of a roof or render that form unrecognizable.
- Original or historic roof dormers should be retained with their original windows.
- Roofs should not have new dormers, roof decks, balconies, or other additions introduced on fronts of dwellings. These types of additions are most appropriate when added to the rear or sides of a building. If additional upper-story space is required, consider using dormers placed out of view of the public right-of-way to create this space.
- Skylights should be installed to be as unobtrusive as possible, preferably at rear rooflines or behind dormers. Skylights which are flush with the roofline or lay flat are more acceptable than those with convex or "bubble" designs.

✓ The complex roof form of this house is an important character-defining feature that should not be altered.
✓ Historically, wood shingles were the most common roofing material for houses in Thomasville. Now asphalt shingles are most common and an acceptable roofing material.
_pressed metal shingles were commonly used during the late nineteenth and early twentieth centuries.

The patterned and colored shingles on this roof are important to the roof's historic character.

Asbestos shingles were used for roofing from the late nineteenth into the mid-twentieth century.
Guidelines

- Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost-prohibitive, it should be remembered that life expectancies of these roofs (slate - 60 to 125 years and longer; clay tile - 100+ years) is considerably greater than most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the texture, color, design, and composition of the historic roofing material.

- The best roofing materials to use when reroofing are replicas of the original. If that cannot be done, asphalt or fiberglass shingles can be used, but their colors should be carefully selected to reflect the original.

- These original gabled dormers should be retained.

- This roof addition has significantly changed the original roof form and appearance.

- This slate roof should be maintained and repaired rather than replaced.

Preservation Briefs 4, 29, and 30 - referenced in Sources for Maintenance and Resource Rehabilitation found in Appendix D of this document - provide specific information on preserving slate and clay tile roofs.
Section 5: Residential Rehabilitation Guidelines

Guideline

- Original chimneys are often character-defining features of historic houses and should be properly maintained; they should not be covered with stucco or any other material, unless historically covered. A prominent chimney that is no longer in use still functions as an important element in the overall composition of a house and should not be covered, removed, or replaced.

☑️ This exterior brick chimney has been well-maintained and appears to be in good condition.

☑️ ✗ This interior brick chimney is intact but needs some repair work.

✗ This chimney has been covered with nonhistoric stucco.
Foundations

Foundations primarily serve a functional purpose by providing support for a structure. Often they are subtle elements that blend with the rest of the building. They can, however, contribute to the stylistic expression of a building.

Guidelines
- Work involving foundations should, to the extent possible, preserve original appearance and materials.
- Original foundation materials should not be covered with stucco or other materials.
- The infill of pier foundations should be done in a way that maintains the appearance of foundation piers. A simple temporary material, such as wood lattice, is most appropriate. A less desirable solution is the use of a solid material. In both cases, the infill material should be recessed behind the original piers and should allow for significant ventilation underneath the structure.

- An original, open brick-pier foundation.
- A historic solid brick foundation.
- A brick-pier foundation infilled with an open-weave brick pattern that allows for sufficient ventilation.
Section 5: Residential Rehabilitation Guidelines

A brick-pier foundation infilled with lattice work that is removable.

Solid brick infill between brick piers is not appropriate and does not allow enough ventilation. Also, new underpinning should not be set flush with original piers.

This foundation has been covered with nonhistoric stucco.
Gutters and Downspouts

Adequate roof drainage is necessary to (1) ensure that roofing materials provide a weather-tight covering, and (2) prevent water from splashing against walls and foundations or draining toward buildings.

Guideline
- Gutters and downspouts should be maintained in their original appearance and location. It is particularly important that downspouts be situated along the edges and corners of buildings and along porch supports to limit visual disruption.

✓ This gutter and downspout system seem to be well-maintained and in good condition.

✗ The downspout is missing from this gutter, allowing water to run down onto the porch.

✗ This gutter has not been maintained and is filled with debris and vegetation.
Mechanical Services

Mechanical equipment for heating, air conditioning, and other services are common components of residential buildings today. This equipment can, however, be placed discreetly to avoid detracting from historic buildings.

Guideline

- The placement of air conditioners and similar mechanical services should be accomplished without detracting from the historical integrity of a building. The principal elevation of a building should not be disrupted by the addition of mechanical services.

✓ This mechanical unit will be completely hidden by strategically planted shrubbery as the shrubbery continues to grow.

✗ Window air conditioners should not be placed on the front facade of a historic house.
Accessory Buildings

A number of historic garages, storage buildings, and other accessory structures can be found in the district. These accessory buildings are generally located to the rear or side of the main house and are important site elements of the overall historic property. These buildings often reflect the architectural style and character of the main house in their materials and design.

Guidelines

- Garages, garage apartments, and other accessory buildings that are original to their main houses should be preserved as significant site elements.
- Rehabilitation treatments of accessory buildings should follow the residential rehabilitation guidelines provided in this section. For construction of new accessory buildings, see Section Eight: Guidelines for New Construction in Residential Districts.

![This historic garage is well-maintained.](image1)

![This historic garage remains intact but needs repair and maintenance.](image2)

![This new accessory building has been appropriately constructed to the rear of the house and gives the appearance of a historic outbuilding.](image3)
Historic Residential Additions and Alterations

Additions and alterations may have been made to residential buildings over the years that are of quality workmanship and illustrate the evolution of residential design. Common additions and alterations include the addition of rear porches and rooms, the modernization of front porches, and the replacement of windows. These additions and alterations made during the historic period may have become significant in their own right and worthy of preservation.

Guideline
- Historic additions and alterations that have acquired significance in their own right should be preserved.

✔ The Neoclassical portico, dormers, and other additions to this originally antebellum house are significant in their own right and should be preserved.

✔ An early twentieth-century Craftsman porch was added to this late-nineteenth-century Queen Anne-style house. The porch has gained its own significance and should be retained.
New Additions to Historic Residential Buildings

New additions to historic residential buildings are common, but certain guidelines should be followed in order to respect the architectural integrity of the individual building and the historic district as a whole.

**Guidelines**
- Residential building additions should be placed away from the primary facade, ideally in the rear or to the side. Additions that are flush with the front facade of the building are highly discouraged.
- New additions should be compatible with the existing structure in terms of materials, mass, color, and relationships of solids to voids. However, the design of the addition should be clearly differentiated so that the addition is not mistaken for part of the original building.
- The new addition should be designed so that a minimum of historic materials and character-defining elements are obscured, damaged, or destroyed.

✓ The new addition to this former residential building is appropriately placed at the rear of the original building; it also uses design elements from the original building but is clearly differentiated as a new addition. The blind windows continue the rhythm of windows but keep out light not desired in a building that houses historic collections.
Adaptive Use of Residential Buildings

Many historic residential buildings are adapted to accommodate new uses. These new uses may include commercial enterprises, private offices, or use by a governmental agency. Historic houses may successfully accommodate these new uses and still retain their architectural integrity if their historic arrangement and features are respected by the adaptation.

Guidelines

- Proposed new uses for residential buildings should be compatible with the historic property so that minimal changes are necessary.
- Residential buildings adapted for new uses should retain the distinctive features and historic character of their original appearance and use.

This former residence has been successfully adaptively used for the Thomas County Historical Society's museum.

Signage for Residential Adaptive Use

Residential buildings that are adaptively used for new purposes, such as offices, museums, bed and breakfasts, and other commercial enterprises, usually need signage to allow customers to find their location. Because most residential buildings are set back from the street, business signs generally need to be located in front of the house near the sidewalk or street to be visible to motorists. Signs are usually mounted on a pole or poles that stand in the yard in front of the house.
Guidelines

- New signs for businesses located in historic residential buildings should respect the size, scale, and design of the historic building as well as the surrounding residential neighborhood. Signs located in residential yards should not be so large that they interrupt the neighborhood’s residential character.
- New signs should borrow design motifs from the historic building’s features and details.
- Sign materials of both the signboard and the sign posts should be compatible with the historic building’s and the surrounding neighborhood’s character.
- Sign materials and designs should remain as unobtrusive as possible and not have a massive, overwhelming appearance.
- Creativity in signs is encouraged.

✔ This unobtrusive sign is mounted on a period light pole.

✔ This sign is discreetly tucked into the landscape yet still visible from the sidewalk and street.

✔ This sign creatively identifies its business without being obtrusive.
This sign is appropriately scaled for a residential area.

This sign is too large for a residentially scaled front yard space.
Institutional Rehabilitation Guidelines

Following are rehabilitation guidelines for institutional buildings within Thomasville's residential historic districts. These structures include religious and educational buildings. Institutional buildings are visually prominent landmarks that provide a unique community identity, and appropriate rehabilitation work on these buildings can make a significant impact on preserving an area's historic character.

Many of the rehabilitation guidelines in Section Five: Residential Rehabilitation Guidelines may also be applied to neighborhood institutional buildings. Guidelines for such features as entrances, windows, exterior materials, repointing and masonry repairs, roofs, and gutters and downspouts are the same for both residential and institutional buildings. Institutional buildings, however, also have their own distinctive rehabilitation issues.
Institutional buildings are often the most stylistic buildings in an area, and many are architect-designed. Their distinctive architectural features are, therefore, especially important to their design and integrity, and every effort should be made to preserve these features.

Guidelines
- Retain distinctive features that characterize historic institutional buildings and make them visually prominent landmark buildings.
- Deteriorated features should be repaired rather than replaced.
- When replacement is required, new features should match the old in design, color, texture, and where possible, materials.
- Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.

The bell tower of the First Presbyterian Church is a distinctive feature of the building's design and a landmark in the surrounding neighborhood.

The semicircular portico of the First Church of Christ, Scientist is the building's most prominent feature.
✓ The cupola of All Saints Episcopal Church is a significant original feature that has been preserved.

✓ The rusticated cast concrete block on the exterior of the former Administration Building of Young's Female College gives a distinctive character to the building.
Alterations and Additions

Alterations and additions to institutional buildings are often made to provide more space and accommodate new needs.

Guidelines
- Alterations and the placement of additions on institutional buildings should be accomplished without compromising the historic character of these structures.
- Additions should not be placed on the front facade and should have minimal visual impact from the public rights-of-way.
- Alteration of an institutional building's front facade is discouraged.

The addition to the First Presbyterian Church was placed at the rear of the original building, and its design is compatible with but not a copy of the original. The addition is itself historic and has also achieved significance in its own right.

The addition to the First Church of Christ, Scientist has been appropriately placed at the rear of the building with minimal visual impact on the historic building.
Adaptive Use

Historic institutional buildings may successfully accommodate new uses in order to remain an active part of the community. Many institutional buildings have large spaces that can be easily adapted for a number of compatible uses.

Guidelines

- Proposed new uses for institutional buildings should be compatible with the historic property so that minimal changes are necessary.
- Institutional buildings adapted for new uses shall retain the distinctive features and historic character of their original appearance and use.

The former Administration Building of Young’s Female College has been adaptively used as a Rehabilitation Center and is now awaiting another compatible use.

Recommendation

- Interior space changes should have minimal impact on original materials and floor plan. When at all possible, these changes should be “temporary” in nature, allowing for future complete restoration of the interior space. If original details and materials are removed, they should be retained and stored for possible future replacement.
Three historic residential districts are included in this section: Dawson Street; Warren Avenue and South Love Street; and Tockwotton. Following are guidelines for the protection and enhancement of Thomasville’s residential districts’ historic landscape elements. These guidelines are designed to make Thomasville’s neighborhoods more attractive and functional. The guidelines will help ensure more pleasant places to walk, park and drive by establishing a distinctive character and image.
Streetscape Elements

Streetscape elements should support the inherent historic character of the residential neighborhoods. This approach will enhance and improve the potential of Thomasville as an entire attractive historic district.

Guidelines

- Historic paving and scoring patterns in sidewalks and drive entries should be preserved in the residential areas if possible. New paving should replicate historic precedents.
- Preserve or add street trees using native species whenever possible.
- New exterior lighting should be compatible with the architectural styles present in the historic district and scaled appropriately for pedestrian spaces.
- Edge defining elements such as retaining walls, entry gates and fencing provide continuity for the streetscape corridor. Materials should complement the existing architecture and enhance the historic character of these neighborhoods.
- The use of chain link fencing is discouraged.

✓ Fencing with historic character

✗ Chain link fencing does not complement historic architecture.
Recognizing Prevalent Character of Existing Landscape

When a new structure is built, it is important that it respects the existing landscape qualities of that area. The following questions should be asked.

• What are the dimensions of the area's sidewalks, driveways and walkways?
• What types of distinctive paving patterns, historic landscape materials or street furnishings are in the area of influence?
• What kinds of mature vegetation are in the area?

Guideline
• Identify and respect the prevailing character of the surrounding landscape elements and qualities.

✓ Example of landscape elements with historic character
Respecting Prevailing Landscape Character When Designing New Development

Whether it is an addition to an existing building or a completely new structure, new construction in Thomasville’s local historic districts should involve consideration of the surrounding landscape. Once the area of influence has been defined and the character of the existing landscape has been identified, it is most important to retain those aspects of the landscape that are historic. As discussed above and in Section Three: Historic Resources in the Residential Historic Districts, these historic landscape elements include the streetscape sections, curbs, lighting fixtures, sidewalk materials, vegetation and open space. Ideally, all of these elements should be considered, protected and preserved during new construction projects. Additionally, elements exclusive to the residential districts, such as fencing, retaining walls, walks, and driveways should be constructed of materials to complement the existing architecture and to enhance the streetscape experience.

Guidelines
- Protect and preserve historic landscape resources. These landscape resources are vital to the visual character of the historic district.
- Preserve open spaces within the historic district. The district’s open spaces provide a significant visual quality to the historic district, as well as reflecting the historic development of the community.
This new park at the intersection of Dawson and Washington Streets provides attractive green space at an important entrance to the Dawson Street Historic District.

This walled formal garden adjacent to All Saints Episcopal Church was added in 2000.
Development Patterns

Building setbacks as they relate to the street and sidewalks, characterize residential blocks in the historic districts. The planting strips between curb and sidewalk vary in width but typically contain one or a combination of the following: hardwood canopy trees, understory ornamental trees, shrubs and grass. New development should incorporate layers of vegetation to soften the impact of the roadway and to provide a privacy filter for the homes.

Guidelines

- Follow the ratio of planting strip to sidewalk in a given neighborhood.
- Plant a variety of recommended species to provide visual interest. Native plants are preferred to minimize maintenance requirements.

✓ Planting strip with mixture of trees and shrubs
Guidelines for New Construction in Residential Districts

New construction should be designed to be compatible with its historic surroundings by borrowing design characteristics and materials from adjacent buildings and integrating (not copying) these into a modern expression. Before designing new development, take time to evaluate what makes the property and its surrounding area distinctive. Then decide how the new development can best be designed to complement the property and area.

Guideline

- The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and to reinforce the existing historic character through sensitive, compatible design.

The following guidelines will assist in designing new development compatible with the existing residential historic districts.
Defining the Area of Influence

In considering the appropriateness of a design for a new building in a historic district, it is important to determine the area of influence which will be affected by the new development. The area of influence will be that area which will be visually influenced by the building. A consistent streetscape will result when new buildings are designed in consideration with what already exists.

Guideline
- Define the area of influence of the new development and what visual impact the new construction will have on the surrounding historic setting.

Area of influence: Each site within a historic district will have its own unique area of influence. Shown here are two different examples with suggested minimum areas that might be considered. Neighboring buildings should be examined to determine the consistent patterns of design concepts and architectural elements that are present.
Recognizing the Prevailing Character of Existing Development

Every building, whether historic or modern, is a product of design, and the design of buildings is determined by the way in which basic design concepts are utilized. These design concepts include:

- Building Orientation and Setback
- Shape
- Proportion
- Scale/Height
- Directional Emphasis
- Rhythm
- Massing
- Architectural & Site Elements

When a new structure is built among historic buildings, the level of success with which it relates to existing buildings—and whether it contributes or detracts from the area—will be determined by the ways in which its design recognizes the prevailing design expression in the area of influence.

**Guideline**
- Identify and respect the prevailing character of adjacent historic buildings and surrounding development.

Following are definitions for the basic design concepts listed above and guidelines for evaluating these concepts in proposed new buildings or additions. Line drawings illustrate the design concepts for residential buildings.
Building Orientation and Setback

Building orientation refers to the directional placement of the building on the site, while setback refers to how far back the building is from the street and side lot lines. Typically, historic areas have strong predominant orientations and setbacks.

**Guideline**
- The orientation of a new building and its site placement should be consistent with dominant patterns within the area of influence.

✓ Building Orientation/Setback - The proposed building in this illustration respects prevailing orientation and setback patterns.

Building Orientation/Setback –

X (top) The middle building is in violation of the established setback of the street.

X (bottom) The building on the right, with its square plan, is inconsistent with the established front-to-back orientation pattern of the adjacent houses.
Directional Emphasis

Most buildings are either vertical or horizontal in their directional emphasis. This is determined by a building's overall shape as well as by the size and placement of elements and openings on the building's front facade. Directional emphasis may also be influenced by surface materials and architectural detailing.

Guideline
- A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence.

✔ Directional Emphasis - The two nearly identical houses shown here both exhibit horizontal directional emphasis.

✗ Directional Emphasis - Shown here are two historic houses, each with a vertical directional emphasis, and a new house that is clearly horizontal in emphasis. This new building is neither sympathetic nor consistent with the established pattern of directional emphasis along this street.
Shape

A building’s surfaces and edges define its overall shape. The overall shape, in concert with the shapes of individual elements—roof pitch, window and door openings, and porch form (if a porch exists)—is important in establishing rhythms in a streetscape. Shape can also be an important element of style.

Guideline - Roof Pitch
• The roof pitch of a new building should be consistent with those of existing buildings within the area of influence.

Shape - Roof Pitch - This comparison depicts the relationship between historic and new buildings in terms of roof pitch. The historic house (shaded) with a steeply pitched roof is standing next to a new building with an inappropriate shallow-pitched roof.

Shape - Roof Pitch - This example shows a more compatible roof pitch on the new building.

Guideline - Building Elements
• The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence.

Shape - Building Elements - This comparison depicts relationships between historic and new buildings in terms of building elements. The historic house (shaded) with flat-arched window and door openings is standing next to a new building with inappropriate round-arched window and door openings.

Shape - Building Elements - This example shows more compatible window and door openings on the new building.
Proportion is the relationship of one dimension to another; for example, the relationship of the height to the width of a building, or the height and width of windows and doors. Individual elements of a building should be proportional to each other and the building.

Guideline
- The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence.

Residential Proportions: The graphic to the left illustrates the concept of proportion using residential building dimensions.

Proportion - This example shows a more compatible height-to-width ratio on the new building.

Proportion - This comparison depicts relationships between historic and new buildings in terms of front-facade height-to-width ratio. The historic house (shaded) with a height-to-width ratio resulting in a very vertical expression is standing next to a new building with an inappropriate horizontal height-to-width ratio.

X Proportion - This comparison depicts relationships between historic and new buildings in terms of front-facade height-to-width ratio. The historic house (shaded) with a height-to-width ratio resulting in a very vertical expression is standing next to a new building with an inappropriate horizontal height-to-width ratio.
Rhythm

Rhythm is the recurring patterns of lines, shapes, forms, or colors (materials) on a building or along a streetscape. For example, the rhythm of openings on a building refers to the number and placement of windows and doors on a facade. Rhythm also occurs on the larger scale of streetscapes as created by development patterns (orientation and setback) and details of individual buildings (directional emphasis, scale, height, massing, etc.)

Guideline

• New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence.

Rhythm - Symmetrical/Asymmetrical: These two houses illustrate different types of rhythms created by individual building elements. On the left is a building with a regular placement of elements creating a symmetrical facade. The building on the right has an irregular placement of elements creating an asymmetrical facade.

Rhythm - Established Setback - These five houses have expressed a well-defined setback and placement rhythm along this street. A new building on the vacant parcel will either continue or disrupt this pattern.

X Rhythm - Consistent cornice heights are one of the building elements that can create rhythm along a street by establishing a strong building line. Where this strong line exists, it is important for a new building to have a similar cornice height. The proposed building (middle) disrupts the rhythm of cornice heights established by the existing porches.
Massing has to do with the way in which a building’s volumetric components (i.e., main body, roof, bays, overhangs, and porches) are arranged and with the relationship between solid wall surfaces and openings.

**Guideline**

- The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are apparent.

✔ Massing - The new building in the middle has used a massing scheme that is compatible with the patterns established by the historic buildings to either side.

✗ Massing - The new building in the middle has used a massing scheme that is not compatible with the patterns established by the historic buildings to either side.

Massing: The drawings to the left show a house "intact" and "exploded" to illustrate its various volumetric components.
Scale and Height

Scale refers to the apparent relationship between two entities, such as the relationship of a building's height to human height, the relationship between different buildings' heights and sizes, or the relationship between the size of an addition and the building to which it is attached. In a historic district the two most important issues are (1) the relationship of the scale of new construction to historic and (2) the relationship of the scale of additions to the historic building to which they are being added.

Guidelines
- A proposed new building should conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the area of influence.
- New construction in historic areas should be consistent with dominant patterns of scale within the area of influence.
- Additions to historic buildings should not overwhelm the existing building.

Scale/Height - Illustration of Different Scales:
The buildings to the left obviously express different scales.

✓ Scale/Height - The scale of the proposed building in the middle is compatible with that of the historic buildings to either side.

✗ Scale/Height - The scale of the proposed building in the middle is incompatible with that of the historic buildings to either side.

✗ Scale/Height - This addition (shaded) is too large and overwhelms the original historic structure. It also juts forward thus accentuating its presence.
Section 8: Guidelines for New Construction in Residential Districts

Architectural and Site Elements

Predominant architectural and site elements in the area of influence should also be taken into account when designing new construction. The following elements should be considered.

**Roofs** – Within a historic residential area, a variety of roof shapes, pitches, and types can be found. Roof details such as chimney design, gable ornamentation, ridge decoration, and roofing materials may also be predominant characteristics.

**Walls** – Residential buildings may have wall surfaces that are relatively smooth and uninterrupted, or they may be broken by projecting windows, porches, and other architectural elements.

**Windows and Entrances** – Patterns of window and entrance placement, size, or ornamentation may be a strong visual component of a residential area. Shutters and window trim may also affect this patterning.

**Details** – Fascia, soffit, eave, and cornice trim, porch railings and brackets, and other decorative details can provide a pattern and scale to historic residential buildings.

**Materials** – Residential buildings may incorporate wood, masonry, stucco, and other materials. These materials may have different textures and shapes, such as fishscale wooden shingles, coarsely surfaced brick, or pressed metal roof shingles, which give variety to the appearance of the building.

**Landscape Elements** – Specific types of vegetation such as live oak trees, shrubs, or expanses of grassy lawn may predominate in a residential area. Architectural elements such as fences, walls, garden architecture, outbuildings, or flower beds may also contribute to visual continuity along the street.

**Guideline**

- New construction should reference and not conflict with the predominant site and architectural elements of existing properties in the area of influence.
Respecting the Prevalent Character When Designing New Development

After identifying the area of influence and assessing the prevalent character of the existing development within that area, the next step is to begin the design of the project. Each project is unique and needs to be taken on a case-by-case basis to meet the needs of the owner while at the same time protecting the historic character of the property and area. Following are some general concepts that can assist with the design of new development. Use these concepts along with those found in Recognizing the Prevailing Character of Existing Development.

New Construction

To be compatible with its historic environment, new construction should respect established design patterns within the area of influence.

Guidelines
- Build a new structure to the rear of a historic building where it will have little or no impact on the streetscape.
- If the new building will be visible from the street, respect the established setbacks and orientations of the historic buildings.
- Landscaping associated with a new structure should be compatible with that of the surrounding area.
- New construction should reference predominant design characteristics that make an area distinctive in order to achieve creative and compatible design solutions that are more than mere imitations of existing buildings.

New Additions to Historic Buildings

Property owners considering making an addition to a historic building should ask themselves three questions:
- Does the proposed addition preserve the significant historic materials and features?
- Does the proposed addition preserve the historic character of the building and the surrounding historic district?
- Does the proposed addition protect the historical significance of the building by making a visual distinction between old and new?
Guidelines

- Additions to historic buildings should not be placed on the main historic facade or facades of the building. Locate the proposed addition away from the principal public view, ideally to the rear of the building.
- Respect the proportions of the building to which an addition is being added so that the addition does not dominate its historic environment.
- Do not obscure character-defining features of a historic building with an addition.
- Set an additional story well back from the roof edge to insure that the historic building's proportions and profile are not radically changed.
- Additions should respect the character and integrity of original buildings and incorporate design motifs that relate it to the historic building. They should always be of quality workmanship and materials.
- An addition should be designed so that at a later date it could be removed without compromising the character of the historic building.
- While the addition should be compatible, it is acceptable and appropriate for the addition to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.

Alterations to Noncontributing Buildings within Historic Districts

Guideline

- Do not add false historical details to try to make a nonhistoric property fit into a historic area but make every effort to ensure that additions and alterations to the property do not detract even further from the character of the historic environment.
Maintenance and demolition are two of the most difficult issues relating to design review in local historic districts. Maintenance is vital to the preservation and protection of historic resources, just as it is for any real property—historic or nonhistoric. A lack of maintenance results in demolition by neglect, the preventable demise of a historic building due to willful lack of maintenance.

Compliance with health, safety, and accessibility codes is also a concern for institutional buildings and those residential buildings adaptively used for public purposes. Property and business owners want safe and accessible spaces for the public and their customers.
Maintenance is the most effective and economical way to preserve a historic building and its surrounding site. The intent of the Historic Preservation Ordinance is not to prevent maintenance and repair work to historic properties. Instead the intent is to encourage the regular maintenance and repair of properties in Thomasville's residential historic districts in keeping with their historic design and appearance.

Certain types of routine maintenance and in-kind replacement activities do not require an approved Certificate of Appropriateness from the Historic Preservation Commission. They do, however, require administrative approval from the City Planning Department. (See Design Review Process on page 1-7.)

**Guideline**
- Provide regular maintenance to a historic building and its site features, thus minimizing the need to replace historic materials.

* Maintenance on this building has been neglected, and its materials are beginning to deteriorate. Left unchecked, this deterioration will lead to structural decay.
Demolition and relocation are considered *material changes in appearance* in the Historic Preservation Ordinance and, therefore, are subject to review by the Historic Preservation Commission. An approved Certificate of Appropriateness is required for the demolition or relocation of a historic property.

Demolition and relocation destroy the historic integrity of buildings and their sites as well as the integrity of the historic residential neighborhoods. Each building proposed for demolition or relocation should be evaluated for historic and architectural merit as well as importance to the character of the site and surrounding historic district. If the historic building is significant, thoroughly investigate alternative uses that permit the continued preservation of the building on its original site.

**Guidelines**
- Significant historic buildings should not be demolished unless they are so unsound that rehabilitation is not possible.
- Likewise, significant historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site.
- An applicant may be asked to consider selling the property for rehabilitation before demolition or relocation can be considered.
- Architectural and landscaping plans for development of the vacant property must be submitted before demolition or relocation can be considered.
Historic institutional buildings and residential buildings adapted for public use may require modifications to comply with current health, safety, and accessibility requirements when undertaking rehabilitation work. Acceptable solutions can be found that will be compatible with historic buildings while successfully accommodating these requirements. Having safe and accessible public accommodations encourages the use of these historic properties.

The Americans with Disabilities Act (ADA) of 1990 ensures that people with disabilities are able to experience our nation's rich architectural and historic heritage and have equal access to the services offered within these historic buildings. State and local governments, private for-profit businesses, and nonprofit businesses and organizations have ADA responsibilities when altering, renovating, or expanding their historic buildings or facilities. The ADA recognizes the importance of protecting the historic character of these buildings and facilities and has specific provisions to address historic preservation. In situations where changes to provide accessibility would threaten or destroy the significance of a historic building or facility, the law provides alternative methods to achieve accessibility.** Other state and local laws also have their own safety and accessibility requirements.

**Guidelines**
- Compliance with health and safety codes and handicap accessibility requirements should be carried out with a minimum of impact to the character and materials of historic buildings.
- Fire escapes should be placed to the rear or on less visible sides of a building.
- The design and placement of ramps that provide access to entrances should be as unobtrusive as possible.
This fire escape has been appropriately placed on the building’s side facade, minimizing visual impact to the historic building.

**The National Trust for Historic Preservation and the National Alliance of Preservation Commissions have published a training course for historic preservation commissions on ADA requirements for historic properties. Entitled *Americans with Disabilities Act: A Self-Guided Training Course for Historic Preservation Commissions*, the course includes a *Course Handbook* and a *Resource Guide* that provide commissions with the information they need to understand ADA requirements for changes to historic buildings and facilities as well as requirements for accessibility to their own programs.**
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Application for Certificate of Appropriateness
THOMASVILLE HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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| 1. | Name of applicant:  

| 2. | Address of applicant:  

| 3. | Name of owner:  

| 4. | Address of owner:  

| 5. | Location of property:  

| 6. | Present zoning of property:  

| 7. | Present Historic District in which property is located:  

| 8. | Nature of proposed work:  

|   | New Construction  
|   | Demolition  
|   | Landscaping  
|   | Moving a building  
|   | Material Change  
|   | Other, please specify  

| 9. | Description of proposed work:  

I UNDERSTAND THAT CHANGES TO THE EXTERIOR OF THE PROPERTY MUST CONFORM AND FOLLOW THE THOMASVILLE DESIGN GUIDELINES.  
(These guidelines are available for review in the Building Inspection Office.)

Signature of applicant

Telephone Number

Fee Paid $  
Receipt #  

Appendix A: Application for Certificate of Appropriateness
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Thomasville Historic Preservation Ordinance
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Chapter 9

HISTORIC PRESERVATION*

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9-2 Compliance with zoning code required.

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Section 9-0A  ARTICLE I. IN GENERAL

Section 9-1 Purpose.

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; in order to stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business; in order to provide for the designation, protection, preservation and rehabilitation of historic properties and historic districts and to participate in federal or state programs to do the same; the city council hereby declares it to be the purpose and intent of this chapter to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscape features and works of art having a special historical, cultural or aesthetic interest or value, in accordance with the provisions of this chapter.

(Ord. of 1-12-87(5), § I)

Section 9-2 Compliance with zoning code required.

Nothing in this chapter shall be construed as to exempt property owners from complying with existing city or county building and zoning codes, nor to prevent any property owner from making any use of his property not prohibited by other statutes, ordinances, or regulations. (Ord. of 1-12-87(5), § V)

Section 9-3 Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Certificate of appropriateness means a document evidencing approval by the historic preservation commission of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district.
Exterior architectural features means the architectural style, general design and general arrangement of the exterior of a building or other structure, including but not limited to the kind or texture of the building material and the type and style of all windows, doors, signs and other appurtenant architectural fixtures, features, details or elements relative to the foregoing.

Exterior environmental features means all those aspects of the landscape or the development of a site which affect the historical character of the property, i.e., walls, fences, paving, walks, drives, etc., but not plants, trees, or flowers of any kind.

Historic district means a geographically definable area designated by the city council as a historic district pursuant to the criteria established in sections 9-49—9-51.

Historic property means an individual building, structure, site, object or work of art including the adjacent area necessary for the proper appreciation thereof designated by the city commission as a historic property pursuant to the criteria established in sections 9-52 and 9-53.

Material change in appearance means a change that will affect either the exterior architectural or environmental features of a historic property at any building, structure, site, object, landscape feature or work of art within a historic district, such as:
1. A reconstruction or alteration of the size, shape or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
2. Demolition or relocation of a historic structure;
3. Commencement of excavation for construction purposes;
4. A change in the location or design of advertising visible from the public right-of-way; or
5. The erection, alteration, restoration or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

(Ord. of 1-12-87(5), § VI)


Section 9-4 Penalty.
Violations of any provisions of this chapter shall be punished as provided in section 1-6. (Ord. of 1-12-87(5), § VII)

Section 9-5 9-5—9-20. Reserved.

Section 9-20A ARTICLE II. THOMASVILLE HISTORIC PRESERVATION COMMISSION

Section 9-21 Created.
There is hereby created a commission whose title shall be Thomasville Historic Preservation Commission, referred to throughout this chapter as the commission.
(Ord. of 1-12-87(5), § II)

Section 9-22 Operational responsibility; staff function.
The commission shall operate under the general government of the city, and the staff function shall be performed by the chief building official.
(Ord. of 1-12-87(5), § II)

Section 9-23 Number; appointment; terms; compensation.
(a) The commission shall consist of seven (7) members appointed by the city council. All members shall be residents of the city and shall be persons who have demonstrated special interest, experience or
education in history, architecture or the preservation of historic resources.

(b) To the extent available in the city, at least four (4) members will be appointed from among professionals in the disciplines of architecture, construction, real estate or related disciplines, but not more than one (1) from a specific discipline.

(c) Members shall serve three-year terms. Members may not serve more than two (2) consecutive terms. In order to achieve staggered terms, initial appointments shall be: two (2) members for one (1) year; two (2) members for two (2) years; and three (3) members for three (3) years. Members shall not receive a salary, although they may be reimbursed for expenses. (Ord. of 1-12-87(5), § II)

Section 9-24 Powers.

The commission shall be authorized to:

(1) Prepare and maintain an inventory of all property within the city having the potential for designation as historic property. This inventory can be developed and maintained in conjunction with other interested organizations such as Thomasville Landmarks, Inc., Thomas County Historical Society, Inc., or the Thomasville Main Street Project or their successors;

(2) Recommend to the city council specific places, districts, sites, buildings, structures, objects or works of art to be designated by ordinance as historic properties or historic districts;

(3) Review applications for certificates of appropriateness, and grant or deny certificates of appropriateness in accordance with the provisions of this chapter;

(4) Recommend to the city council that the designation of any place, district site building, structure, object, or work of art as a historic property or as a historic district be revoked or removed;

(5) Restore or preserve any historic properties acquired by the city;

(6) Promote the acquisition by the city of facade easements and conservation easements in accordance with the provisions of the Facade and Conservation Easements Act of 1976, O.C.G.A. § 44-10-1 et seq.;

(7) Conduct educational programs on historic properties located within the city and on general historic preservation activities. This can be done in conjunction with other interested organizations such as Thomasville Landmarks, Inc., Thomas County Historical Society, Inc., or the Thomasville Main Street Project or their successors;

(8) Make such investigations and studies of matters relating to historic preservation including consultation with historic preservation experts as the city council or the commission itself may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources;

(9) Seek out local, state, federal and private funds for historic preservation, and make recommendations to the city council concerning the most appropriate uses of any funds acquired;

(10) Submit to the historic preservation section of the department of natural resources a list of historic properties or historic districts designated, and seek their comments and advice on said designation;

(11) Perform historic preservation activities as the official agency of the city’s historic preservation program;

(12) Employ persons, if necessary, to carry out the responsibilities of the commission, upon approval and appropriation by the city council;

(13) Receive donations, grants, funds, or gifts of historic property and acquire and sell historic properties. The commission shall not obligate the city without prior consent;

(14) Review and make comments to the historic preservation section of the department of natural resources concerning the nomination of properties within its jurisdiction to the National Register of Historic Places; and

(15) Participate in private, state and federal historic preservation programs and with the consent of
the city council enter into agreements to do the same.
(Ord. of 1-12-87(5), § II)

Section 9-25   Power to adopt rules and standards.

The commission shall adopt rules and standards for the transaction of its business and for consideration
of applications for designations and certificates of appropriateness, such as bylaws, removal of membership
provisions and design guidelines and criteria. The commission shall have the flexibility to adopt rules and
standards without amendment to this chapter. The commission shall provide for the time and place of
regular meetings and a method for the calling of special meetings. The commission shall select such officers
as it deems appropriate from among its members. A quorum shall consist of a majority of the members.
(Ord. of 1-12-87(5), § II)

Section 9-26   Conflict of interest.

At any time the commission reviews a project in which a member of the commission has ownership or
other vested interest, that member will be forbidden from presenting, voting or discussing the project, other
than answering a direct question.
(Ord. of 1-12-87(5), § II)

Section 9-27   Record.

A public record shall be kept of the commission’s resolutions, proceedings and actions. (Ord. of 1-12-
87(5), § II)


Section 9-45A   ARTICLE III. ESTABLISHMENT OF HISTORIC DISTRICT AND PROPERTIES

Section 9-46   Research and surveys required.

The commission shall compile and collect information and conduct surveys of historic resources within
the city. This can be done in conjunction with other interested organizations such as Thomasville Landmarks,
Inc., Thomas County Historical Society, Inc., or the Thomasville Main Street Project or their successors.
(Ord. of 1-12-87(5), § III)

Section 9-47   Recommendations.

The commission shall present to the city council recommendations for historic districts and properties.
(Ord. of 1-12-37(5), § III)

Section 9-48   Preliminary reports.

Prior to the commission’s recommendation of a historic, district or historic property to the city council
for designation, the commission shall prepare a report consisting of:

1. A physical description;
2. A statement of the historical, cultural, architectural and aesthetic significance;
3. A map showing district boundaries and classifications (i.e., historic, nonhistoric, intrusive) of
individual properties therein, or showing boundaries of individual historic properties;
4. A statement justifying district or individual property boundaries; and
5. Representative photographs.
Section 9-49 Selection criteria for historic district.

A historic district is a geographically definable area, which contains buildings, structures, sites, objects, landscape features and works of art or a combination thereof, which:

1. Have special character or special historic/aesthetic value or interest;
2. Represent one (1) or more periods, styles or types of architecture typical of one (1) or more eras in the history of the municipality, county, state or region; and
3. Cause such areas, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.

Section 9-50 Boundaries for historic district.

Boundaries of a historic district shall be included in the separate ordinances designating such districts and shall be shown on the official zoning map of the city.

Section 9-51 Classification of property.

Individual properties within historic districts shall be classified as:

- **Historic**: Contributes to the district and is at least fifty (50) years old;
- **Nonhistoric**: Does not contribute but does not detract from the district, as provided for in section 9-102. In time, non-historic properties may be reclassified as historic properties.
- **Intrusive**: Detracts from the district as provided for in section 9-102.

Section 9-52 Selection criteria for historic property.

A historic property is a building, structure, site, object, or work of art, including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by reason of value to the city, state, or local region, for one (1) of the following reasons:

1. It is an outstanding example of a structure representative of its era;
2. It is one (1) of the few remaining examples of past architectural style either in the city or in its respective neighborhood;
3. It is a place or structure associated with an event or persons of historic or cultural significance to the city, state, or the region; or
4. It is the site of a natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the city, county, state, or region.

Section 9-53 Boundaries designating properties required.

Boundaries shall be included in the separate ordinances designating such properties and shall be shown on the official zoning map of the city.

Section 9-54 9-54—9-70. Reserved.
SECTION 9-70A  ARTICLE IV. ADOPTION OF DESIGNATION ORDINANCE

SECTION 9-71  SOURCE OF PROPOSAL FOR DESIGNATION.

Designations may be proposed by the city council, the Thomasville Historic Preservation Commission, or:

(1) For historic districts—a preservation organization, a historical society, neighborhood association or group of property owners may apply to the commission for designation;

(2) For historic properties—a preservation organization, a historical society, neighborhood association or property owner may apply to the commission for designation.

(Ord. of 1-12-87(5), § III)

SECTION 9-72  REQUIRED COMPONENTS.

Any ordinance designating any property or district as historic shall:

(1) List each property in a proposed historic district or describe the proposed individual historic property;

(2) Set forth the name of the owner of the designated property;

(3) Require that a certificate of appropriateness be obtained from the commission prior to any material change in appearance of the designated property; and

(4) Require that the property or district be shown on the official zoning map of the city.

(Ord. of 1-12-87(5), § III)

SECTION 9-73  PUBLIC HEARING.

The commission and the city council shall hold a public hearing on any proposed ordinance for the designation of any historic district or property. Notice of the hearing shall be published in at least three (3) consecutive issues in the principal newspaper of local circulation, and written notice of the hearing shall be mailed by the commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than ten (10) nor more than twenty (20) days prior to the date set for the public hearing. A notice sent via the United States mail to the last-known owner of the property shown on the city tax roll and a notice sent via United States mail to the address of the property to the attention of the occupant shall constitute legal notification to the owner and occupant under this section.

(Ord. of 1-12-87(5), § III)

SECTION 9-74  COMMISSION’S RECOMMENDATION.

A recommendation to affirm, modify or withdraw the proposed ordinance for designation shall be made by the commission within fifteen (15) days following the public hearing and shall be in the form of a resolution to the city council.

(Ord. of 1-12-87(5), § III)

SECTION 9-75  CITY COUNCIL’S OPTIONS.

Following receipt of the commission’s recommendation, the city council may adopt the ordinance as proposed, may adopt the ordinance with any amendments it deems necessary, or reject the ordinance.

(Ord. of 1-12-87(5), § III)

SECTION 9-76  REPORT REQUIRED.

No less than thirty (30) days prior to making a recommendation on any ordinance designating a property or district as historic the commission must submit the report required in section 9-48 to the
Section 9-77  Notice of designation.

Within thirty (30) days following the adoption of the ordinance for designation by the city council, the owners and occupants of each designated historic property, and the owners and occupants of each structure, site, or work of art located within a designated historic district, shall be given written notification of such designation by the city council which notice shall apprise such owners and occupants of the necessity of obtaining a certificate of appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated. A notice sent via the United States mail to the last-known owner of the property shown on the city tax roll and a notice sent via United States mail to the address of the property to the attention of the occupant shall constitute legal notification to the owner and occupant under this section.

Section 9-78  Property status may be frozen.

If an ordinance for designation is being considered, the commission shall have the power to freeze the status of the involved property.

Section 9-79  Compatibility with zoning code.

Any properties designated as historic properties or any district designated as a historic district shall in no way affect the established allowable uses set forth in the comprehensive zoning ordinance of the city. All boundaries of designated properties and districts shall overlay existing boundaries of existing or future zones, and the intent of the one shall not be in conflict with the intent of the other.

Section 9-80  9-80—9-95. Reserved.

Section 9-95A  ARTICLE V. CERTIFICATE OF APPROPRIATENESS

Section 9-96  Required for change in appearance.

After the designation by ordinance of a historic property or of a historic district, no material change in the exterior appearance of such historic property, or of a structure, site, object or work of art within such historic district, shall be made or be permitted to be made by the owner or occupant thereof, until a certificate of appropriateness has been granted by the commission.

Section 9-97  Not required for ordinary repairs or change of paint color; maintenance.

(a) Ordinary maintenance or repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay or damage, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance thereof, does not require a certificate of appropriateness. Change in paint color does not require the issuance of a certificate of appropriateness, but property owners are encouraged to seek advice from the commission when changing paint color. Application of all forms of siding, including aluminum, vinyl, asphalt, or other forms does constitute a material change and requires a certificate of appropriateness.
(b) Owners of designated historic properties or properties located within a designated historic district shall be required to maintain their property in accordance with existing laws of the city which provide for the same. The Thomasville Historic Preservation Commission does not have the power to require special maintenance of historic properties or historic districts. The commission may, however, request the appropriate city officials to take action on properties being neglected or not maintained. (Ord. of 1-12-87(5), § V)

Section 9-98 Conformity of new structures required.

After the designation by ordinance of a historic district, all new structures constructed within a designated historic district shall require a certificate of appropriateness which the commission shall issue if these structures conform in design, scale, building materials, setback and landscaping to the character of the district specified in the design criteria developed by the commission. (Ord of 1-12-87(5), § IV)

Section 9-99 Guidelines and criteria.

When considering applications for certificates of appropriateness to existing buildings, the Secretary of the Interior's Standards for Historic Preservation Projects may be used as a guideline along with any other criteria adopted by the commission. The commission may develop design guidelines specifically for the city to use in evaluating applications for certificates of appropriateness. (Ord. of 1-12-87(5), § IV)

Section 9-100 Submission of plans.

An application for a certificate of appropriateness shall be accompanied by such drawings, photographs, plans or other documentation as may be required by the commission. Applications involving demolition or relocation shall be accompanied by post-demolition or relocation plans for the site. An application for a certificate of appropriateness shall be accompanied by a nonrefundable fee in the amount of twenty-five dollars ($25.00). (Ord. of 1-12-87(5), § IV)

Section 9-101 Issuance.

The commission shall issue a certificate of appropriateness if it finds that the proposed new construction or material change in the appearance of existing structure would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property of the historic district. In making this determination, the commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design arrangement, texture and material of the architectural features involved, and the relationship thereof to the exterior architectural style, and pertinent features of the other structures in the immediate neighborhood. (Ord. of 1-12-87(5), § IV)

Section 9-102 Denial.

The commission shall deny a certificate of appropriateness if it finds that the proposed new construction or material change in the appearance of existing structure would have substantial adverse effects on the aesthetic, historic or architectural significance and value of the historic property or the historic district. A certificate of appropriateness may not be denied on the basis of exterior paint color, but property owners are encouraged to seek advice from the commission when selecting paint color. (Ord. of 1-12-87(5), § IV)
Section 9-103 Reasons for rejections required; building official bound.

(a) If the commission rejects an application, it shall state its reasons for doing so, and shall transmit a record of such actions and reasons, in writing, to the applicant. The commission may suggest alternative courses of actions it thinks proper if it disapproves of the application submitted. The applicant, if he so desires, may make modifications to the plans and may resubmit the application at any time after doing so.

(b) In cases where the application covers a material change in the appearance of a structure which would require the issuance of a building permit, the rejection of the application for a certificate of appropriateness by the commission shall be binding upon the building inspector or other administrative officer charged with issuing building permits and, in such a case, no building permit shall be issued.

(Ord. of 1-12-87(5), § IV)

Section 9-104 Public hearing; notice; right to be heard.

At least seven (7) days prior to review of an application for a certificate of appropriateness, the commission shall take such action as may reasonably be required to inform the owners of any property likely to be affected by reason of the application, and shall give applicant and such owners an opportunity to be heard. In cases where the commission deems it necessary, it may hold a public hearing concerning the application.

(Ord. of 1-12-87(5), § IV)

Section 9-105 Interior alterations not considered.

In its review of applications for certificates of appropriateness, the commission shall not consider interior arrangement, use, or finish having no effect on exterior architectural features.

(Ord. of 1-12-87(5), § IV)

Section 9-106 Technical advice.

The commission shall have the power to seek technical advice from outside its members on any application.

(Ord. of 1-12-87(5), § IV)

Section 9-107 Time limit for action on application.

(a) The commission shall approve or reject an application for a certificate of appropriateness within forty-five (45) days after the filing thereof by the owner or occupant of a historic property, or of a structure, site, object, or work of art located within a historic district. An application will not be considered filed until all required information is submitted with the application. Evidence of approval shall be a certificate of appropriateness issued by the commission. Notice of the issuance or denial of a certificate of appropriateness shall be sent by United States mail to the applicant and all other persons who have requested such notice in writing filed with the commission.

(b) Failure of the commission to act within said forty-five (45) days after filing a complete application shall constitute approval, and no other evidence of approval shall be needed.

(Ord. of 1-12-87(5), § IV)

Section 9-108 Undue hardship.

Where, by reason of unusual circumstances, the strict application of any provision of this chapter would result in the exceptional practical difficulty or undue hardship upon any owner of a specific property, the commission, in passing upon applications, shall have the power to vary or modify strict adherence to such provisions, or to interpret the meaning of such provisions, so as to relieve the difficulty or hardship,
Appendix B: Thomasville Historic Preservation Ordinance

provided such variances, modifications or interpretations shall remain in harmony with the general purpose and intent of such provisions, so that the architectural or historical integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgement, best fulfill the purpose of this chapter. An undue hardship shall not be a situation of the person's own making.
(Ord. of 1-12-87(5), § IV)

Section 9-109 Compliance required; legal proceedings authorized.

(a) All work performed pursuant to an issued certificate of appropriateness shall conform to the requirements of such certificate. If work is performed not in accordance with such certificate, the commission shall issue a cease and desist order and all work shall cease.

(b) The city council or the commission shall be authorized to institute any appropriate action or proceeding in a court of competent jurisdiction to prevent any material change in appearance of a designated historic property or historic district except those changes made in compliance with the provision of this chapter or to prevent any illegal act or conduct with respect to such historic property or historic district.
(Ord. of 1-12-87(5), § IV)

Section 9-110 Time limit on commencement of construction.

A certificate of appropriateness shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of appropriateness shall be issued for a period of eighteen (18) months and are renewable.
(Ord. of 1-12-87(5), § IV)

Section 9-111 Record of proceedings required.

The commission shall keep a public record of all applications for certificates of appropriateness, and of all the commission's proceedings in connection with such application.
(Ord. of 1-12-87(5), § IV)

Section 9-112 Authority to negotiate for acquisition.

The commission may, where such action is authorized by the city council and is reasonably necessary or appropriate for the preservation of a unique historic property, enter into negotiations with the owner for the acquisition by gift, purchase, exchange, or otherwise of the property or any interest therein.
(Ord. of 1-12-87(5), § IV)

Section 9-113 Appeals.

Any person adversely affected by any determination made by the commission relative to the issuance or denial of a certificate of appropriateness may appeal such determination to the city council. Any such appeal must be filed with the city council within fifteen (15) days after the issuance of the determination pursuant to subsection (a) of section 9-107. The city council may approve, modify, or reject the determination made by the commission, if the governing body finds that the commission abused its discretion in reaching its decision. Appeals from decision of the city council may be taken to the superior court of the county in the manner provided by law for appeals from conviction for city ordinance violations.
(Ord. of 1-12-87(5), § IV)
Financial Incentive Programs for Historic Preservation Projects
FINANCIAL INCENTIVE PROGRAMS FOR PRESERVATION PROJECTS

The following incentive programs are a few of a large group of programs that can be utilized for preservation projects. Please consult Making Defensible Decisions: A Manual for Historic Preservation Commissions, 1999, Section 5: Resources and Contacts for additional information.

Rehabilitation Tax Credits

The Federal Historic Rehabilitation Investment Tax Credit is an incentive to taxpayers who contribute to the preservation of historic properties by rehabilitating them. The program offers a dollar-for-dollar reduction of federal income taxes owed equal to twenty percent (20%) of the cost of rehabilitating income-producing “certified historic structures.” The application process involves completion of a three-part “Historic Preservation Certification Application” and involves both the State Historic Preservation Office (Historic Preservation Division of Georgia Department of Natural Resources) and the National Park Service (NPS).

To be eligible for the 20% Investment Tax Credit:
• The building 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. The building may also be a contributing property within a locally designated district that has been certified by the NPS. One of these qualifies the building as a “certified historic structure.”
• The project must meet the “substantial rehabilitation test,” where the amount of money to be spent on the rehabilitation is greater than the adjusted basis of the building and is at least $5,000. Generally, projects must be finished within two years.
• After the rehabilitation, the building must be used for an income producing purpose for at least five years.
• The rehabilitation work itself must be done according to The Secretary of the Interior’s Standards for Rehabilitation. These are common-sense guidelines for appropriate and sensitive rehabilitation.

A property owner submits the application forms to the SHPO, and they are reviewed and passed on to NPS for a final certification decision. The application process has three parts: Part 1 documents that the building is a “certified historic structure,” eligible to receive the tax credit; Part 2 explains the scope of the rehabilitation work and should preferably be filed before the work begins; and the Request for Certification of Completed Work documents the finished work and is proof for the Internal Revenue Service that the rehabilitation is “certified.”

The Investment Tax Credit Program also allows for a ten percent (10%) tax credit for certified “non-historic” properties and for a charitable contribution deduction. These credits have different qualifying criteria from the 20% credit. The SHPO provides information, applications, and technical assistance for this program.¹

For further information, contact the Georgia SHPO, (404) 656-2840.

¹ Taken from Preservation Fact Sheet, Historic Preservation Federal Tax Incentive Programs, Historic Preservation Division, Georgia Department of Natural Resources, 1998.
Property Tax Assessment Freeze

In 1989, the Georgia General Assembly passed a preferential property tax assessment program for rehabilitated historic property. This incentive program is designed to encourage rehabilitation of both residential and commercial historic buildings that might otherwise be neglected. These rehabilitated buildings not only increase property values for owners, but eventually increase tax revenues for local governments.

The law provides an owner of historic property which has undergone substantial rehabilitation an eight-year freeze on property tax assessments. For the ninth year, the assessment increases by 50% of the difference between the recorded first-year value and the current fair market value. In the tenth and following years, the tax assessment will be based on the current fair market value.

To be eligible for the Property Tax Assessment Freeze:
- The property must be listed, or eligible for listing, in the Georgia Register of Historic Places or the National Register of Historic Places either individually or as a contributing building within a historic district.
- The property owner must have begun rehabilitation work after January 1, 1989.
- The project must meet a “substantial rehabilitation test” as determined by the county tax assessor. If the property is residential, a rehabilitation must increase the fair market value of the building by at least 50%. If the property is mixed-use (part residential and part income-producing), the fair market value must increase by at least 75%. If the property is commercial/professional, the fair market value must increase by at least 100%.
- The rehabilitation work must be done according to The Secretary of the Interior’s Standards for Rehabilitation.

The incentives program is carried out by the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources and by the county tax assessor. The application process has two parts: Part A, Preliminary Certification, documents that the building is a historic property, and that the proposed work meets the Standards for Rehabilitation. Part B, Final Certification, documents the finished work.²

For further information, contact the Georgia SHPO, (404) 656-2840.

² Taken from Preservation Fact Sheet, Historic Preservation State Tax Incentive Program, Historic Preservation Division, Georgia Department of Natural Resources, 1998.
Georgia Heritage 2000 Grants

The Georgia Heritage 2000 grant program, which went into effect July 1, 1994, is administered through the Historic Preservation Division of the Georgia Department of Natural Resources. The matching 60/40 grants are appropriated for downtown and neighborhood revitalization.

Historic Preservation Fund Survey and Planning Grants/Predevelopment and Development Grants

Historic Preservation Fund grants are administered by the Georgia State Historic Preservation Office (SHPO). Development grants are for properties used for public purposes, such as local government functions, schools, museums, civic spaces, etc. Survey and planning activities include historic resource surveys, archaeological surveys, National Register nominations, preservation planning activities, and information/educational projects.

For further information, contact the Georgia SHPO, (404) 656-2840.

Community Development Block Grants (CDBG)

The Community Development Block Grant program is administered by the U.S. Department of Housing and Urban Development (HUD) and is administered in Georgia by the state Department of Community Affairs. Funds can be used for a variety of community and economic development projects that relate to historic preservation, such as housing rehabilitation and neighborhood revitalization. All projects must, however, directly benefit persons of low and moderate income.

Local Development Fund

The Local Development Fund is a grant program administered by the Georgia Department of Community Affairs. Grant funds support community development and improvement projects such as historic preservation, downtown development, and tourism promotion. Local governments and regional development centers are eligible to apply for the grants.

Revolving Loan Funds

Revolving loan funds provide borrowers with loans for such things as acquisition, stabilization, rehabilitation, restoration, and site improvements. Many local communities with the support of local banks have developed such programs. Often such programs offer money at reduced interest rates. The Georgia Trust for Historic Preservation, the state-wide non-profit historic preservation organization, operates a state-wide revolving fund program.

For further information, contact the Georgia Trust at (404) 881-9980. (www.georgiatrust.org).
Conservation and Preservation Easements

Conservation and preservation easements are agreements made by property owners restricting development of their properties. Easements are generally given to agencies such as land trusts or historic preservation organizations, which then become the easement holders. Each easement document specifically defines the rights being given up by the property owner and the restrictions being placed on the property's use; the easement holder has the right to enforce these restrictions.

Conservation and preservation easements are tax deductible, but in order to qualify for a federal tax deduction an easement must be (a) donated in perpetuity; (b) donated to a qualified organization; and (c) donated strictly for conservation or preservation purposes. The amount a property owner can deduct is typically equal to the reduction in the property's value due to the easement. An appraisal must be conducted in order to determine the easement's value and must meet standards of the Internal Revenue Service.
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Sources for Maintenance and Resource Rehabilitation

PRESERVATION BRIEFS

ARCHITECTURAL HISTORY BIBLIOGRAPHY

GENERAL PRESERVATION AND REHABILITATION BIBLIOGRAPHY

TECHNICAL INFORMATION:
- General Materials
- Additions and New Construction
- Landscaping and Site Improvements
- Lighting
- Masonry
- Metals
- Paints and Painting
- Porches
- Roofs and Roofing
- Windows and Doors
- Wood
Preservation Briefs may be obtained from the Georgia Historic Preservation Division, or are available online at http://www2.cr.nps.gov/tps/briefs/presbhom.htm.

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Rejointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
5. Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural 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 Buildings
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings
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 Composition Ornament
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods for Reducing Lead: Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings
42. The Maintenance, Repair and Replacement of Historic Cast Stone
ARCHITECTURAL HISTORY BIBLIOGRAPHY


GENERAL PRESERVATION AND REHABILITATION BIBLIOGRAPHY


Appendix D: Sources for Maintenance and Resource Rehabilitation


TECHNICAL INFORMATION

General Materials


Additions and New Construction


Landscaping and Site Improvements


Appendix D: Sources for Maintenance and Resource Rehabilitation

**Lighting**


**Masonry**


**Metals**


Thomasville Residential Design Guidelines


**Paints and Painting**


**Appendix D: Sources for Maintenance and Resource Rehabilitation**

**Porches**


**Roofs and Roofing**


**Windows and Doors**


Wood


Glossary of Terms
Addition — A non-original element placed onto an existing building, site or structure.

Alteration — Any act or process which changes the exterior architectural appearance of a building.

Appropriate — Suitable to or compatible with what exists. Proposed work on historic properties is evaluated for "appropriateness" during the design review process.

Architectural Style — Showing the influence of shapes, materials, detailing or other features associated with a particular architectural style.

Certificate of Appropriateness — A document giving approval to work proposed by the owner of a property located within a locally-designated historic district or designated as a local landmark. Specific conditions, set forth by the Historic Preservation Commission and to be followed during the project, may be specified in the document. Possession of a Certificate of Appropriateness does not remove any responsibility on the part of the property owner to acquire a building permit prior to beginning the project.

Character — Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.

Compatible — Not detracting from surrounding elements, buildings, sites or structures; appropriate given what already exists.

Component — An individual part of a building, site or district.

Contemporary — Of the current period; modern.

Contributing — Contributes to the architectural or historic significance of a historic district. (A "contributing building" in a historic district is one that may be of limited individual significance but nevertheless functions as an important component of the district.)

Context — The setting in which a historic element or building exists.

Demolition — Any act or process that destroys a structure in part or in whole.

Element — An individual defining feature of a building, structure, site or district.

High Style — A completely authentic or academically correct interpretation of an architectural style; a "textbook" example of one particular style and not a composition of several different styles.

Historic District — A geographically definable area designated as possessing a concentration, linkage, or continuity of sites, buildings, structures, or objects of historic, archaeological, architectural or aesthetic value.

Historic Site — A site worthy of protection or preservation, designated as historic for its historic, archaeological or aesthetic value.
**Historic Structure** — A structure worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

**House Type** — A definition based on floor plan, height, and sometimes roof shape of a house, having nothing to do with architectural style. Most houses that can be identified as a particular house type are of vernacular design meaning that their designs are based on regional tradition and utilize regional materials.

**Infill** — New construction within a historic district, generally situated on the site of a demolished structure but possibly on a site never previously developed.

**Landmark** — A building, structure, object or site worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

**Maintenance** — Routine care for a building, structure or site that does not involve design alterations.

**Neglect** — The failure to care for a property in such a manner as to prevent its deterioration. Neglect is often not intentional, but may lead to very serious deterioration of materials and even structural systems.

**New Construction** — The construction of a new element, building, structure or landscape component; new construction involves the introduction of designs not original to the building, structure or site.

**Noncontributing** — Does not contribute to the architectural or historic significance of a historic district. (Some noncontributing resources are not yet fifty years of age, and therefore do not meet the age requirement for contributing resources. Other noncontributing resources may be historic but have lost their architectural integrity due to extensive changes or alterations.)

**Preservation** — The process of taking steps to sustain the form, details and integrity of a property essentially as it presently exists. Preservation may involve the elimination of deterioration and structural damage, but does not involve reconstruction to any significant degree.

**Reconstruction** — The process of reproducing the exact form of a component, building, structure or site that existed at some time in the past.

**Rehabilitation** — The process of returning a building to a state of utility while retaining those elements essential to its architectural, historical and/or aesthetic significance.

**Repair** — Any minor change to a property that is not construction, removal, demolition or alteration and that does not change exterior architectural appearance.

**Restoration** — The process of returning a building to its appearance at an earlier time (though not necessarily to its original appearance). Restoration involves the removal of later additions and the replacement of missing components and details.

**Setting** — The immediate physical environment of a building, structure, site or district.
**Significant** — Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

**Site** — A place or plot of land where an event occurred or where some object was or is located.

**Stabilization** — Maintaining a building as it exists today by making it weather-resistant and structurally safe.

**Streetscape** — All physical elements that may be viewed along a street.

**Structure** — Anything constructed or erected which has, or the use of which requires, permanent or temporary location on or in the ground, or which is attached to something having a permanent location on the ground, including, but not limited to, the following: buildings, gazebos, signs, billboards, tennis courts, radio and television antennae and satellite dishes (including supporting towers), swimming pools, light fixtures, walls, fences and steps.

**Vernacular** — Based on regional tradition and utilizing regional materials.
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Recognizing Prevalent Character of Existing Landscape

When a new structure is built, it is important that it respects the existing landscape qualities of that area. The following questions should be asked.

- What are the dimensions of the area’s sidewalks, driveways and walkways?
- What types of distinctive paving patterns, historic landscape materials or street furnishings are in the area of influence?
- What kinds of mature vegetation are in the area?

Guideline

- Identify and respect the prevailing character of the surrounding landscape elements and qualities.

✔ Example of landscape elements with historic character
Respecting Prevailing Landscape Character When Designing New Development

Whether it is an addition to an existing building or a completely new structure, new construction in Thomasville's local historic districts should involve consideration of the surrounding landscape. Once the area of influence has been defined and the character of the existing landscape has been identified, it is most important to retain those aspects of the landscape that are historic. As discussed above and in Section Three: Historic Resources in the Residential Historic Districts, these historic landscape elements include the streetscape sections, curbs, lighting fixtures, sidewalk materials, vegetation and open space. Ideally, all of these elements should be considered, protected and preserved during new construction projects. Additionally, elements exclusive to the residential districts, such as fencing, retaining walls, walks, and driveways should be constructed of materials to complement the existing architecture and to enhance the streetscape experience.

Guidelines
- Protect and preserve historic landscape resources. These landscape resources are vital to the visual character of the historic district.
- Preserve open spaces within the historic district. The district’s open spaces provide a significant visual quality to the historic district, as well as reflecting the historic development of the community.