



Valdosta Historic District Design Guidelines

Design Review Guidelines for the Valdosta Historic District

Created for the City of Valdosta
and the
Valdosta Historic Preservation Commission
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Valdosta Historic District Design Guidelines

Section A: Introduction

*History of Valdosta, Historic Districts, Subareas, Design Review,
Secretary of Interior's Standards for Rehabilitation,
and Economic Incentives.*



North Patterson Street, October 29th 1899, Coach pulling musicians for the Georgia State Fair

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low047

Introduction

The City of Valdosta is a unique community, with an important and valuable history. The Valdosta Historic District recognizes the significance of the community by striving to maintain the built heritage within the city that connects the present to the past.

The establishment of a local historic district and a design review process ensures that the historic building environment and distinctive character of Valdosta will continue to enrich the present and will survive for future generations. Through design review, the integrity of Valdosta's architectural history can be preserved for the cultural and economic benefit of the entire community.

These Design Guidelines are intended to assist property owners within the Valdosta Historic District. These Design Guidelines provide property owners, as well as builders and architects, with the tools and information to smoothly navigate the design review process.



Valdosta Federal Building and Post Office (now City Hall), after 1910

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low075

Introduction

The History of Valdosta

The City of Valdosta was incorporated in 1860 along the route of the Savannah, Albany and Gulf Railroad, and the railroad has continued to contribute to the economic vitality of the area.

European settlers first began to appear in Lowndes County around 1821, and by 1825, the county had been sectioned off from larger Irwin County to the north. The first county seat was located at Franklinville, a few miles east of Hahira, but the town was unsuccessful. By 1833, the county seat was moved to Lowndesville, near Ousley, but this location similarly failed. Troupville was formed in 1837, and the new location of the county seat became an important town within the region, as well as a major stop on the route to Florida.

Although the residents of Troupville had invested in the Savannah, Albany and Gulf Railroad stock in order to assure their inclusion within the route, in 1859 the railroad laid out the new line four miles to the south of town. The enterprising citizens determined that the best solution to this problem was simply to move the entire town south to the railroad line. Valdosta, the name of the new town, was derived from Val de Osta Plantation in Laurens County, which had been owned by the Troup family and maintained the connection to their name and the earlier town.

The first train ran through Valdosta in July 1860, and the town was incorporated as the county seat in December of 1860. By 1870, the census revealed that Valdosta already had a population of 166 people, indicating that the town had grown quickly. The railroad allowed Valdosta to develop as a regional trading center, specializing in the long-staple Sea Island cotton.

Two more railroad lines, the Georgia Southern & Florida and the Atlantic, Valdosta & Western, were constructed through Valdosta in 1889 and 1896, respectively, and represented Valdosta's growing importance as the major exchange for Sea Island cotton. By 1900, the population of Valdosta had reached over 5,600 people, and the city had begun several major improvement projects, including a public transportation system in 1899 and bricking the streets in 1903.

The boll weevil destroyed the cotton crop and decimated the Valdosta economy in 1917, but the region's farmers soon turned to other crops, including pecans, peanuts, tobacco and pine trees. The population of the city continued to grow, and Moody Air Field (now Moody Air Force Base) opened in 1941, bringing over 3,000 military personnel to the city. From the 1940s to the 1980s, much of the growth within Valdosta was located within suburban areas, and many important buildings within the downtown area were lost to demolition. Since the 1980s, Valdosta's historic downtown has been undergoing a revitalization that continues today.

Agriculture and forestry continue to be major contributors to the local economy, but the city also includes several major corporations as well as Valdosta State University, a regional branch of the state university system.¹

1. Derived from the Downtown Valdosta Design Guidelines, Central Valdosta Development Authority, 1995, 8-10 and Wayne and Judy Dasher, "Early History of Lowndes County and Valdosta, Georgia," <http://www.rootsweb.com/~gagus/lowndesh.htm>, accessed 31 December 2007.

The Valdosta Local Historic District

The City of Valdosta first adopted a Historic Preservation Ordinance in 1980 and created the Valdosta Local Historic District upon the recommendations of the Valdosta Historic Preservation Commission.

The Valdosta Historic District encompasses the historic downtown core of the city and its surrounding residential areas. The City of Valdosta has recognized that this area is of extraordinary importance to the character and heritage of the city by designating it as a local historic district. Through the use of historic district status and design review, the built environment of Valdosta can be preserved for future generations.

Local Historic Districts and National Register Historic Districts

Two types of historic districts exist within the City of Valdosta: the local historic district and the National Register Historic Districts (see maps on page 8 and page 9). The Valdosta Historic District is a local historic district, which means that it is subject to local regulations. The National Register Districts are part of the federal National Register of Historic Places program. Properties within the National Register Districts are not subject to local regulations, unless they are also part of the local district.

The National Register Districts in Valdosta are: the Valdosta Commercial Historic District, the Southside Historic District, the North Patterson Historic District, the Fairview Historic District, the Brookwood North Historic District, and the East End Historic District.

The Valdosta Historic Preservation Commission

The Valdosta Historic Preservation Commission (HPC) was created by the City of Valdosta in 1980 when the Historic Preservation Ordinance was adopted. The HPC is made up of seven members, appointed by the Mayor and Council, who have demonstrated special interest, experience, or education in history, architecture, or the preservation of historic resources.

In addition to other duties, the HPC is responsible for performing design review and issuing Certificates of Appropriateness.

Introduction

Subareas within the Valdosta Historic District

The Valdosta Historic District is divided into several subareas in order to allow the HPC to better manage the diverse range of architectural styles and types within the district. The Subareas reflect the differing needs and requirements of different types of historic buildings, depending on their age, location, and architecture.

Subarea I-

- Subarea I includes the historic residential neighborhoods of North Patterson, Brookwood North, and Fairview.
- Subarea I includes a high percentage of high-style homes with a high level of integrity. Preserving the character and integrity of this subarea requires a close adherence to the principles outlined in these Design Guidelines.

Subarea II-

- Subarea II includes the historic residential neighborhoods of Leila Ellis, Kill Me Quick, Westside, and a small section of Cypress.
- Subarea II consists of a large collection of historic housing that significantly contributes to the character of the Valdosta Historic District. As vernacular housing forms designed for average families, more flexible guidelines are able to preserve the historic nature of these buildings, while maintaining affordability.

Subarea III-

- Subarea III includes the historic downtown buildings, as well as the expanded commercial areas located around the Central Business District.
- Commercial buildings have unique needs and special provisions are required to accommodate the historic, economic, and public roles of these important resources.

Contributing and Non-Contributing Structures:

The Valdosta Historic District contains two tiers of resources: Contributing and Non-Contributing. Changes to the exterior of both types of buildings require design review by the HPC.

- **Contributing Resources** are that are generally over 50 years old and adds to the historic character of the district. These buildings, sites, structures, or objects are intact, and few significant changes have been made to the visible exterior elevations.

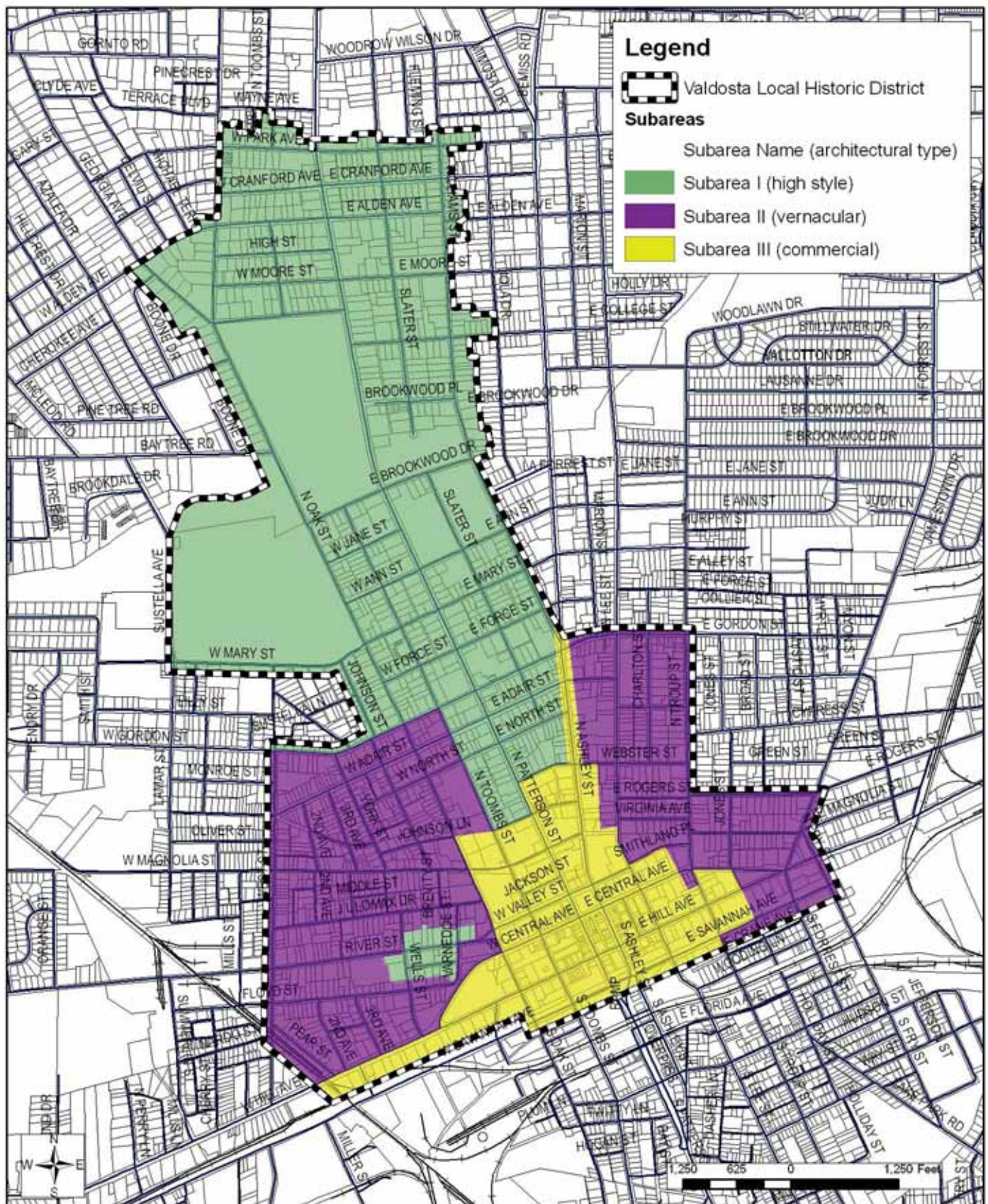
- **Non-Contributing Resources** are than 50 years old or are historic buildings that have been so altered that they can no longer contribute to the historic character of the district.

Compatibility Rule:

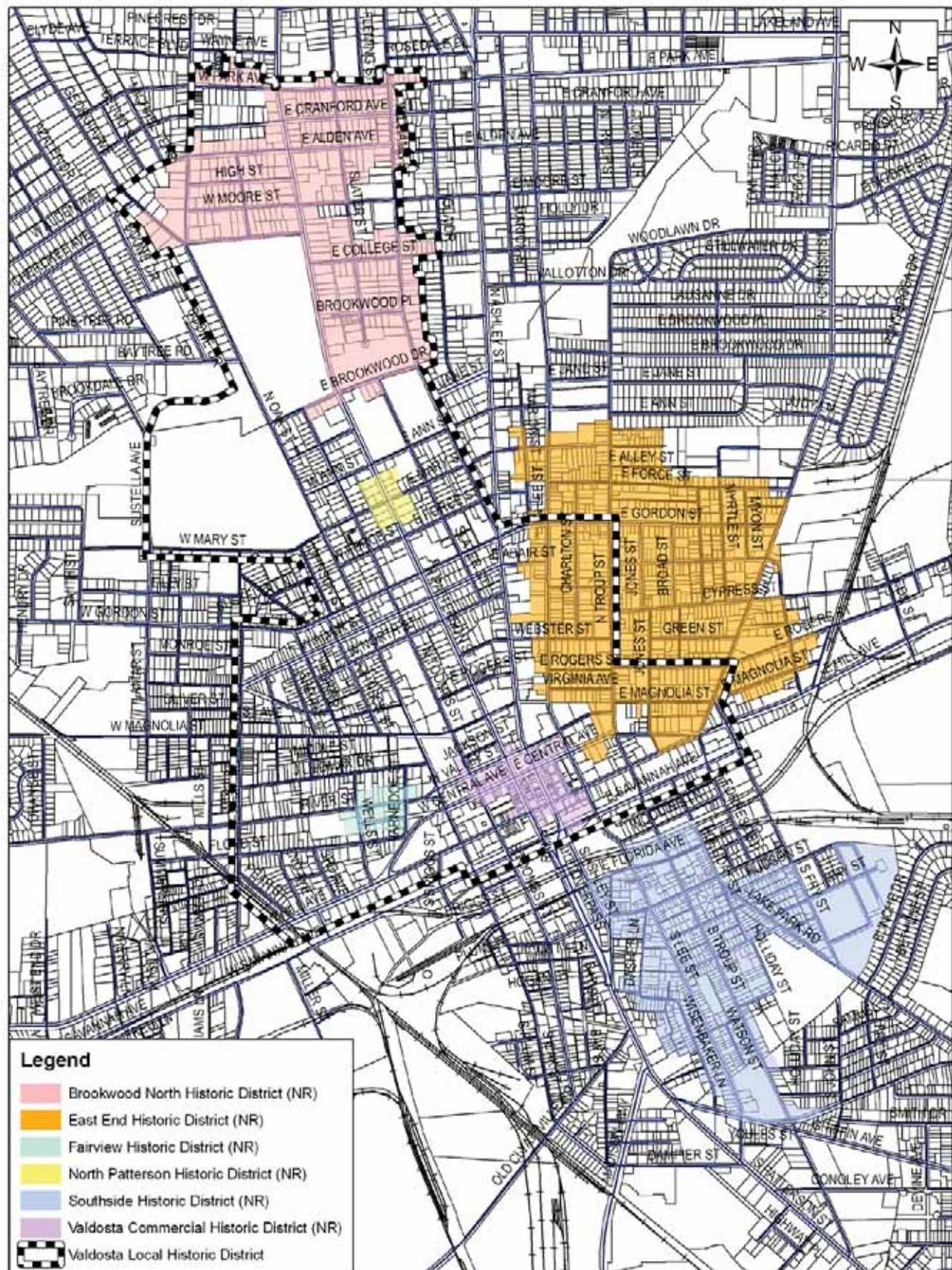
The Compatibility Rule is designed to ensure that the Valdosta Historic District maintains its unique character by requiring that alterations to existing buildings and new construction are compatible with the design, proportions, scale, massing, and general character of the block and Subarea within which the building is located.

In short, an alteration or new building should be compatible with the buildings with which it is most closely associated by location, age, type, style or design.

Valdosta Local Historic District with Subareas



Valdosta's National Register Historic Districts



Introduction

The Design Review Process

In order to make any material changes to the exterior of a building located within the Valdosta Historic District, or to relocate or demolish a building within the Valdosta Historic District, property owners must receive approval from either the HPC or the Commission Administrator, depending on the complexity of the proposed material change.

Certificates of Appropriateness

Certificates of Appropriateness (COAs) are required for major material changes to the exterior of a building within the Valdosta Historic District, or for the relocation or demolition of a building within the Valdosta Historic District. Property owners must submit their plans for the proposed change in the form of a Certificate of Appropriateness Application. Once the Certificate of Appropriateness Application is approved by the HPC, they will issue a Certificate of Appropriateness (COA) to the property owner for work on the project to proceed. A COA is required before a building permit will be issued by the Development Services Division for any project within the Valdosta Historic District.

Following are examples of projects that require a COA:

- Any major alteration that changes the exterior appearance of the building.
- Any addition to an existing building.
- New accessory buildings, new paved areas, new decks or porches.
- New construction.
- Demolition, Partial Demolition, or Relocation of any building within the historic district

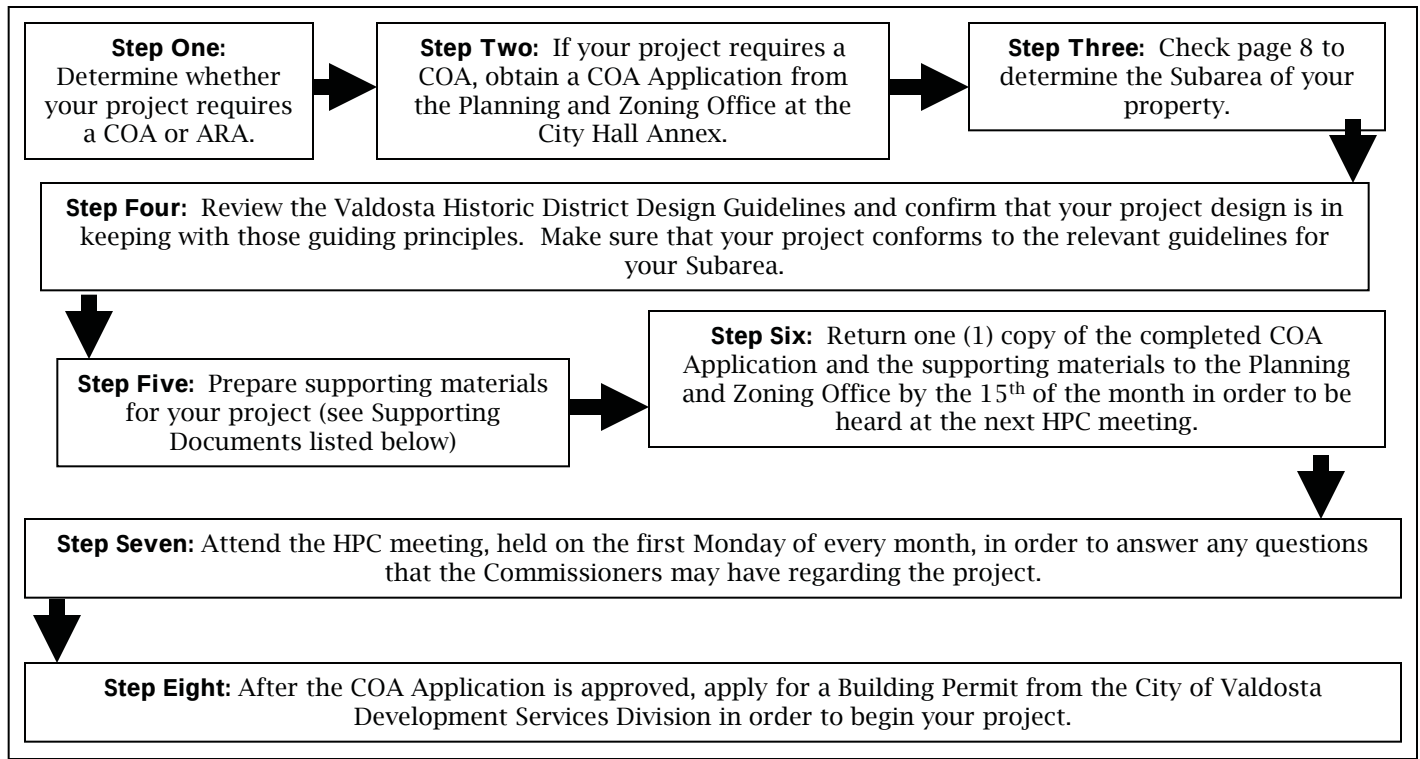
Administrative Review and Approval

Certain minor exterior alterations can be reviewed and approved by the Historic Preservation Commission Administrator. For these material changes, property owners must submit their plans for the proposed change in the form of an Application for Administrative Review and Approval (ARA). Once the ARA is approved by the Commission Administrator, the property owner can proceed with work on the project. Certain types of work require a building permit, and the Development Services Division will not issue a building permit for any project within the Valdosta Historic District without an approved ARA.

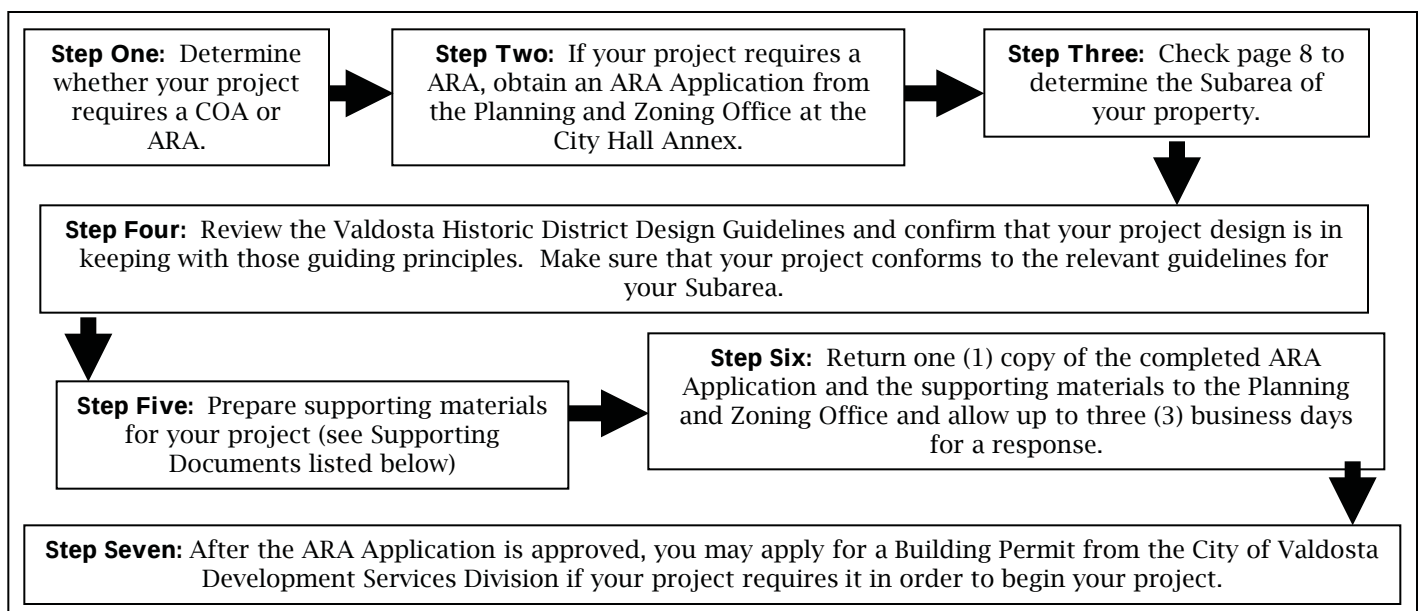
Following are examples of projects that require an ARA:

- Ordinary exterior repair and maintenance, such as minor repairs and in-kind replacement of small sections of siding, or minor architectural elements.
- Removal or replacement of roofing materials with similar materials.
- Installation of any fence not requiring a variance.
- Installation of signs and awnings.
- Resurfacing of an existing paved area.
- Landscaping.
- Demolition, relocation, construction or removal of non-historic secondary structures under 20'X20' located in the back yard.

The Design Review Process: Certificate of Appropriateness



The Design Review Process: Administrative Review and Approval



Introduction

Design Review Process: Supporting Documents

The following supporting documents need to be attached to either a Certificate of Appropriateness or Administrative Review and Approval Application:

- One (1) copy of a Site Plan showing dimensions and locations in relation to nearby buildings, structures, and streets.
- One (1) copy of a Sketch of the proposed work, including elevations, floor plans, details, signage, or any other features to be altered.
- One (1) set of photographs documenting the existing site, structure, setting, and adjacent properties.
- One (1) copy of a description explaining the proposed materials for the project, or one (1) set of sample materials for the project.
- If the COA Application is for DEMOLITION or RELOCATION, one (1) set of plans detailing the proposed new construction on the site.

Frequently Asked Questions:

1. What are the advantages of a property being located within a local historic district?

- Local historic districts protect the historic and cultural resources within the district and ensure that the character and historic fabric of the area is maintained. In addition to these social values, local historic districts have also been found to:
 - Protect the investment of property owners by preventing insensitive changes to the district and maintaining property values.
 - Encourage high-quality design within the district.
 - Encourage the revitalization of neighborhoods.
 - Promote local tourism.
 - Enhance business recruitment.

2. Am I required to restore my building?

- No, there are no requirements that any building within the district must be improved. However, the ordinance does allow for the City to require a property owner to undertake reasonable measures of maintenance in order to prevent demolition by neglect or a public safety hazard.

3. Are there any restrictions on the interior of my building?

- No, there are no restrictions or design review on interior changes.

Frequently Asked Questions:

4. Are there any restrictions on the use of my building?

- No, the use of a property is not restricted by the Historic Preservation Ordinance. The City of Valdosta Zoning Ordinance continues to apply to any building within the city.

5. Does the ordinance control paint color?

- No, paint color is not regulated by the Historic Preservation Ordinance.

6. Will it be more expensive for me to repair or remodel my building?

- Not necessarily. Repairs or renovations of a similar quality cost the same, whether within or outside of a local historic district. High quality repairs or alterations cost less over time, as these products require less maintenance, repair and replacement. In addition, the repair of existing historic features is significantly less expensive than their replacement with similar features.

7. Why is my non-contributing building included within the district? Why is my non-contributing building subject to design review?

- Local historic districts are designed to be contiguous, and non-contributing buildings are included because of their location.
- Non-contributing buildings are subject to design review to ensure that any further changes to the district complement the historic character of the district, rather than detract from it.

8. How does the Valdosta HPC make determinations on Certificates of Appropriateness?

- The members of the Valdosta HPC have demonstrated a special interest, experience or education in history or architecture and several members are professionals in the disciplines of architecture, history, architectural history, historic preservation, planning or other related disciplines.
- The HPC uses these design guidelines and the Secretary of the Interior's Standards for Rehabilitation (see page 14) to make their determinations.

Introduction

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are guidelines established by the federal government, outlining the best practices for rehabilitating historic buildings. These standards were first established to determine the eligibility of an historic building rehabilitation project for the federal tax credit program (see page 16), and the guidelines have become the basis for historic rehabilitation practices throughout the country.

These Design Guidelines are based on the principles of the Secretary of the Interior's Standards and are intended to provide property owners with concrete and useful interpretations of those standards for use in the City of Valdosta.

The Secretary of the Interior's Standards can provide invaluable guidance to any project involving a historic building. Additional standards exist for the preservation, restoration, and reconstruction of buildings. An expanded version of the Standards, with additional guidelines and illustrations, is available at:

<http://www.nps.gov/history/hps/tps/standards/index.htm>



Administration Building, Valdosta State University, after 1917

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low084

The Secretary of the Interior's Standards for Rehabilitation

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 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 their 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.

Introduction

Economic Incentives

Property owners undertaking the rehabilitation of a historic building in Valdosta may be eligible for financial incentives to reduce the cost of the project.

Buildings that are listed on the National Register, either individually or as part of a district, and buildings that are eligible for the National Register can qualify for the Federal or State incentive programs (see map on page 9). Each program has specific eligibility criteria and requirements.

When considering the rehabilitation or restoration of a building in Valdosta, the property owner should consider the available economic incentives. Before planning a project using these incentives, first contact the VHPC Administrator for more information. The Historic Preservation Division, Georgia Department of Natural Resources can also be contacted for information on these programs.

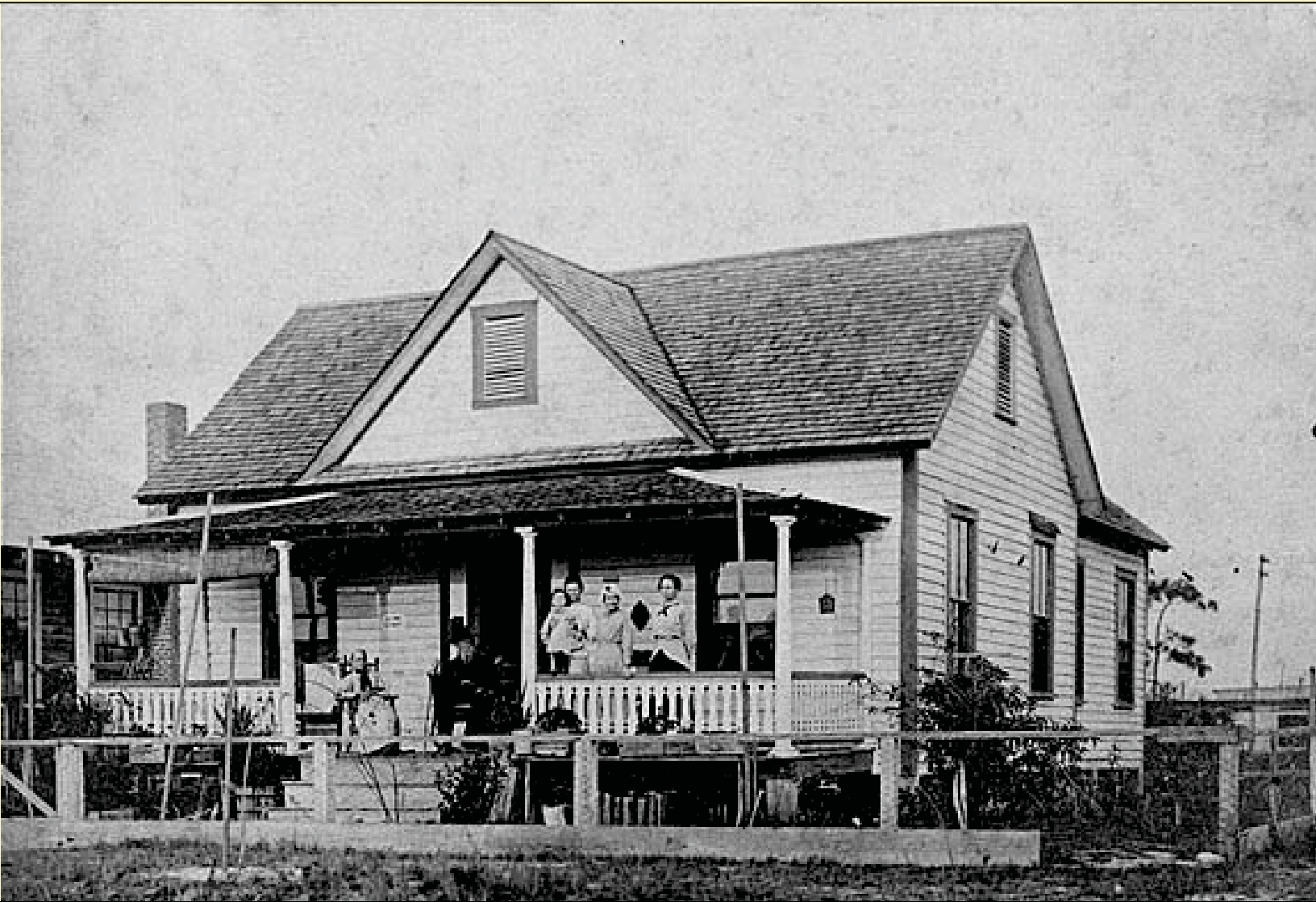
See the following table for more information.

Name of Program	Source	Benefits	Criteria for Eligibility	Contact (see Appendix C)
Federal Rehabilitation Investment Tax Credit Program (RITC)	Federal Government-National Park Service and Internal Revenue Service	Federal Income Tax credit equal to 20% of qualified rehabilitation expenses	Income-producing, Certified Historic structures either eligible for or listed on the National Register. Property must be income-producing. "Substantial Rehabilitation" test. Rehabilitation must be certified by the National Park Service.	Valdosta Main Street Director, Valdosta HPC Administrator, or HPD
Federal Rehabilitation Investment Tax Credit Program (RITC)	Federal Government-National Park Service and Internal Revenue Service	Federal Income Tax credit equal to 10% of qualified rehabilitation expenses	Income-producing, Non-historic buildings built before 1936. Physical wall retention test. "Substantial Rehabilitation" test. Only for non-residential commercial buildings.	Valdosta Main Street Director, Valdosta HPC Administrator, or HPD
Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property	State of Georgia	8½ year property tax assessment freeze	Property must be eligible for or listed on the Georgia Register of Historic Places. Residential and commercial properties are eligible. Rehabilitation must be certified by HPD.	Valdosta Main Street Director, Valdosta HPC Administrator, or HPD
Georgia State Income Tax Credit Program for Rehabilitated Historic Property	State of Georgia	State Income Tax credit equal to 25% of rehabilitation costs, up to \$100,000 for residential and \$300,000 for commercial	Property must be eligible for or listed on the Georgia Register of Historic Places. Residential and commercial properties are eligible. Must meet the "Substantial Rehabilitation" test. Rehabilitation must be certified by HPD.	Valdosta Main Street Director, Valdosta HPC Administrator, or HPD

Valdosta Historic District Design Guidelines

Section B: Subarea I and Subarea II

*Residential Character, Rehabilitation, Site & Setting,
Additions and New Construction.*



Family Photograph, ca. 1870-1899

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low132

Valdosta Historic District Design Guidelines

Residential Character of Subarea I and Subarea II

Subarea I & Subarea II correspond to the residential neighborhoods of the Valdosta Historic District. The diversity of the district is reflected in the variety of houses, which have a wide range of sizes, styles and age. Understanding the existing historic building before undertaking a rehabilitation project or a new addition can help to ensure that any alterations are in keeping with the historic character of the property.



Monroe House at 303 Wells Street, ca. 1900

Photographed by D.S. Wilson

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low006

Architectural Styles and Types: Residential

Architectural Style and Types are used to understand the characteristics of a building and to classify that building with others that are similar. Type and Style refer to the two primary characteristics of a building: its interior floorplan and its exterior ornamentation.

Architectural Types

Architectural Type refers to the interior floor plan of a building. The arrangement and number of rooms determines the type of a building. Cottage and house are the most common type classification: typically a one-story residential building is a cottage and a two-story residential building is a house. A double-pile building is two rooms deep, while a single-pile building is only one room deep.

Architectural Styles

Architectural Style refers to the exterior ornamentation of a building. A “High Style” example will have the appropriate form and decoration of a style applied in a systematic pattern across the building. Other buildings can have elements of a style, meaning that some decorative details correlate to a specific style.

Residential Character

Architectural Types

Double Pen Cottage

A Double Pen Cottage is a simple housing type consisting of two side by side rooms that was common in Georgia in the late 19th century through the early 1930s. Double Pen Cottages were an economical and functional housing form that was constructed in both rural and urban settings throughout the state. Important characteristics of a Double Pen Cottage include:

- Two rooms of equal size, arranged side to side.
- Side-gabled roof.
- Chimney most commonly located at either one or both ends of the cottage.
- Two front doors on the main façade.
- Shed-roofed front porch, running the length of the front façade.
- Sometimes includes elements of the Folk Victorian style.
- Found in Subarea II.



Double Pen Cottage on Clark Street in the Westside Neighborhood

Shotgun Cottage

A Shotgun Cottage is a distinctive housing type that was common in Georgia from the late 19th century through the early 20th century. Shotgun Cottages have a series of rooms, arranged front to back without an access hallway. Shotgun Cottages were most often built in urban environments, as a compact housing form that could easily fit on narrow urban lots. Important characteristics of a Shotgun Cottage include:

- Two to three rooms, arranged front to back without a hallway.
- Front-gabled roof most common, but hipped roofs also found on Shotgun Cottages.
- Chimneys most commonly located on the center ridgeline of the roof.
- Shed or front-gabled front porch.
- Sometimes includes elements of the Folk Victorian style.
- Found in Subarea II.



Shotgun Cottages at the intersection of Canal Street and Third Avenue in the Westside Neighborhood

Architectural Types

Hall-Parlor Cottage

A Hall-Parlor Cottage is an important historic housing type that can be found across Georgia in both rural and urban environments. A Hall-Parlor Cottage has two unequally sized rooms, arranged side to side. Most existing Hall-Parlor Cottages date from the mid-19th through the early 20th centuries. Important characteristics of a Hall-Parlor Cottage include:

- Two unequally sized rooms, arranged side to side.
- Side-gabled roof.
- Asymmetrical front entrance.
- Exterior end chimney.
- Full-length, shed-roofed front porch.
- Sometimes includes elements of the Folk Victorian style.
- Found in Subarea II.



Hall-Parlor Cottage at 708 Magnolia Street in the Westside Neighborhood.

Saddlebag Cottage

The Saddlebag Cottage is an important historic housing type that can be found across Georgia in both rural and urban environments. A Saddlebag Cottage has two rooms, usually equally sized, with a central chimney. Most existing Saddlebag Cottages date from the mid-19th through the early 20th centuries. Important characteristics of a Saddlebag Cottage include:

- Two rooms, arranged side-to side.
- Central Chimney.
- One or two front entrances.
- Side-gabled roof.
- Front porch is most often a shed-roofed full length porch.
- Sometimes includes elements of the Folk Victorian style.
- Found in Subarea II.



Saddlebag Cottage at 808 Johnson Street in the Westside neighborhood.

Residential Character

Architectural Types

Central Hallway Cottage

The Central Hallway Cottage is a common housing type in the Valdosta Historic District. Central Hallway Cottages have a single entrance into a hallway that provides access to a room on either side. Central Hallway Cottages were a popular housing type throughout Georgia from the early 19th century up through the early 20th century. Important characteristics of a Central Hallway Cottage include:

- Central hallway flanked by a single room on either side.
- Central Entrance.
- Chimneys most commonly located on one or both ends of the house.
- Shed or hipped roof, full-façade, front porch.
- Often includes elements of the Folk Victorian style.
- Most often found in Subarea II.



Central Hallway Cottage at 113 North Avenue.

Gabled Ell Cottage

The Gabled Ell Cottage is a T or L-shaped house that consists of two wings, attached at a right angle. Gabled Ell Cottages are also sometimes known as Gable Front-and-Wing Cottages. Common in both rural and urban environments, the Gabled Ell Cottage was common throughout the state from the late 19th century through the early 20th century. Important characteristics of a Gabled Ell cottage include:

- Two linear wings, attached at a right angle to form a T or L-shaped cottage.
- Gabled roofs.
- Shed or hipped-roof front porch.
- Exterior and interior chimneys common.
- Often includes elements of the Folk Victorian style.
- Most often found in Subarea II.



Gabled Ell Cottage on Sustella Avenue in the Brookhaven Neighborhood.

Architectural Types

Georgian Cottage

The Georgian Cottage is a double-pile cottage, consisting of a central hallway flanked by two rooms on either side. The building type was popular throughout Georgia from the 19th century through the 20th century. Important characteristics of the Georgian Cottage include:

- Central hallway flanked by two rooms on either side.
- Hipped or pyramid-shaped roof is the most common form.
- Usually has two interior chimneys.
- Front porch or wraparound porch.
- Often built in the Folk Victorian or Queen Anne styles.
- Found in Subarea I and Subarea II.



Georgian Cottage at 201 Adair Street in the North Patterson neighborhood.

Queen Anne Cottage

The Queen Anne Cottage is a double-pile cottage with a central block with projecting gables and an irregular floor plan without a central hallway. The building type was popular in both urban and rural areas from the 1880s through the beginning of the 20th century. Important characteristics of the Queen Anne Cottage include:

- Square central mass with projecting gables on the front and side.
- Asymmetrically arranged interior floor plan with no central hallway.
- Asymmetrically placed front entrance.
- Hipped or pyramid-shaped roof.
- Interior chimneys are most common.
- Front porch or wraparound porch.
- Often built in the Folk Victorian or Queen Anne styles.
- Found in Subarea I and Subarea II.



Queen Anne Cottage at 519 Rogers Street in the Leila Ellis neighborhood.

Residential Character

Architectural Types

New South Cottage

Similar to the Queen Anne Cottage, the New South Cottage is also a double-pile cottage with a central block with projecting gables. The New South Cottage does have central hallway and a symmetrical arrangement of rooms. The building type was most popular in urban areas from the 1890s through the 1920s. Important characteristics of the New South Cottage include:

- Square central mass with projecting gables on the front and side.
- Symmetrically arranged interior floor plan with central hallway.
- Central entrance.
- Hipped or pyramid-shaped roof.
- Interior chimneys are most common.
- Front porch or wraparound porch.
- Often built in the Folk Victorian or Queen Anne styles.
- Found in Subarea I and Subarea II.



New South Cottage at 107 Ann Street in the North Patterson neighborhood.

Bungalow

The Bungalow is a long, low, rectangular residential building with an irregular floor plan. Bungalows were extremely popular throughout Georgia in the early to mid-20th century, in both rural and urban areas. Important characteristics of the bungalow include:

- Front or side-gabled roof types are most common.
- Wide, low-pitched gables.
- Long, low, rectangular form.
- Integral porches are common.
- Irregular interior floor plan.
- Most often constructed in the Craftsman style.
- Most often found in Subarea I.



Bungalow at 106 North Street in the North Patterson neighborhood.

Architectural Types

English Cottage

The English Cottage has a cross-gabled roof that barely projects from the front façade. The cottage has an irregular floor plan, and the rooms cluster around the small entrance vestibule. The English Cottage type was popular in suburban areas during the 1930s and 1940s. Important characteristics of the English Cottage include:

- Cross-gabled, steeply-pitched roof with minimal projection from front façade.
- Prominent chimney.
- Lack of a front porch but often includes a side porch.
- Irregular floor plan, clustered around the entrance vestibule.
- Almost always constructed in the English Vernacular Revival style.
- Found in Subarea I.



English Cottage in the North Patterson neighborhood.

American Small House

Despite its misnomer, the American Small House is compact, double-pile rectangular cottage with an irregular floor plan of four to six rooms. The American Small House was developed immediately after World War II as an economical and modern building type to fulfill the need for large quantities of new housing, and the building type remained popular through the mid 1950s. Important characteristics of the American Small House include:

- Compact, rectangular form containing four to six rooms in an irregular floor plan; wings sometimes added to side elevations.
- Medium-pitched roof and minimal eaves.
- No front porch.
- Application of decorative shutters, especially on front elevations.
- Use of modern materials, such as metal-framed windows, metal balustrades, and asbestos siding.
- Often includes elements of the Colonial Revival or English Vernacular Revival styles.
- Found in Subarea I.



American Small House at 213 Park Avenue in the Brookwood North neighborhood.

Residential Character

Architectural Types

Queen Anne House

The Queen Anne House is a two-story version of the Queen Anne cottage. The central, square block has projecting gables, no central hallway, and an irregular floor plan. Popular from the 1880s to the beginning of the 20th century, Queen Anne Houses were most often built in the residential neighborhoods of urban areas. Important characteristics of the Queen Anne House include:

- Square central mass with projecting gables on the front and side.
- Asymmetrically arranged interior floor plan with no central hallway.
- Asymmetrically placed front entrance.
- Hipped or pyramid-shaped roof.
- Interior chimneys are most common.
- Front porch or wraparound porch.
- Often built in the Folk Victorian or Queen Anne styles.
- Found in Subarea I and Subarea II.



Queen Anne House at 306 Webster Street in the Leila Ellis neighborhood.

Georgian House

The Georgian House, like the Georgian Cottage, is characterized by its symmetrical floor plan, with a central hallway flanked by two rooms on either side. The Georgian House has been popular throughout Georgia's history, from the early 19th century through the early 20th century. Important characteristics of the Georgian House include:

- Central hallway flanked by two rooms on either side on two floors.
- Hipped or gabled roof is the most common form.
- Usually has two interior chimneys.
- Front porch or wraparound porch.
- Often built in the Neoclassical Revival styles.
- Found in Subarea I.



Georgian House at 415 N. Ashley Street in the North Patterson neighborhood.

Architectural Styles

Queen Anne Style

The Queen Anne Style was the most popular style in Georgia during the late 19th century. The picturesque style drew upon historic English architecture for inspiration. Important characteristics of the Queen Anne Style include:

- Asymmetrical shape.
- Complex, steeply-pitched roof. A hipped roof with multiple gables, including a front-facing gable, is the most common form.
- Projecting bays and gables used to add interest to the wall surfaces.
- Patterned shingles and other changes add texture to wall surfaces.
- Multi-light upper sash windows and the use of stained glass in windows.
- Asymmetrical porches, often wrapping around two or more sides of the house.
- Use of decorative woodwork, including delicate porch spindles and brackets. Jigsawn or spindled woodwork is also often used in gable ends. Half-timbered woodwork may also be used in gable ends.
- Decorative brick work, including elaborate chimneys.
- Found in Subarea I.



Queen Anne Style House at 415 Adair Street in the North Patterson neighborhood.



Complex spindlework, multi-light upper sash, and textured wall surfaces.



Turned and jigsawn woodwork on the porch.

Residential Character

Architectural Styles

Folk Victorian Style

The Folk Victorian Style was extremely popular across Georgia during the late 19th century. The Folk Victorian style is essentially the application of Queen Anne stylistic details to simpler house forms. The Folk Victorian Style can include:

- Decorative spindlework or jigsawn woodwork applied to the porch.
- Decorative brackets may be used under the eaves.
- Patterned shingles or other details may be applied to gable ends.
- Intricate brick work may be used on the chimney or foundation.
- Decorative front-facing gables applied to a simpler house form.
- Found in Subarea I and Subarea II.



Folk Victorian Cottage on Adair Street in North Patterson neighborhood.

Neoclassical Revival Style

The Neoclassical Revival Style became popular in the early 20th century as a reaction against the picturesque Victorian styles that had dominated in the late 19th century. Although the style was largely derived from the earlier Greek Revival and Early Classic Revival styles, the Neoclassical Revival Style brought classical elements to residential architecture in new and interesting combinations. Features of the Neoclassical Revival Style include:

- Rectangular shape.
- Full-height front portico with classical columns.
- Symmetrical façade.
- Side porches and porte cocheres are common features.
- Elaborate entrance, including elements such as transoms, sidelights, fanlights, pilasters and columns.
- Low-pitched hipped roof, which may have a balustrade.
- Cornice detailed with dentils or modillions.
- Found in Subarea I.



Converse-Dalton-Ferrell House at 305 N. Patterson Street in the downtown area.

Architectural Styles

Craftsman Style

The Craftsman Style was the most popular style in Georgia during the early 20th century. Developed in California, the style drew from the English Arts and Crafts movement, as well as Japanese influences. The Craftsman Style was intended to be a modern form, breaking with the traditional use of historical styles in residential construction. Features of the Craftsman style include:

- Low-pitched roofs with widely overhanging eaves and exposed rafter tails.
- An overall horizontal feel.
- Prominent front porch.
- Porch columns are supported by squared or battered wood columns set on brick pedestals, usually extending to the ground.
- Decorative brackets in the gable ends.
- Windows often have a multi-light sash set over a single light sash.
- Most often found in Subarea I.



Craftsman bungalow at 202 Cranford Street in the Brookwood North neighborhood.

English Vernacular Revival Style

The English Vernacular Revival Style drew upon the tradition of medieval and vernacular house forms in England. Most commonly applied to English Cottage type buildings, the style was popular in residential neighborhoods during the 1920s and 1930s. Features of the English Vernacular Revival include:

- Steeply pitched gable roof.
- Half-timbering in the gable.
- Masonry veneer walls.
- Variety of materials, including stone.
- Massive chimney, prominently displayed.
- Tall, narrow casement windows, often grouped together.
- Use of round arches within porches and doorways.
- Found in Subarea I.



English Vernacular Revival style cottage in the North Patterson neighborhood.

Residential Character

Architectural Styles

Other Styles

The Valdosta Historic District also contains many houses that are examples of less common styles. During the early 20th century, house styles became more eclectic as builders and architects explored new forms and materials for modern buildings. These buildings have their own unique features that contribute to the variety and character of the historic district.



Bungalow with Spanish Mission style elements.



International style house designed by Lloyd Greer.

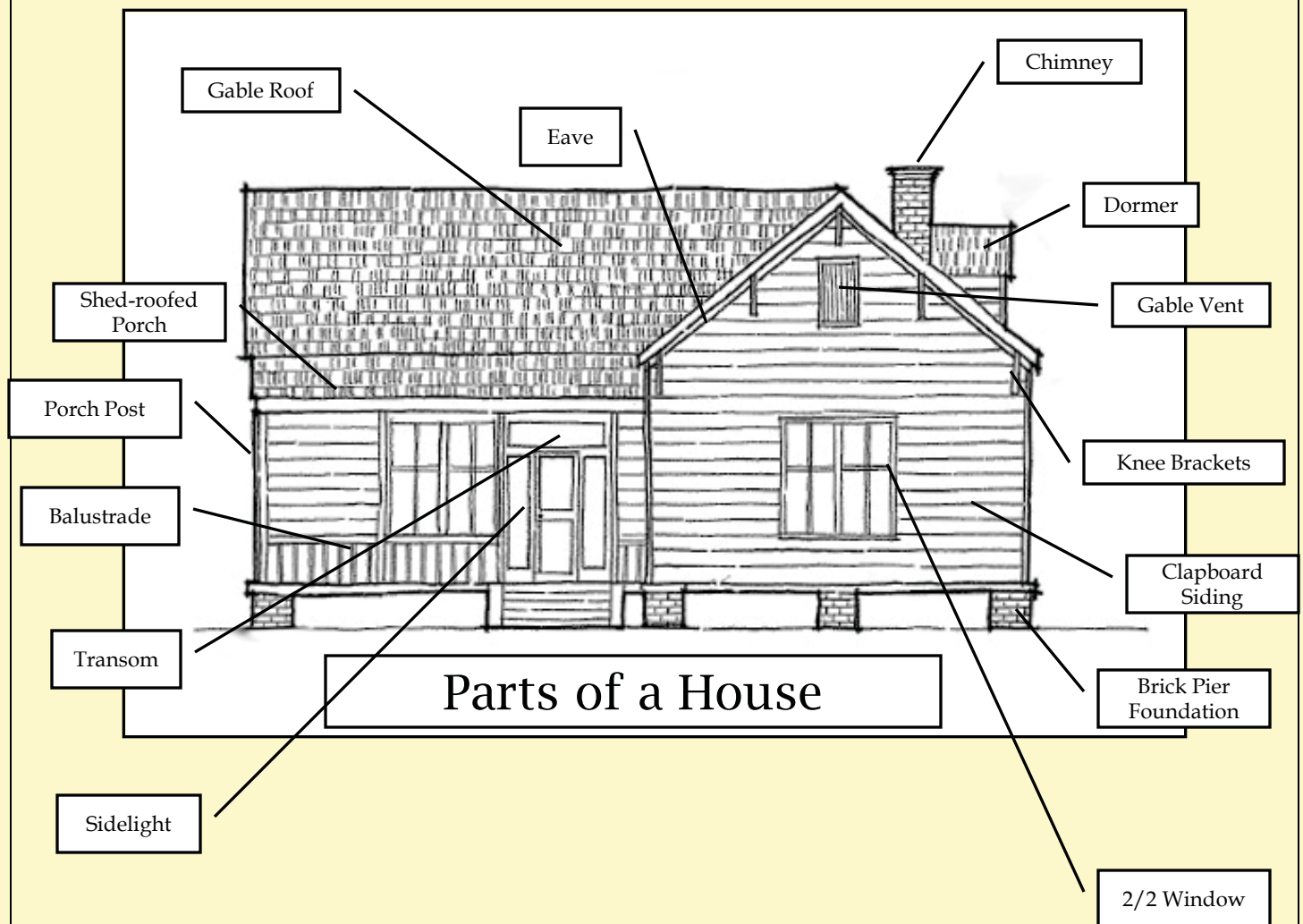


Spanish Eclectic/Expressionist Style Building constructed for the Georgia Realty Company in 1925.

Valdosta Historic District Design Guidelines

Residential Rehabilitation

According to the National Park Service, rehabilitation can be defined as the act or process of making possible a compatible use of a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural or architectural values.



Foundations

In Valdosta, most historic buildings have brick pier foundations that protected wooden buildings from ground moisture and allowed air to flow under the house. Continuous brick or concrete block foundations are found on more recently constructed buildings, and the infill of a historic pier foundation is a common alteration.

- Foundations that retain their historic configuration should be maintained in their existing form. Historic foundations should not be replaced.
- Crumbling mortar should be repointed with mortar joints that match the existing in color, texture, width, and profile.
- Unpainted masonry should remain unpainted. Painted masonry surfaces should remain painted.
- Historic foundation infill (more than 50 years old) should be maintained as part of the historic character of the foundation.
- If the replacement of foundation members is necessary, the new masonry units should match the original in color, size, shape, texture, and chemical composition.
- If supplementary foundation support is necessary, infill sections should be recessed behind the original pier foundation to reduce the visual impact. Brick is the preferred infill material within Subarea I. Painting or stuccoing concrete block infill will help to reduce the impact.
- Lattice panels, set between or behind the existing piers, may be used to screen the foundation. Lattice panels should be painted a dark color to reduce their visibility. Sheet metal or corrugated fiberglass are not appropriate screening materials.
- Masonry infill sections should include ventilation at regular intervals to avoid moisture and rot problems.
- See Preservation Briefs # 1,2, and 39 for maintenance and repair assistance (see Appendix B)



Appropriate use of lattice panel to screen foundation without covering brick piers.



Appropriate maintenance of historic brick latticework infill.



Appropriate maintenance of continuous brick foundation with decorative venting.

Residential Rehabilitation

Siding

Wood siding is the most common material for exterior walls in Valdosta. Maintaining wood siding and detailing is important to preserving the character of the Valdosta Historic District.

- Wood siding should be retained whenever possible.
- Damaged or deteriorated siding should be repaired or replaced in-kind.
- Replacement boards or sections of siding should match the original in size, style, shape, proportion and reveal.
- Repaired or replacement materials should be installed using similar construction methods as the historic siding.
- The cause of the damage or deterioration of siding, such as faulty gutters, should be identified and rectified.
- Small sections of siding, rather than an entire façade, can often be replaced.
- Decorative wooden features, such as shingles, cornices or brackets, should be maintained, and deteriorated features should be repaired or replaced in-kind. The minor replacement of deteriorated wood is preferred.
- Wood siding should not be covered with an alternative material, such as aluminum, vinyl, masonry veneer, or any other material.
- See Preservation Brief #10 for maintenance and repair assistance (see Appendix B).



Small sections and individual boards of deteriorated wood siding should be replaced, rather than an entire façade.



Covering a building in aluminum or vinyl siding results in a major loss of historic character.



Fiber Cement Siding (Hardieboard) may be used for substantial rehabilitation projects of a significantly deteriorated building in Subarea II.

Subarea II Consideration

- Fiber cement siding, commonly known as Hardieboard, is acceptable for use as a part of a major rehabilitation project of a deteriorated building in Subarea II. 6-inch fiber cement siding is more appropriate than 8-inch siding.

Masonry Walls

Masonry, most often in the form of brick, is another common exterior material within the Valdosta Historic District. Historic masonry, especially before 1920, differs in chemical composition from modern masonry and requires special attention.

- Masonry should be maintained and repaired.
- Crumbling mortar should be repointed using a historic mortar mix with a low content of Portland Cement in order to prevent damage to softer masonry materials.
- Repointed mortar joints should match the original in composition and appearance.
- Deteriorated masonry units should be repaired rather than replaced. If replacement is necessary, the replacement should match the original in color, size, shape, texture, and chemical composition.
- Replacement masonry should be worked into the existing masonry pattern to reduce the visual impact.
- Painted masonry surfaces should remain painted and unpainted surfaces should not be covered with any material.
- Masonry should be cleaned using the gentlest means possible. Sandblasting, pressure washing, or any other abrasive methods should not be used, as the masonry will be damaged.
- See Preservation Briefs #1, 2 and 39 for maintenance and repair assistance (see Appendix B).



Crumbling mortar should be repointed.



Inappropriately repointed masonry with incompatible mortar joints and mortar composition.



Damaged or deteriorated masonry should be replaced in-kind, rather than using another material.

Masonry should not be sandblasted, as such abrasive methods will cause deterioration.



Residential Rehabilitation

Porches

Porches are a key component of the historic residential buildings in Valdosta. Serving as outdoor rooms, porches have historically been the character-defining feature of a building as well as the center of social interaction.

- Existing porches should be maintained. Porches should be repaired rather than replaced.
- Front porches or readily visible side porches should not be enclosed with windows, glass, siding or masonry.
- Porches may be enclosed with recessed screens. Screens should be wood-framed and minimal framing should be used in order to preserve the open appearance of the porch.
- Historic porch elements and details should not be removed. Deteriorated features, such as columns, brackets, spindlework or balustrades, should be replaced in-kind.
- Metal, resin, fiberglass, or plastic replacements for porch elements are not appropriate. In limited situations, metal porch elements may be part of the historic design of a building.
- Historic porch floors should be maintained, repaired, and replaced in-kind if necessary. Wooden porch floors should not be replaced with masonry.
- Porch steps should be maintained, repaired, and replaced in-kind if necessary. Precast concrete, concrete block, and metal stairs are not appropriate replacements.
- The construction of porch balustrades and handrails are discouraged if they did not historically exist on the building, unless required for safety or access reasons.



Appropriately maintained porch support with decorative bracket.



Inappropriate enclosure of front porch with glass and vinyl siding.



Inappropriate addition of a balustrade where none historically existed in an incompatible style.

Porches

- No porches should be constructed on the front façade that did not historically exist. Side and rear decks or porches are permitted if they are not readily visible from the street. Roof decks are not appropriate.
- See Preservation Brief #10 for maintenance and repair assistance (see Appendix B).



Inappropriate use of a wooden balustrade on a Craftsman-style porch.



Appropriate enclosure of a porch with screening material in minimal wood framing.



Inappropriate enclosure of front porch with vinyl siding.



Inappropriate construction of a roof deck.

Residential Rehabilitation

Roofs

As roofs protect the entire building from the elements, roofs are often the most frequently changed material in a historic building. Maintaining existing roof shapes and materials is important to maintaining the character of the Valdosta Historic District.

- Historic roof shapes should be preserved. Roof replacement, repair or additions should not result in any change to the visible historic roof shape.
- Historic roofing material should be maintained, repaired, and replaced in-kind.
- Asphalt shingle roofs may be replaced as necessary. Rolled asphalt roofing is not appropriate and should be replaced with asphalt shingles.
- Metal roofs may be used to replace asphalt shingle roofs, if appropriate to the house type and/or style. Craftsman bungalows, English Vernacular Revival cottages, and American Small Houses should not be covered with metal roofs.
- Skylights, solar panels, roof decks, balconies, vents, and new dormers should not be placed on any readily visible roof elevation.
- Decorative features, such as finials or balustrades, should be maintained and repaired.
- See Preservation Brief #4 for maintenance and repair assistance (see Appendix B).



Standing-seam metal is an appropriate replacement material for asphalt shingle roofs for most houses within the historic district.



Historic roofing materials, such as these diamond-shaped asphalt shingles, should be retained, maintained, and replaced in-kind as needed.



Historic roofing materials, such as these metal shingles and standing-seam metal, should be retained, maintained, and replaced in-kind if required.



Inappropriate placement of a skylight on the front slope of the roof.

Chimneys

Chimneys served as the primary venting system for historic fireplaces and stoves that fulfilled the heating and cooking needs within residential buildings. Chimneys are an important and prominent architectural element of historic buildings.

- Historic chimneys should be retained and maintained.
- Historic chimneys should not be removed below the roof line.
- Decorative features, such as corbelled brickwork, should be retained and maintained.
- Repair and repointing of historic masonry should use a compatible mortar with a low content of Portland Cement in order to not damage softer historic masonry.
- Chimney caps should not damage or cover historic features and should have a compatible design.
- See Preservation Briefs #1 and 2 for maintenance and repair assistance (see Appendix B).



Inappropriate deterioration of a historic chimney.



Maintain and repair historic chimneys and their decorative features, such as corbelled brickwork.



Appropriate new chimney cap using compatible materials and design.



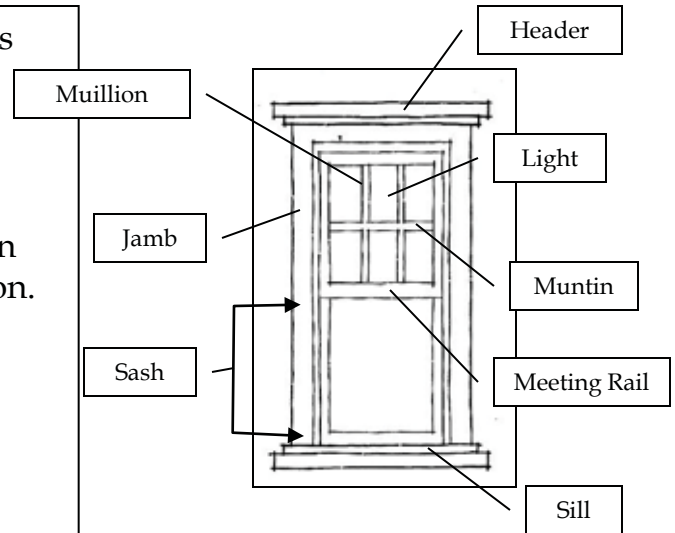
Historic chimney caps should be retained and maintained.

Residential Rehabilitation

Windows

The fenestration of a building is an important component of its character. The Valdosta Historic District contains a multitude of window types, styles, and sizes, and this variety reflects the historic development of Valdosta over time.

- Historic windows and their surrounding features should be retained and repaired as needed.
- Damaged or deteriorated windows should be repaired rather than replaced.
- Repair work should match the historic features in design, size, dimension, scale, material and location.
- The location, number, size, and style of historic windows should be retained.
- New windows should not be added to the front elevation or readily visible secondary facades.
- Flush or snap-in muntins are not appropriate for historic window openings. New or replacement windows should have wooden muntins that create a textured plane similar to the historic divided lights.
- Tinted, mirrored, or plastic glass is not appropriate for historic buildings.
- Installing or replacing weatherstripping is the recommended treatment to prevent air infiltration through windows.
- The addition of storm windows can be used to seal wood windows and improve thermal efficiency. Storm windows provide superior energy efficiency, often surpassing new windows (see Window and Doors Accessories Section).
- See Preservation Briefs #3, 9, 10 and 13 for maintenance and repair assistance (see Appendix B).



Historic windows should be retained and repaired (above) instead of replaced (below), as windows significantly contribute to the historic character of a building.



Entrances and Doors

In the Valdosta Historic District, residential entrances and doors range from the simple to the elaborate and reflect the changes in aesthetics and design over time. As the barrier between interior and exterior spaces, entrances and doors are significant features of a building's character.

- Historic doors and their surrounding features should be retained and repaired as needed.
- Damaged or deteriorated features should be replaced in-kind.
- If a replacement door or surrounding feature is required, the new door or surround should relate to the historic character and style of the house and should use a complementary design.
- Decorative features should be maintained and replaced in-kind.
- Glazing for the historic door, transoms, sidelights, or other features should be replaced in-kind.
- Tinted, mirrored, or plastic glazing is not appropriate for historic buildings.
- Historic door hardware is a significant feature that should be preserved.



Well-maintained decorative entrance at 303 Wells Street in the Fairview Historic District neighborhood.



Doors should not be replaced with incompatible styles.



Slab doors are usually not appropriate for the historic district.

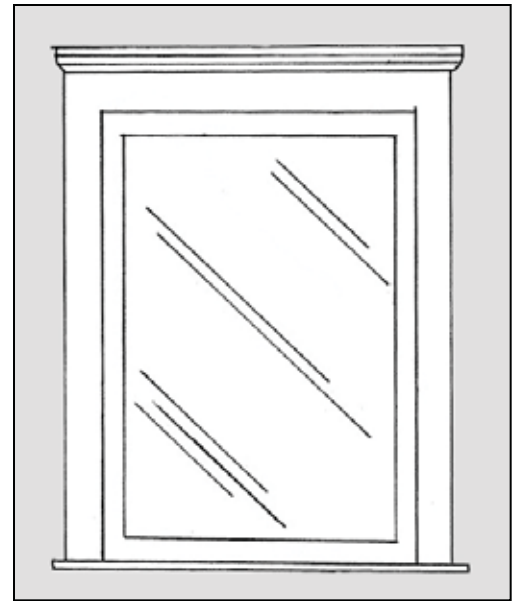
Residential Rehabilitation

Window and Door Accessories

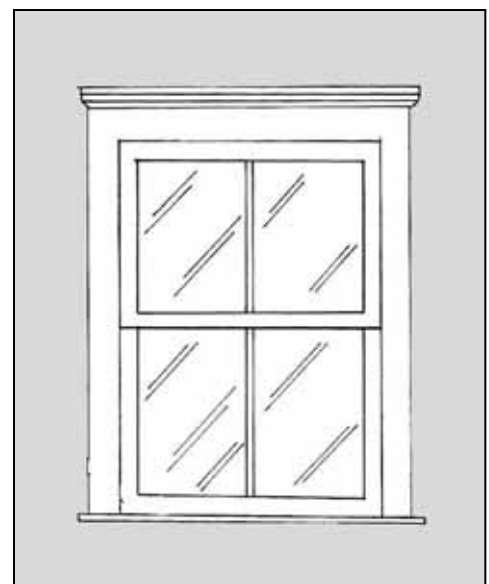
As highly functional elements of a building's use, windows and doors often include accessories, such as screens, to help them fulfill their purpose of both separating and providing access between the interior and exterior.

Window Accessories

- Installing or replacing weatherstripping is the recommended treatment to prevent air infiltration through windows.
- Storm or screen windows should be framed in wood, baked enamel, or anodized aluminum. Raw aluminum is not appropriate for historic windows.
- Storm or screen windows should either be full view or correlate with the meeting rail of the historic window.
- The addition of storm windows can be used to seal wood windows and improve thermal efficiency. Storm windows provide superior energy efficiency, often surpassing new windows.
- Avoid the use of metal bars over windows if possible.
- Shutters should not be applied to any building that would not have had shutters in the past.
- New shutters should be sized appropriately so that they would be able to cover the windows.
- See Preservation Brief #3 for more information (see Appendix B).



Storm windows should either be full-view (above) or have a meeting rail that correlates with the historic window (below).



Shutters should not be applied to any building that would not have historically included them.

Window and Door Accessories

Door Accessories

- Screen or storm doors should be framed in wood, baked enamel, or anodized aluminum. Framing should be painted to match the door on which it is placed.
- Full-view storm doors are the most appropriate for historic buildings. Screen doors are historic features, and a wider variety of styles are compatible.
- The use of metal security doors is not recommended.



Inappropriate raw aluminum storm door.

Awnings

- Awnings are sometimes used within the historic district to protect entrances from rain or to shade windows.
- Awnings should be canvas, vinyl-coated canvas or acrylic. Metal awnings may be appropriate on some residential buildings, dating from the mid-20th century.
- An awning should fit the opening that it is covering. Shed or arched awnings are appropriate for the historic district.
- See Preservation Brief # 44 for more assistance with awning maintenance and design (see Appendix B).



Appropriate full-view, wood-framed storm door.



Historic metal awnings should be maintained and preserved.

Inappropriate use of a canvas awning as a porch.



Residential Rehabilitation

Window and Door Accessories

Handicap Ramps

- Ramps and any other equipment required for handicap accessibility should be placed at a side or rear entrance. If impossible, care must be taken to ensure that the character of the historic building is maintained.
- Ramps or other equipment should be constructed of compatible materials, generally wood, that blend with the existing character of the building.
- Landscaping can be used to conceal or minimize handicap ramps or other necessary accessories.
- See Preservation Brief #32 for more assistance with handicap accessibility issues (see Appendix B).



Inappropriate placement of handicap ramp on front elevation.



Appropriate placement of wood exterior stairs on the rear of a building.

Exterior Stairs

- Exterior stairs, sometimes required for access or safety in adaptively reused buildings, should be located to a rear or a side entrance that is not readily visible.
- Exterior stairs should be constructed of a compatible material, generally wood, that blends with the existing character of the building.
- Prefabricated metal stairs are not appropriate for the Valdosta Historic District.



Prefabricated metal stairs are not appropriate for the Valdosta Historic District.

Valdosta Historic District Design Guidelines

Residential Site & Setting



"The Crescent," 1902-1903

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low051

Sidewalks and Streetscapes

Sidewalks and front walks are important elements of the streetscape that connect a building to the pedestrian and the overall streetscape. Maintaining elements of a historic streetscape preserves an important aspect of a neighborhood's character.

- Historic walkways and other historic materials within the streetscape should be preserved and maintained.
- New walkways are encouraged to use appropriate materials, such as brick, or hexagonal pavers to create a more historic and more permeable surface.
- New walkways should run to the street and the sidewalk, rather than be oriented towards a driveway. An additional walkway to the driveway is acceptable.
- New construction should include a walkway.
- Sidewalks should be maintained, and new construction should include a sidewalk of similar width and materials as nearby sidewalks or as delineated in the regulations of the zoning district.
- Existing historic curbing, such as the granite curbing on River Street, should be maintained and preserved. Any new construction or project that requires removal of historic curbing should reinstall the curbing after project completion.



Historic materials, such as the brick paving on Varnedoe Street, should be preserved and maintained.



New construction should include sidewalks of similar width and materials as nearby sidewalks.



Historic front walkways should be maintained and preserved.

Historic street markers should be maintained and preserved.



Residential Site & Setting

Driveways and Parking

Many historic buildings within the Valdosta Historic District were designed before the automobile became a common feature of the landscape. The addition of a driveway is a frequent alteration, and many driveways were constructed during the mid-20th century.

- If a historic driveway and parking area exists, it should be maintained and repaired.
- Parking should be located at the side or rear of a residential building. Parking in the front yard is not appropriate for the Valdosta Historic District.
- New driveways and parking areas associated with new construction should be placed to the side and rear of a building, respectively.
- Gravel or peastone are the preferred materials for driveways, as these materials are inexpensive, historically appropriate, and environmentally friendly. Concrete tracks are another driveway alternative that creates minimum intrusion and allows stormwater absorption. Poured concrete or asphalt may also be used for driveway construction.
- Parking areas should be screened through the use of hedges, shrubs or trees, or through the construction of a fence.



Appropriate driveway, located within the side yard, using permeable stone and sand surfacing.



Concrete tracks are another appropriate material for a new driveway.

Peastone is an appropriate material for a new driveway.



Parking areas should be located behind a residential building, not within the front yard.



Fences and Walls

Fences and walls have been historically used to separate public and private spaces in residential neighborhoods. The use and types of fence are often closely tied to the period of the building's construction.

- Historic fences should be preserved and maintained.
- Front yard fences should be constructed of wooden pickets or cast iron, as appropriate for the residence and location. Front yard fences may not exceed 4 feet in height.
- Front yard fences are discouraged for buildings that were constructed from c. 1920 to c. 1960, as these resources were designed to have open front yards.
- Rear fences and fences along non-visible secondary elevations can be constructed of alternate materials, such as wooden planks, brick, stucco or chain link, up to a height of 8 feet. Rear and secondary elevation fences should start behind the house.
- Vinyl-coating or natural vegetation can be used to improve the appearance of chain link fencing.
- Historic retaining walls should be retained and repaired.
- New retaining walls should be constructed of brick, constructed of concrete and faced with brick, or constructed of concrete and covered with stucco.



Retain historic fencing material



Front yard fences are inappropriate for early to mid-20th century resources and detract from the open streetscape.



Inappropriate fence styles should not be used in the Valdosta Historic District. Wooden pickets would be a more appropriate front yard fence.



Wood is an inappropriate material for a retaining wall.

Residential Site & Setting

Accessory Buildings and Recreational Structures

Accessory buildings, such as sheds, garages or carports, are often necessary to accommodate contemporary needs for historic properties.

- Historic outbuildings should be preserved and maintained.
- New accessory buildings are subject to design review by the Valdosta Historic Preservation Commission.
- New accessory buildings, such as sheds, should be placed to the rear of the residential building.
- Garages and carports should be located to the rear of the residential building.
- Attached garages or carports are not permitted on historic properties dating earlier than 1920.
- Just as residential new construction, new garages, carports, and sheds should be compatible in design and proportion to the existing historic structure. The accessory building or structure should be smaller than the historic building.
- Recreational structures, such as a swimming pool or tennis court, must be located at the rear of the property and screened from view. Swimming pools must be surrounded by a wall or fence at least 5 feet high.



Historic outbuildings within the Valdosta Historic District should be preserved and maintained.



Accessory buildings, such as sheds, should be located to the rear of the historic building.



Garages should not be attached to historic buildings & new accessory buildings should be smaller than the historic building.



Appropriate design for a new garage.

Mechanical Systems

Contemporary mechanical systems are key to a building's continued use, but these systems should be concealed from view as much as possible in order to preserve the historic character of the property.

- Transformers, condensing units, and other modern mechanical equipment should be located at rear or secondary elevations.
- Mechanical equipment on a secondary elevation that is visible from the street should be screened with fencing or landscaping.
- Window-mounted air conditioning units should be installed on side or rear facades. Installation should not cause the removal, replacement, or damage to the window sash or surround.
- Roof-mounted mechanical systems should be located on the rear of the building.
- Satellite dishes should not be installed on front elevations, within front yards, or on visible side elevations.



Condensing units and other mechanical equipment should be located on secondary elevations and screened with landscaping.



Satellite dishes should not be installed on front or visible side elevations.



Window-mounted air-conditioning units should be installed on rear or side facades and should not cause the removal or damage of the window sash or surround.

Residential Site & Setting

Landscape Features and Plantings

The maintenance and use of historic plantings and other landscape features can greatly enhance the historic character of the district.

- Historic landscape features and plantings should be maintained.
- Plant materials should be kept away from building facades to prevent damage via moisture infiltration. Foundation plantings are not a historic feature of most buildings in the Valdosta Historic District because of the moisture problems they create.
- The planting of traditional and native plants is encouraged.
- For more information on landscape regulations, please see the Valdosta Tree and Landscape Ordinance.



Historic plantings should be maintained and preserved.



Traditional landscapes should be retained.



Foundation plantings are appropriate for mid-20th century buildings.

Most historic buildings should not include foundation plantings, which are inappropriate and speed rotting.



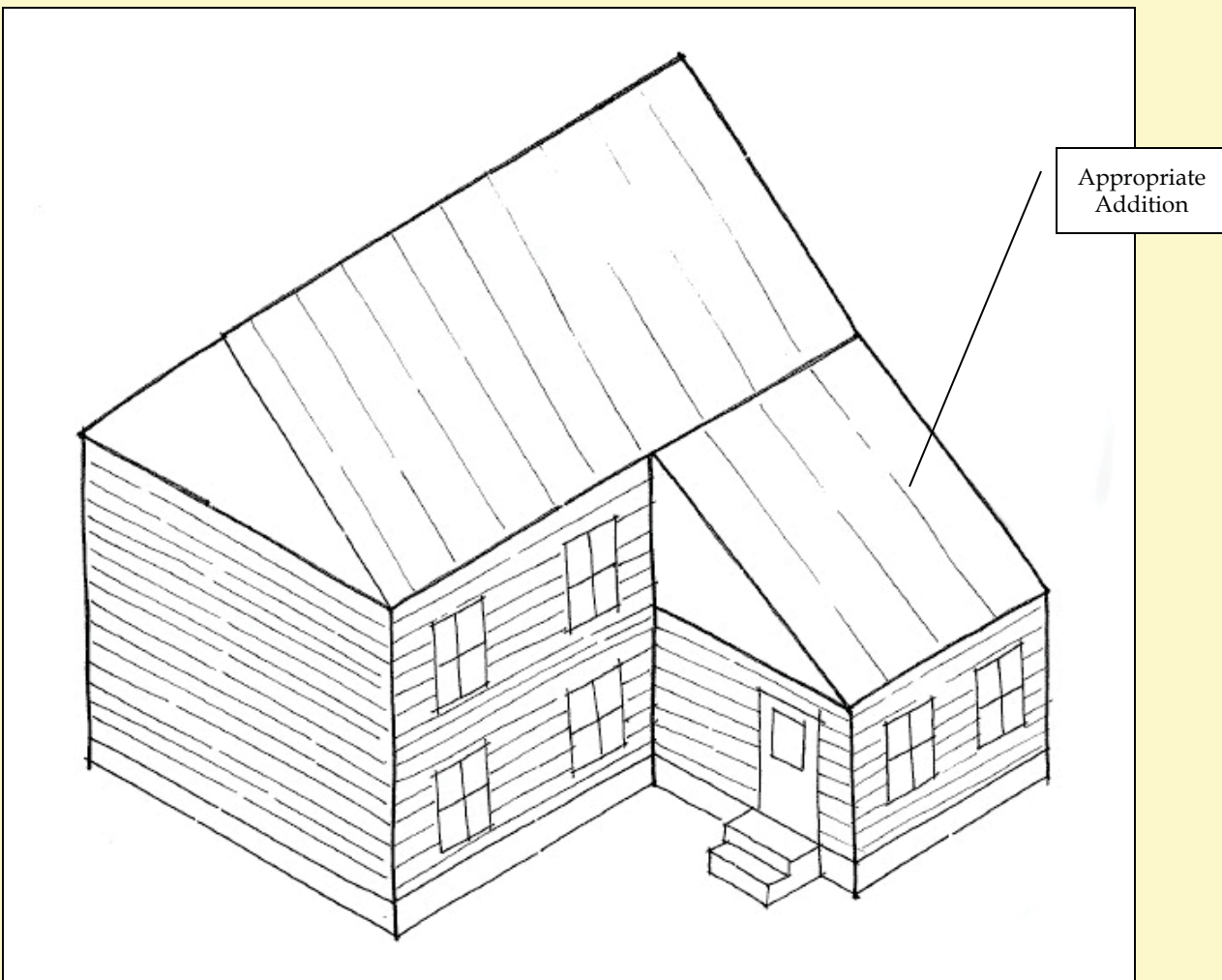
Valdosta Historic District Design Guidelines

Residential Additions

The Secretary of the Interior's Standards for Rehabilitation provide two main guidelines for new additions:

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

Standard #10- New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Additions to Contributing Historic Buildings

Additions to historic residential buildings often become necessary to accommodate modern uses, contemporary interior aesthetics, and growing families. However, additions can be constructed to complement the existing historic building, rather than damage its historic character.

- The design of an addition should minimize the loss of historic materials and architectural elements from the existing building.
- Additions should not alter the historic character of the existing building.
- Additions should be placed to the rear of a building.
- The size and scale of an addition should be smaller than the existing building and should not obscure or overshadow the existing building or any of its significant features.
- Additions on front elevations, visible secondary elevations or roof tops are not appropriate for historic buildings.
- Additions should not alter the orientation of the existing building.
- Additions should be compatible to the existing building in design and materials, yet contemporary. Additions should be representative of their period of construction and not a copy of the existing building.
- Additions should be constructed of compatible materials. Fiber cement siding (i.e. Hardieboard) of a similar size, shape, and reveal as the existing wood siding is permitted for additions to a wood-sided building within Subarea II. Vinyl or aluminum siding is not appropriate. 6-inch fiber cement siding is usually more appropriate than 8-inch siding.
- Garages should not be attached to historic buildings.



Appropriate rear addition, using compatible materials and contemporary design, at 1804 Williams Street in the Brookwood North neighborhood.



Inappropriate side garage addition, with an incompatible height, size, design, setback, and location.



Inappropriate addition with incompatible height, design, and materials.

Valdosta Historic District Design Guidelines

Residential New Construction



Converse House (now demolished), ca. 1930

Blackburn's Studio, Valdosta

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low111

New Construction

New construction within the Valdosta Historic District can contribute to the vitality of the area, but the design of new residential buildings must be sensitive to the historic fabric of the existing neighborhood to preserve the character and heritage of the Valdosta Historic District.

Placement: Setback, Rhythm and Orientation

- New construction should have a setback that is consistent with the setback of other contributing residential buildings on the same block.
- New construction should follow the pattern of buildings along the same block by maintaining the rhythm of buildings and sideyards.
- New construction should have a floor-to-ceiling height that is compatible with other residential buildings on the same block.
- New construction should have a raised foundation that is compatible with other foundation heights along the same block. Foundation heights should be at least one foot above grade. No building should be constructed at grade. No foundation should extend outside of the exterior wall.
- The main entrance of the new building should be oriented to the street façade.



New construction should maintain the existing rhythm of buildings, including their setbacks and sideyards.



Inappropriate (above) and appropriate (below) setbacks.

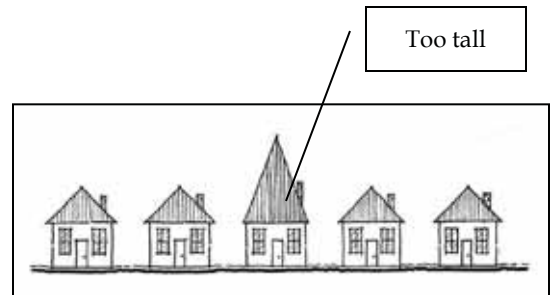


New construction with incompatible setback and foundation height.

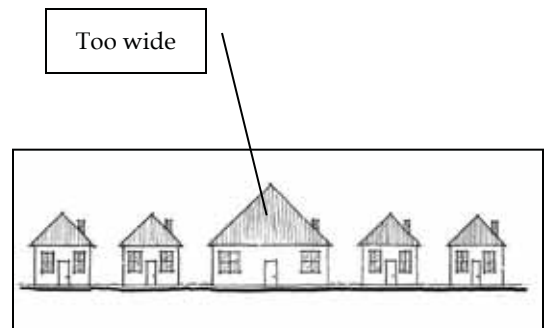
Residential New Construction

Scale and Proportion

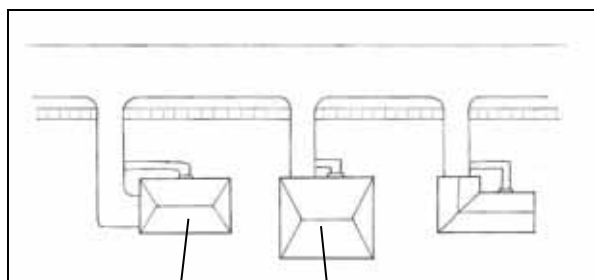
- New construction should have proportions that are compatible with other contributing buildings on the same block.
- New construction should be no less tall than the shortest contributing building on the same block, and building height should not exceed the tallest contributing building on the same block by more than 5 feet.
- The width of a new building should be compatible with the width and proportions of other contributing buildings on the same block.
- The proportions of a building should be appropriate to its design.
- The ground floor area should be compatible with the ground floor area of contributing historic buildings on the same block. New construction may not have a ground floor area that is larger than 125% of the contributing building on the same block having the largest ground floor area.



New construction should not exceed the height of the tallest contributing building by more than 5 feet.



The width of new construction should be compatible with the width of other contributing buildings on the same block.



New construction may not have a ground floor area larger than 125% of the largest building on the same block.



Inappropriate, out-of-scale new construction.

Residential New Construction

Design

- Contributing buildings in the same neighborhood and block should be used as inspiration for the design of new construction. Creative compatibility, without historic reproduction, is encouraged.
- The main entrance of the new building should be oriented to the street façade.
- A porch should be included as part of the front elevation on most new construction. The porch should be appropriate to the design of the building.
- Porches should have a depth of at least six feet.
- A front porch is not required if the new construction derives its design inspiration from the English Vernacular Revival style or the American Small House.
- An attached garage may not be included as a part of the design. Garages should be located within accessory buildings.
- New construction should have a compatible roof form and slope to other contributing buildings on the same block.
- The placement and rhythm of door and window openings should be compatible with contributing historic buildings on the same block. Window and door openings should not exceed the height to width ratio of nearby buildings by more than 10%.
- Window and door designs should be compatible with contributing buildings on the same block.



A front porch is inappropriate for a building design inspired by the English Vernacular Revival style.



Incompatible new construction with an inappropriate design that fails to reference the character of the district.



New construction should look to contributing buildings for design inspiration.

Residential New Construction

Materials

- New construction should use materials compatible with the historic materials used on contributing buildings in the same area as the new construction.
- Clapboard is often the most appropriate exterior material for new construction, but fiber cement siding (Hardieboard) is an acceptable alternative. Vinyl or aluminum siding is not appropriate.
- Brick or stucco may be an appropriate exterior material if the new design is derived from a 20th century style, such as Spanish Colonial Revival. The exterior material should correlate to the design of the new building.
- New brick construction should be compatible with contributing historic buildings including factors such as mortar joint width and shape, brick size, color and texture.
- New stucco construction should use a cement and lime based mix. Synthetic stucco is not appropriate for the historic district.
- New foundations of concrete or concrete block should be faced with brick or covered with paint or stucco.
- Porches should be constructed of wood and brick. Stucco, metal, or other materials are only acceptable if the design of the new building is inspired by mid-20th century resources and if the location of the new building is compatible with these materials.
- Roofs should be constructed of asphalt shingles, clay tile, or metal.
- Windows should not have flush or pop-in muntins. New windows should have muntins that create a textured plane similar to historic divided lights. Wood sash windows are most appropriate within the Valdosta Historic District.



New construction using appropriate materials, including wood sash windows, fiber cement siding, and stone veneer.



Windows with flush or snap-in muntins are not appropriate for the Valdosta Historic District.



A new building should use materials that are compatible with the historic district.

Valdosta Historic District Design Guidelines

Section C: Subarea III

Commercial & Institutional Character, Rehabilitation, Site & Setting, Additions and New Construction



North Patterson Street Scene, ca. 1880-1890

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low113b

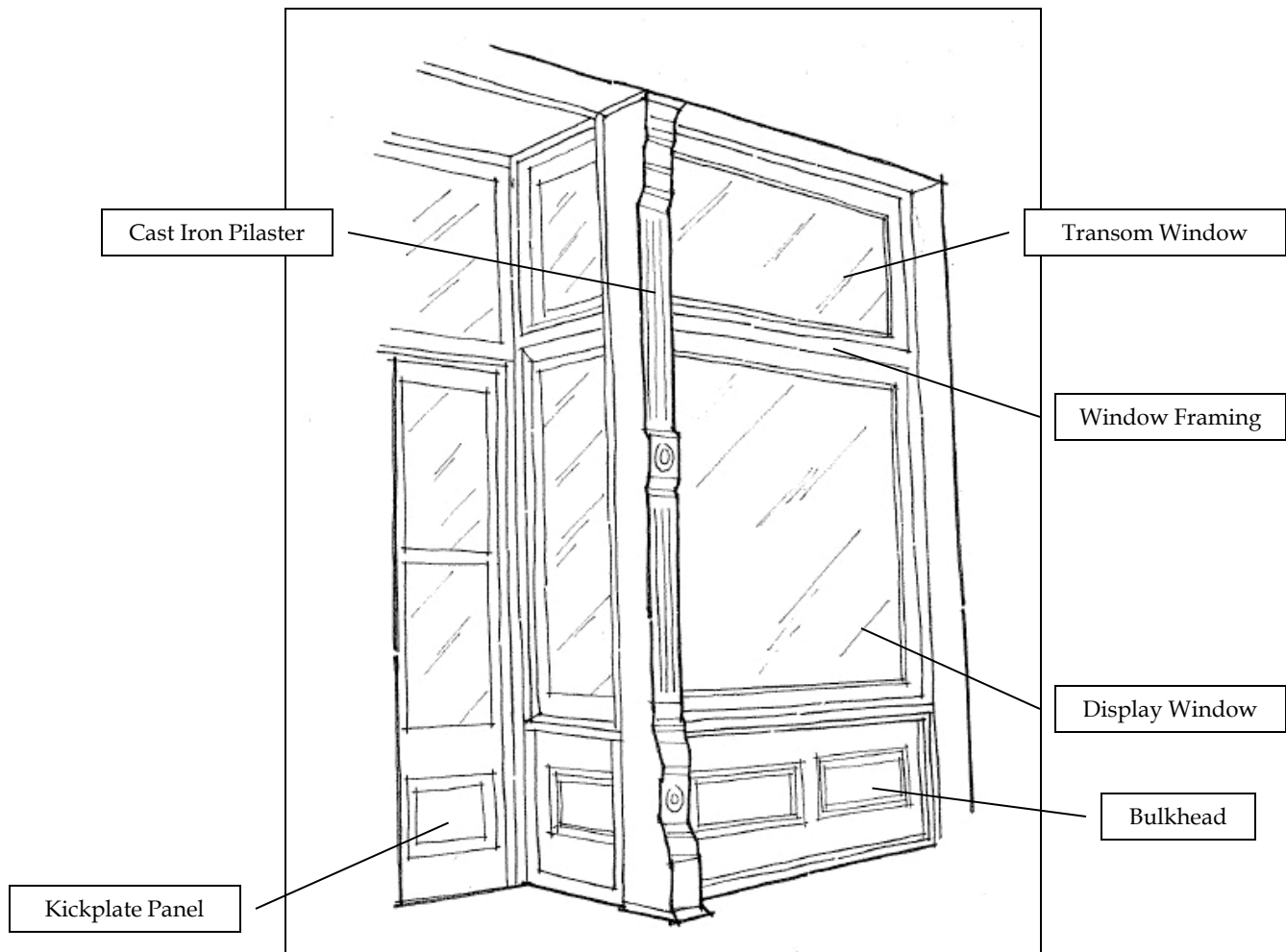
Commercial & Institutional Character

Commercial and Institutional Historic Character

Commercial and institutional buildings are the centers of a community and retaining their historic character is vital to maintaining the identity of an area.

Commercial and institutional buildings tend to be characterized by their style, rather than their type. Historic commercial buildings generally consist of two main elements: a storefront and an upper façade. The interior of the storefront consists of a large, open space for the presentation of goods. Offices, storage space, and residential space are located in the rear or upper floors. Similarly, churches and halls and public buildings have a large room for services and meetings, and other functions are irregularly arranged around this primary service.

The Valdosta Historic District contains a variety of commercial and institutional buildings that reflect the changing character and aesthetics of the city over time, as well as the efforts of merchants and institutions to establish their uniqueness and character through architecture.



Commercial & Institutional Character

Commercial and Institutional Buildings

Vernacular Commercial

- Vernacular commercial buildings are simple, rectangular, one-story buildings with simple gable roofs. Parapetted facades are often used to decorate front elevations.
- A small porch or overhang may protect the front entrance to the building.
- Vernacular commercial buildings were usually constructed as small neighborhood stores and are scattered throughout the Valdosta Historic District, rather than confined to Subarea III.



Vernacular Commercial Building at Sustella Avenue and Gordon Street.

Italianate

- Most commercial buildings in downtown Valdosta are constructed in the commercial Italianate style that was used throughout Georgia in the late 19th and early 20th centuries.
- Masonry construction, two to three stories high.
- Upper facades with tall and narrow windows with arched or rectangular sash, often ornamented with decorative hoods or brickwork.
- Decorative cornice of wood, cast iron or corbelled brick used to define the roofline of the flat-roofed building.
- Use of pilasters, quoins and other architectural elements for ornamentation.



Italianate Building on N. Ashley Street.



Italianate Building on N. Patterson Street.

Commercial & Institutional Character

Commercial and Institutional Buildings

Queen Anne/Folk Victorian

- Popular during the late 19th century.
- Masonry construction, using polychromatic, patterned, and textured masonry units.
- Use of decorative beltcourses.
- Roof features, such as steeply pitched turrets or decorative gables.
- Decorative cornice of wood, cast iron or corbelled brick used to define the roofline.
- Tall, narrow windows with rectangular or arched sash.



C.C. Varnedoe & Co. at 134 N. Patterson Street.

Gothic Revival

- Popular from the mid to late 19th century.
- Pointed arch windows.
- Masonry construction, using polychromatic, patterned, and textured masonry units.
- Vertical emphasis.



Converse Building at 121-123 N. Patterson Street.

Commercial & Institutional Character

Commercial and Institutional Buildings

Richardsonian Romanesque

- Popular during the late 19th century.
- Constructed of monochromatic masonry with heavy, rock-faced blocks of stone.
- Arched windows and use of Syrian, half-circle arches.
- Steeply pitched roof and use of towers.
- Decorative beltcourses.



First Baptist Church at 200 W. Central Avenue.

Renaissance Revival

- Popular from the late 19th century through the early 20th century.
- Constructed of masonry.
- Rectangular shape.
- Massive cornice.
- Use of stringcourses.
- Smooth wall planes, except for decorative window surrounds. Can have rusticated first floor.



McKey Building at 101 E. Central Avenue

Commercial and Institutional Buildings

Neoclassical Revival

- Popular from the late 19th through the early 20th centuries.
- Largely derived from Early Classic Revival and Greek Revival forms.
- Use of classical colonnades.
- Low-pitched, often hipped roofs. Use of balustrades along rooflines.
- Linteled rather than arched windows.
- Classical decorative features.



Lowndes County Courthouse, constructed 1905, designed by Frank Wilburn.

Spanish Colonial Revival and Mission Styles

- Two styles popular from the late 19th century through the early 20th century.
- Inspired by colonial buildings in California and Florida.
- Masonry construction, often covered with stucco.
- Tile roofs are a common decorative feature.
- Curved parapets are another decorative feature.



Spanish Colonial Revival/Mission Style design at 211-213 S. Ashley Street.

Commercial & Institutional Character

Commercial and Institutional Buildings

Art Deco and Art Moderne

- Popular during the early to mid-20th century.
- Both styles reflect an interest in creating modern design using modern materials.
- Art Deco uses ornament of rectilinear and geometric forms to create planes of decoration on the wall surface and emphasize verticality.
- Art Deco uses multiple materials and colors to create interest.
- Art Moderne uses streamlined curves set in planes to create smooth, modern style.
- Art Moderne often uses elements such as porthole windows and structural glass and glass block windows.



Dosta Theatre at 122 N. Ashley Street.

International

- Rectangular shape, including a flat roof and smooth wall surfaces.
- Masonry construction or veneer, often stuccoed and painted a light color to create a smooth surface.
- Bands of windows with minimal external reveal.
- Emphasis on horizontality and rectangular shapes.
- Use of modern materials in structure and features.



Western Auto Building on Central Avenue demonstrates the effects of International-style architecture on vernacular commercial buildings.

Commercial and Institutional Buildings

Residential Conversions

- Several residential buildings within the Valdosta Historic district have been converted to commercial use.
- These buildings should be guided by the residential guidelines.



Residential Conversion on Gordon Street.



Sign indicating a Residential Conversion.

Valdosta Historic District Design Guidelines

Commercial Rehabilitation



Roberts Building on W. Hill Avenue, Ca. 1900

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low034

Commercial Storefronts

Commercial storefronts were historically designed to be aesthetically pleasing to the pedestrian shopper and to enticingly display goods, drawing consumers into the store. The historic storefront was often one of the first features of a building to be altered, as shopkeepers attempted to keep in style.

Display Windows

- Historic display windows should be preserved and maintained.
- Tinted glass should not be used on historic storefronts. Only clear glass is appropriate for historic commercial buildings. Awnings, interior blinds, or interior shades can be used for shade and privacy.
- Window mullions or framing should be constructed of wood, copper, bronze metal, cast iron, or steel. Raw aluminum is generally not appropriate.
- Raw aluminum may be appropriate in limited situations for only for mid-20th century, International-inspired commercial buildings
- Replacement display windows should match the original in size, shape, and division of lights.
- Replacement display windows should have a traditionally scaled and transparent appearance, with large lights and minimal structural divisions.
- See Preservation Brief #11 for more assistance with the maintenance and design of historic storefronts (see Appendix B).



Inappropriate replacement of display windows with contemporary design.



Appropriate maintenance of historic storefront with cast iron pilasters.



Inappropriate installation of an air-conditioning unit within a transom window.

Transom Windows

- Historic transom windows should be preserved and maintained.
- Transom windows should not be obscured.

Commercial Rehabilitation

Commercial Storefronts

Doors

- Historic doors and entries should be preserved and maintained.
- Replacement doors and entries should match the original in design, materials, and placement.
- Solid doors are not appropriate for historic commercial buildings.
- The style of the door should be appropriate to the style of the building. Highly decorative doors are rarely appropriate for a historic commercial building.
- A wood door with a large single light is usually the most appropriate replacement for a historic commercial building. The size and shape of the glazing and the kick plate panel should be proportional to the rest of the storefront.
- A metal door with a dark or bronze anodized finish and a wide stile is also acceptable. Raw aluminum or other silver metals are generally not appropriate.
- Doors framed in raw aluminum are appropriate in limited situations, only for mid-20th century, International-inspired commercial buildings.



Inappropriate solid metal door.



Inappropriate Colonial Revival style door surround.

Bulkheads

- Historic bulkheads should be preserved and maintained.
- Replacement bulkheads should match the original in design, size, shape, and materials.
- New bulkheads should be constructed of wood, brick, painted metal, or glazed tile. New bulkheads should be appropriate to the style of the building.

Historic bulkheads should be maintained.



Bulkheads should not be replaced with an incompatible material.

Upper Facades

The upper stories of commercial buildings were traditionally used as offices, residential, and storage areas. Maintaining the character of these spaces is important to preserving Valdosta's distinctive atmosphere.

Windows

- Upper façade windows should be retained and maintained.
- Deteriorated windows should be repaired, rather than replaced.
- Historic window surrounds and detailing should be preserved.
- Windows should not be enclosed or covered.
- Boarded or bricked windows should be reopened to reestablish the architectural rhythm.
- When the historic window design is unknown, replacement windows should be appropriate to the architectural style and the historical period of the building. One-over-one, double-hung wood sash are recommended for replacement windows in most buildings.
- Installing or replacing weather-stripping is the recommended treatment to prevent air infiltration through windows.
- The addition of storm windows can be used to seal windows and improve thermal efficiency. Storm windows provide superior energy efficiency, often surpassing new windows.
- Replacement windows should fit the window opening. Arched openings should have arched windows.
- See Preservation Briefs #3, 9 and 10 for more assistance (see Appendix B).



Inappropriate rectangular window in arched opening.



Historic windows detailing and surrounds should be retained and preserved.

Upper Facades

Window Accessories

- Screen or storm windows should either be full view or should have meeting rails that correspond to the meeting rail of the window. Raw aluminum storm windows are inappropriate. Wood or aluminum with an anodized or baked-on enamel finish are appropriate framing materials.
- Interior storm windows can be used to maintain the building's exterior appearance.
- The addition of storm windows can be used to seal windows and improve thermal efficiency. Storm windows provide superior energy efficiency, often surpassing new windows.
- Shutters should not be installed unless physical or photographic evidence indicates that the building had shutters in the past.
- Shutters should be constructed of louvered wood, operable, and completely cover the window opening when closed.



Inappropriate use of shutters.



Appropriate shutters cover the entire window.

Cornices and other architectural features

- Historic cornices and other architectural features should be preserved and maintained.
- Sensitive repairs should be made to historic architectural materials, such as masonry, wood, cast iron, pressed tin, decorative glass, and terracotta.
- Historic cornices or other architectural features can be replaced based on a physical or documented evidence.
- Cornices and other architectural features should not be added where none existed in the past.



Historic cornices should be maintained and retained.

Commercial Buildings

Exterior Building Materials

- Historic exterior materials should be maintained and preserved. Most historic commercial buildings in the Valdosta Historic District are constructed of brick or stone, and some buildings have been historically covered with stucco.
- Crumbling mortar should be repointed using a historic mortar mix with a low content of Portland Cement in order to prevent damage to softer masonry materials.
- Repointed mortar joints should match the original in composition and appearance.
- Deteriorated masonry units should be repaired rather than replaced. If replacement is necessary, the replacement should match the original in color, size, shape, texture, and chemical composition.
- Painted masonry surfaces should remain painted and unpainted surfaces should not be covered with any material, including paint or stucco.
- Masonry should be cleaned using the gentlest means possible. Sandblasting, pressure washing, or any other abrasive methods should not be used, as the masonry will be damaged.
- Historic stucco should not be removed. Stucco repair should not use synthetic stucco.
- If painting of unpainted brick is necessary due to severe deterioration, the paint color should match the natural color of the brick.
- See Preservation Briefs #1, 2, and 39 for more assistance (see Appendix B).



Stucco should not be applied over historic brick.



Replacement masonry units with compatible size, shape and chemical composition.



Historic buildings should not be covered with vinyl siding, asphalt shingles, or metal siding.

Commercial Rehabilitation

Commercial Buildings

Roofs

- Historic roofing materials, configuration, and details should be preserved and maintained.
- Metal, slate, or clay tile roofs should be preserved when possible.
- New roofs of rolled or built-up asphalt are acceptable, as long as the roof is not visible from the street façade.
- Roofs and their water treatment systems should be maintained.
- See Preservation Brief #4 for more assistance.



Standing-seam metal roofs are appropriate for historic buildings.



Gabled roofs should not be placed on flat-roofed commercial buildings.



Historic gutters should be retained to maintain roof functionality.

Commercial Buildings

Awnings

- Historic awnings should be retained and maintained.
- Awnings can be added to historic buildings in traditional designs, materials, and locations.
- Awnings are appropriate for both the storefront and upper façade windows.
- Awnings should be individually located within its respective bay, rather than covering architectural features.
- Awnings should be placed between the display windows and a transom window.
- Cloth, canvas, acrylic, and vinyl-coated materials are the most appropriate for awnings on historic buildings. Cloth or canvas are the preferred materials.
- Shed awnings are the most appropriate for most historic buildings. Bubble, concave, and convex forms are not appropriate.
- Shed awnings should be installed to have an approximately 45° angle. Inappropriately angled awnings detract from the historic character of the district.
- Arched awnings may be used in arched openings.
- Internally lit awnings are not appropriate. Wood, vinyl, plastic, and fiberglass are inappropriate materials for awnings.
- Awnings should be aligned with the bottom of awnings on adjacent buildings.
- An awning should cover no more than $\frac{1}{3}$ of the storefront, from the top of the display windows to the sidewalk.



Inappropriate concave awning.



Inappropriate shingled awning.



Adjacent awnings should be aligned at the bottom.

Commercial Rehabilitation

Commercial Buildings

Awnings

- An awning should not extend more than $\frac{2}{3}$ the width of the public sidewalk in front of the building. The awning should not encroach on vegetation or trees located within the public right-of-way.
- An awning cannot block or impede the flow of pedestrian traffic on the public sidewalk.
- An awning cannot be supported by poles or any other material in the sidewalk. Awnings should be supported by the building to which they are attached.
- Flat-roofed, metal awnings are only appropriate in limited situations. These awning types may be appropriate for certain mid-20th century buildings. Physical, photographic, or stylistic evidence should be presented to support the construction of a metal awning.
- See Preservation Brief #44 for more assistance with awning maintenance and design.



Inappropriate awning supported by sidewalk poles.



Inappropriate flat awning.



Inappropriately angled awning.

Appropriate maintenance of shed-roofed aluminum awning on this ca. 1950 building.



Commercial Buildings

Signs

- Preserve and maintain existing historic signs, including historic wall signs on masonry surfaces and historic mid-20th century signs.
- Appropriate sign sizes, locations, and installation considerations are summarized in the table on page 86.
- New signs should use traditional designs and materials, as appropriate for the type and style of the building.
- Appropriate materials include wood, glass, and brass or copper letters. Other materials may be considered appropriate on a case-by-case basis. Plastic, plywood, or other unfinished wood products are not appropriate materials for signs.
- Signs should not imitate inappropriate styles for the Valdosta Historic District, such as Colonial Revival.
- Lettering should not exceed 18 inches. Simple, easy-to-read fonts are recommended. Lettering should not exceed more than 60% of the total sign area.
- Internal or flashing lighting is not appropriate for signs within the historic district. Spot or up-lit lighting is appropriate to illuminate signs within the historic district. Exposed neon is acceptable for the downtown area.
- Freestanding signs are only appropriate for certain mid-20th century resources or for residential buildings which have been converted to commercial use. See the table on page 86 for more information.
- Portable signs are not permitted.
- See Preservation Brief #25 for more assistance on sign maintenance and design.



Historic signs should be retained and maintained.



Appropriate Projecting Sign.



Appropriate window sign.

Commercial Rehabilitation

Historic District Sign Regulations Table

Location	Size Considerations	Size Rule	Installation Considerations
Awning	Should be painted or printed on the awning. Any graphics on the slope of the awning should be compatibly sized for the building and location.	No larger than 12 square feet. Lettered printing on the awning valance is recommended.	Should not damage a historic awning or building surface.
Banner	Should be compatibly sized for the building surface on which it is located.	No larger than 1 sq. ft. per 3 linear feet of building frontage, not to exceed 48 square feet.	Must be used on a temporary basis only, per the Sign Ordinance.
Cornice	Should be compatibly sized for the cornice. Should be incorporated into the cornice rather than covering the cornice.	Must fit within an existing signage location within an existing historic cornice or within a traditionally-scaled location of a restored cornice.	Should not damage or obscure any existing architectural features.
Fascia (Signboard)	Should be located above the transom windows and below the beltcourse. Should be compatibly sized to building, location, and other signs on the block.	Must fit within the historic "signboard" location. May not extend into the second floor, cornice or storefront areas.	Should not damage or obscure any existing architectural features.
Freestanding (Monument or Pole)	Should be small & pedestrian scale.	In residential zoning districts, no larger than 24 square feet. In commercial zoning districts, no larger than 40 square feet. May not exceed 8 feet in height.	Should not damage, remove or obscure any historic landscape features. Should be setback at least 5 feet from the street.
Projecting	Should be small & pedestrian scale.	No larger than 12 square feet. Should not project more than 40 inches from front elevation.	Should be attached with wood or metal bracket. Should be mounted into mortar, rather than brick.
Wall	Should be compatible in scale to the building's façade. Only one wall sign is permitted on each building façade having public frontage.	No larger than 1 sq. ft. in area for each 2 linear feet of building frontage or 125 square feet, whichever is less. Secondary façade signs follow the same size requirement and may not be larger than 50 square feet.	Should not damage or obscure any existing architectural features.
Window (Painted)	Should not overly obscure the display window.	May not cover more than 30% of the window on which it is painted.	Should not damage the display window; should be removable
Window (Hanging)	Should not overly obscure the display window.	May not cover more than 30% of the window within which it is mounted.	Should not damage the display window or framing.

Commercial Buildings

Sign Examples



Appropriate Window Painted Sign.



Appropriate Awning Sign.



Appropriate Cornice Sign.



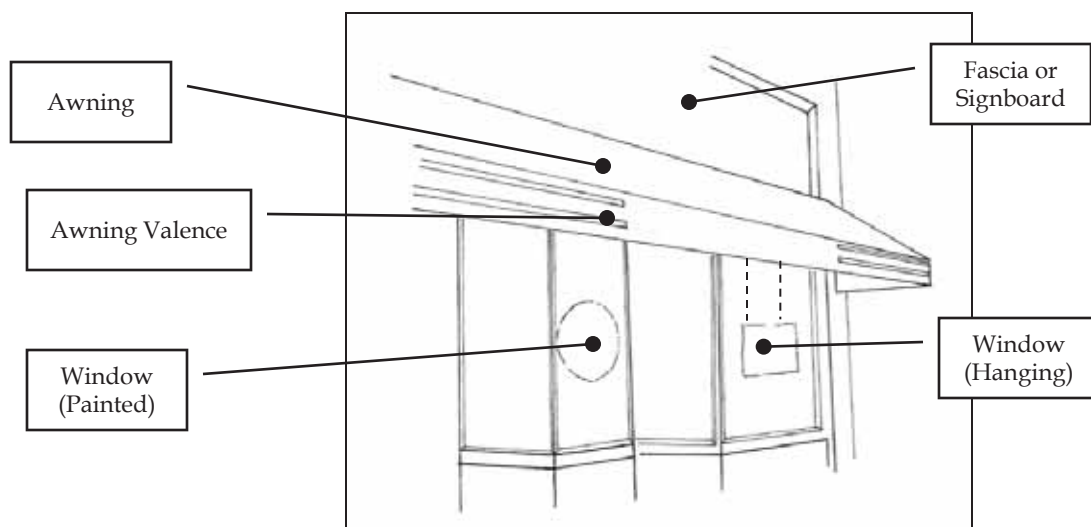
Appropriate Hanging Sign.



Appropriate Freestanding sign for a residential conversion.



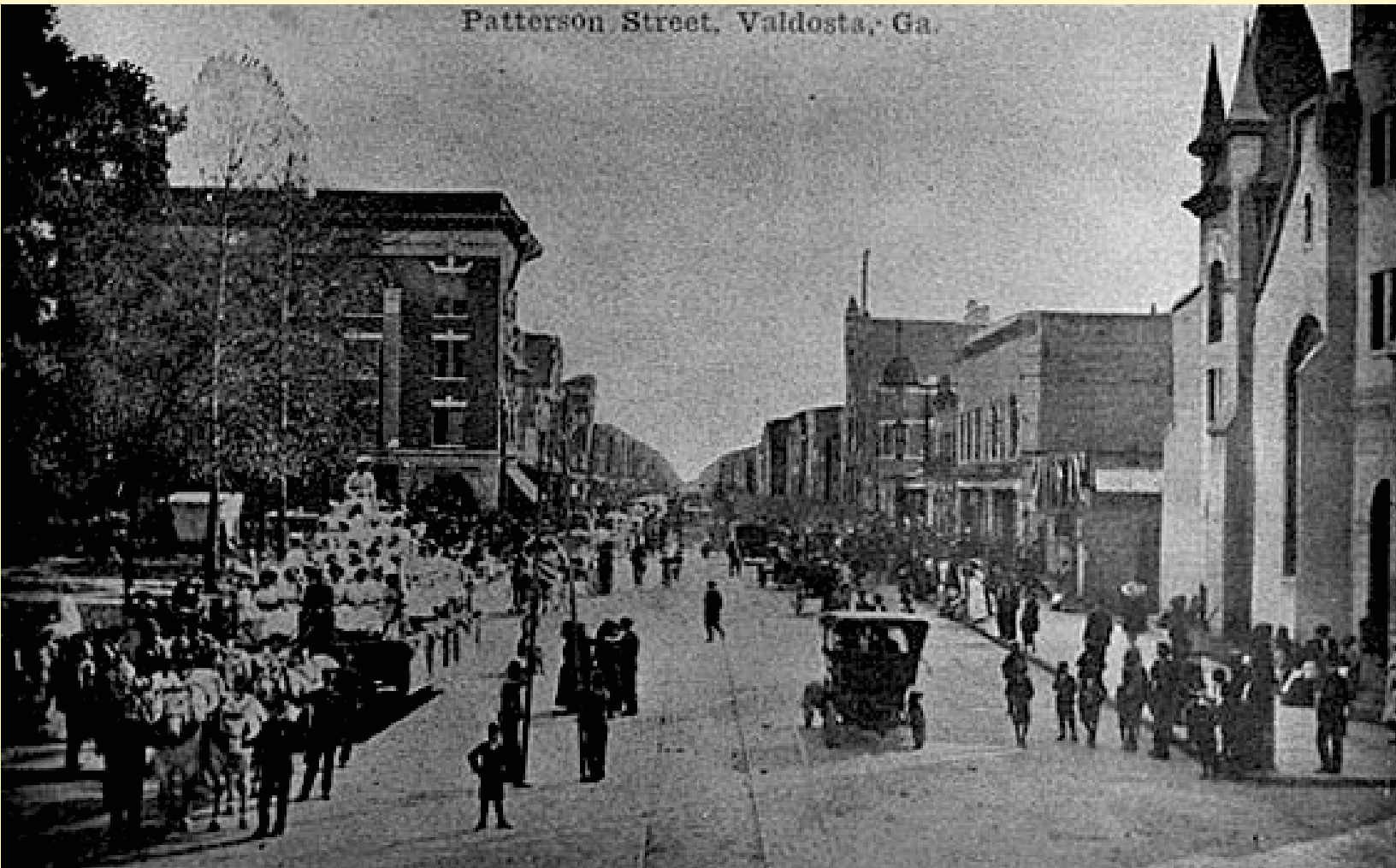
Appropriate Freestanding sign for a residential conversion.



Appropriate Sign Locations

Valdosta Historic District Design Guidelines

Commercial Site & Setting



North Patterson Street Parade, before 1913

Postcard, Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low077

Commercial Streetscapes

The streetscape of a commercial building can be just as important to its historic character and economic viability as the storefront. An attractive and appropriate streetscape encourages pedestrian traffic.

Sidewalks

- Historic sidewalks should be maintained and preserved.
- Sidewalks should maintain the overall streetscape by matching the location, width and materials of adjacent sidewalks.
- New construction should include a sidewalk, matching the location, width and materials of adjacent sidewalks. If no sidewalks are located nearby, the regulations of the zoning district should be followed.



Sidewalks are an important feature of a commercial streetscape.

Street Furniture

- Street furniture, such as trash receptacles and benches, should use compatible, simple designs that are appropriate to the district and easy to maintain.
- Metal, wood and imitation wood products are recommended for use in street furniture.



Inappropriate bench for a historic district.

Street Trees and other Plantings

- For detailed information on landscape regulations, please see the Valdosta Tree and Landscape Ordinance.
- Street trees are an important part of the character of a historic commercial area and should be maintained.
- New construction should not include foundation plantings, as these landscape features are non-historic and detract from the historic character of the district. New construction should abut the sidewalk.



Planters can be used to add greenery to the sidewalk areas of historic buildings and new construction.

Commercial Site & Setting

Rear and Auxiliary Spaces

Parking

- Parking should be placed to the rear of a commercial building.
- Parking areas should be screened from view by a fence or by landscaping. Large parking areas should have landscaped islands to reduce the visual impact of pavement.

Alleys

- In Valdosta, many alleys and rear service areas are readily visible. Historic features, including windows, doors and architectural detailing should be preserved.
- If a solid door is necessary for security or safety, a solid metal door painted a dark color is the most appropriate option. A simple metal security door over a historic door is also acceptable.
- Exterior staircases, balconies, or additions should be located at the rear of the building.
- Alley and rear entrances can be developed as service and customer entrances, using small awnings and/or signs to indicate the business.
- Alley and rear entrances can also serve as a good location for handicapped-accessible entrances and ramps
- Alleys should be kept clean and tidy.

Mechanical Systems and Service Facilities

- Mechanical systems, such as HVAC units, should be concealed by landscaping, framed lattice panels, or board privacy fences, painted a dark color.
- Dumpsters should be similarly screened, and coordination between neighboring businesses to share a trash collection location is encouraged.



Appropriate use of alley for parking and service area.



Handicapped ramps should be located at the rear of a commercial building.



Inappropriate lack of screening for dumpster.

Valdosta Historic District Design Guidelines

Commercial Additions



W. Hill Avenue, early 20th century

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low085

Commercial Additions

Additions to existing historic building are often a necessary feature, in order to allow the building to remain useful in the contemporary era, as safety and functional requirements for existing buildings are different than in the period in which they were built.

Location

- New additions should be located on the rear of an existing building.

Size

- A new addition should be smaller than the historic building.
- A new addition should not exceed the height, width, or length of the existing building.

Building Materials

- New additions should use materials that are compatible with the historic building materials. In Valdosta, most historic commercial buildings are constructed of brick.

Design

- An addition should be designed to minimize the removal or damage of existing historic materials.
- An addition should have a compatible design that complements the existing building without replication.



Inappropriate roof-top addition.



Inappropriate addition on the front façade.



Appropriate addition on the rear façade with appropriate rear deck.

Valdosta Historic District Design Guidelines

Commercial New Construction



Valdosta Federal Building and Post Office, ca. 1909

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low119

Commercial New Construction

The construction of new commercial building within the Valdosta Historic District has a significant and long-lasting effect on the visual character of the city. Consequently, compatible new construction is key to maintaining Valdosta's built heritage for the future.

Key Elements of a Compatible Building

- Placement: Setback, Orientation & Rhythm
- Scale, Proportion and Massing
- Design
- Building Materials



Appropriate new construction uses similar placement, scale, design and materials as the historic buildings within the district to complement the existing character.



Inappropriate new construction uses different setbacks, incompatible materials, unsuitable scaling, and discordant design.

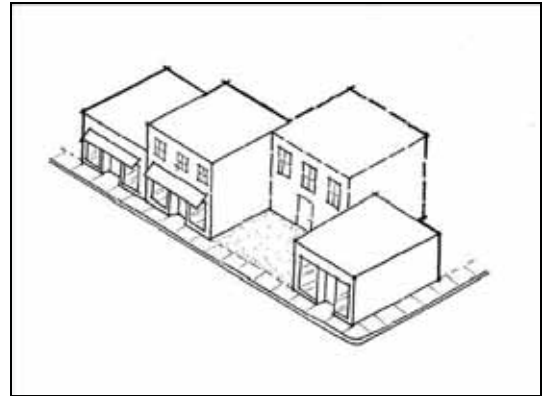
Commercial New Construction

Placement: Setback, Orientation & Rhythm

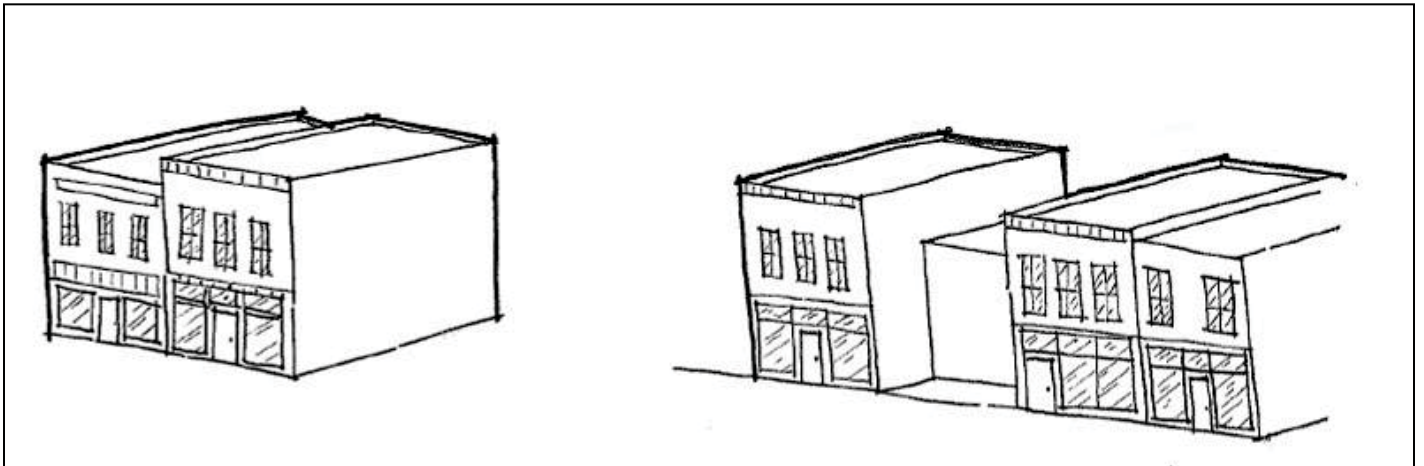
- New construction should have a setback that is consistent with the setback of other contributing commercial buildings on the same block, which will most likely be a zero lot line setback.
- New construction should follow the established pattern of buildings along the same block by maintaining the rhythm of side yard setbacks. Most commercial buildings should have no side yard setback.
- New construction should have a floor-to-ceiling height that is compatible with other commercial buildings on the same block.
- The main entrance of the new building should be oriented to the street façade and the pedestrian.
- Parking should be placed at the rear of a new commercial building, in order to accommodate a zero lot line setback and a street façade orientation. A smaller rear entrance can be developed to accommodate customers.



Incompatible new building with inappropriate setback, used for parking.



An incompatible setback for a new building will negatively affect the setting of the historic district.



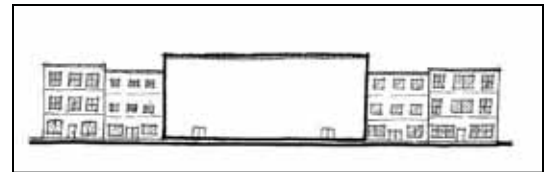
Appropriate and Inappropriate setback for new construction.

Scale, Proportion & Massing

- New construction should have proportions that are compatible with other contributing buildings on the same block.
- New construction should be no less tall than the shortest contributing building on the same block, and building height should not exceed the tallest contributing building by more than 5 feet.
- The width of a new building should be compatible with the width and proportions of other contributing buildings on the same block.
- If a new building will have a front façade longer than 50 feet or wider than nearby contributing buildings, the façade should be broken up into bays, using architectural features.
- The proportions of a building should be appropriate to its design.
- The ground floor area should be compatible with the ground floor area of contributing historic buildings on the same block. New construction may not have a ground floor area that is larger than 125% of the contributing building on the same block having the largest ground floor area.



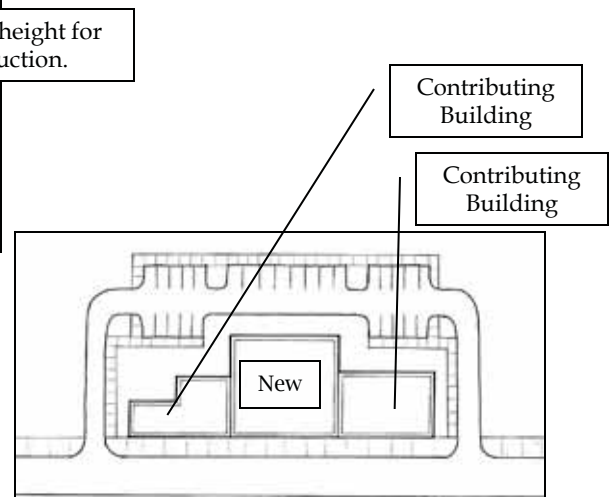
Inappropriate, 2½ story new construction near historic buildings.



Inappropriate building with too wide façade (above) and appropriate use of architectural features to break up a wide façade (below).



New construction should be no less tall than the shortest contributing building.



The ground floor area of a new building should not exceed 125% of the ground floor area of the largest building on the same block.

Commercial New Construction

Design

- Contributing buildings along the same block should be used as inspiration for the design of new construction. Creative compatibility, without historic reproduction, is encouraged.
- The new construction should not detract from the historic character of the district, but the new building should be easily distinguishable as a more recent construction.
- New commercial construction should have a flat or shed roof concealed behind a parapet wall.
- The front elevation should be divided into a storefront and an upper façade. The storefront should have large display windows in order to be compatible with the historic character of the district.
- The placement and rhythm of door and window openings and other architectural features should be compatible with contributing historic buildings on the same block.
- Window and door openings should not exceed the height to width ratio of nearby buildings by more than 10%.
- Window and door designs should be compatible with contributing buildings on the same block.
- If a new building spans several lots in width, the façade should be separated into bays or use other vertical divisions to be compatible with the rhythm of the historic commercial buildings.



Valdosta City Hall Annex is a good example of a contemporary yet compatible design that is inspired by the Valdosta City Hall.



Use of awnings and windows, arranged like storefronts, helps to make a large new building compatible with the scale and design of historic buildings.



Contemporary design, with compatible materials and scaling, is appropriate for the Valdosta Historic District.

Building Materials

- New construction should use building materials that are compatible with the historic character of the Valdosta Historic District.
- Brick and cut stone are the most compatible building materials for new construction.
- New construction should be compatible with contributing historic buildings in factors such as mortar joint width and shape, brick size, color and texture.
- The material used should be compatible with the design of the new building.
- Windows should not have flush or pop-in muntins. New muntins should create a textured plane similar to historic divided lights.



Brick is an appropriate material for new construction in the Valdosta Historic District.



Flush or snap-in muntins are not an appropriate material for new construction.

New construction should not use incompatible materials, such as corrugated sheet metal.



Valdosta Historic District Design Guidelines

Appendices

Relocation and Demolition

The Valdosta HPC looks at additional factors when making the determination to issue a Certificate of Appropriateness for the relocation or demolition of a building within the Valdosta Historic District. The relocation or demolition of a contributing building has a significant adverse impact on the character of the Valdosta Historic District, and the HPC uses the following guidelines to assist in their analysis of the appropriateness of such an action.

Relocation

1. The historic character and aesthetic interest the structure or work of art contributes to its present setting.

- What is the contribution of the building to its immediate setting? How does the building impact the character of the block?
- It is inappropriate to move a building that has a significant impact on the setting and character of the block and area within which it is currently located.

2. The plans for the area to be vacated and the effect of those plans on the surrounding area.

- Will the location be reused for a new building? Will the new building be compatible with the historic character of the surrounding area?
- It is inappropriate to relocate a historic building without plans for new construction at the location. The new construction must be compatible with the historic character of the surrounding area.

3. The process of physically moving the building.

- How will the building be moved? Will the building be damaged during the process? Will historic materials, including foundations, porches, or additions, be lost in the process?
- It is inappropriate to move a historic building if significant historic features will be damaged or lost. Damage to the historic building and loss of historic fabric should be minimized. All features should be moved, as much as physically possible.

4. The proposed relocation site.

- Will the proposed relocation site be comparable to the historic site? Will the new site be compatible with the architectural and historic character of the building?
- It is inappropriate to relocate a building to an incompatible site. For example, a historic commercial building should not be relocated to a residential lot. The proposed relocation site should be similar to the historic site in age, architecture, setting, and location.

Demolition

1. The historic, scenic, or architectural significance of the building.

- What is the significance of the building? Is the building indicative of the history of development in Valdosta? Does the building represent a documented architectural type or style?
- It is inappropriate to demolish a building that has historic, scenic or architectural significance within the Valdosta Historic District.

2. The importance of the building to the setting and character of the district.

- Does the building contribute to the setting and character of the district? Would the historic setting and character of the district be diminished by the loss of the building?
- It is inappropriate to demolish a building that contributes to the historic setting and character of the district.

3. The difficulty or impossibility of reproducing the building.

- Does the building exhibit characteristics of historic craftsmanship, such as wood-carving or masonry, that would be impossible to replicate? Does the building contain historic materials, such as historic brick or stone or heartpine, that are no longer available and impossible to reproduce?
- It is inappropriate to demolish a building that contains historic building materials or evidence of historic craftsmanship that would be difficult or impossible to replicate or reproduce.

4. The rarity of the resource.

- Is the building one of few remaining examples of its period of construction, of its historic associations, or of its architectural style or type remaining within the district?
- It is inappropriate to demolish a building that is a rare example of its type, style, period of construction, or historic associations.

5. The proposed plans for the property.

- Will the property be reused after demolition? How will the proposed plans affect the character of the surrounding historic district?
- It is inappropriate to demolish a historic building without definitive plans for the property's reuse. It is inappropriate to demolish a building for a new construction that would diminish the character of the historic district. It is inappropriate to demolish a building for reuse as a parking lot, as this would have an extremely negative effect on the character of the historic district.

Demolition

6. The structural condition of the building.

- Can reasonable measures be used to maintain structural integrity?
- It is inappropriate to demolish a historic building when reasonable efforts could be used to maintain structural integrity. The necessity of repairs is a periodic part of the normal building experience.

7. Reasonable economic return.

- Can a reasonable economic return be earned by the historic building? A reasonable economic return is determined through looking at factors such as: Owner's knowledge of historic status at time of purchase, current economic return and financial liabilities, attempts to sell or rent the property, feasibility of alternative uses, use of available economic incentives, and ability to create a replacement building. Reasonable economic return is not necessarily the highest and best use for a property.
- It is inappropriate to demolish a historic building that is earning a reasonable economic return, even if that return is not the highest or best for the property.

Preservation Briefs:

Preservation Briefs are publications of the National Park Service which assist property owners with the technical aspects of building preservation. Preservation Briefs are free and available online at www.nps.gov/history/hps/tps/briefs/presbhom.htm. Printed copies can also be ordered through the website. Over 45 documents are available and includes a range of topics, from interior plaster to historic landscapes.

Some of the most important Preservation Briefs for any historic property owner are:

Preservation Brief #1- Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

Preservation Brief #2- Repointing Mortar Joints in Historic Masonry Buildings

Preservation Brief #3- Conserving Energy in Historic Buildings

Preservation Brief #4- Roofing for Historic Buildings

Preservation Brief #9- The Repair of Historic Wooden Windows

Preservation Brief #10- Exterior Paint Problems on Historic Woodwork

Preservation Brief #11- Rehabilitating Historic Storefronts

Preservation Brief #13- The Repair and Thermal Upgrading of Historic Steel Windows

Preservation Brief #14- New Exterior Additions to Historic Buildings: Preservation Concerns

Preservation Brief #25- The Preservation of Historic Signs

Preservation Brief #27- The Maintenance and Repair of Architectural Cast Iron

Preservation Brief #32- Making Historic Properties Accessible

Preservation Brief #39- Holding the Line: Controlling Unwanted Moisture in Historic Buildings

Preservation Brief #44- The Use of Awnings on Historic Buildings: Repair, Replacement, and New Design

Contacts and Resources

Valdosta Historic Preservation Commission

www.valdostacity.com/Index.aspx?page=119

Contact through the City of Valdosta Community Development Department, Planning and Zoning Division, Special Projects/Historic Preservation Planner (see below).

City of Valdosta Community Development Department, Planning and Zoning Division

Emily Foster, Special Projects/Historic Preservation Planner

City Hall Annex, First Floor

300 North Lee Street

Valdosta, GA 31601

(229) 259-3563

efoster@valdostacity.com

www.valdostacity.com/Index.aspx?page=89

The Planning and Zoning Division is responsible for administering the HPC, implementing the City of Valdosta Land Development Regulations, and providing long-range planning for the community.

City of Valdosta Main Street Program and Central Valdosta Development Authority

300 North Lee Street

Valdosta, GA 31601

(229) 259-3577

www.valdostamainstreet.com

The Main Street Program and the CVDA work together to revitalize downtown Valdosta through the Main Street approach, using improvements to the physical and organizational structures of the city to generate economic development.

South Georgia Regional Development Center (SGRDC)

327 W. Savannah Ave.

Valdosta, GA 31603

(229) 333-5277

www.sgrdc.com

Regional planning center providing assistance to South Georgia.

Contacts and Resources

Historic Preservation Division, Georgia Department of Natural Resources (HPD)

34 Peachtree Street, NW

Suite 1600

Atlanta, GA 30303

(404) 656-2840

www.gashpo.org

The Historic Preservation Division serves as the State Historic Preservation Office for the State of Georgia and coordinates the Federal and State rehabilitation tax credit programs, offers technical assistance, and operates the National Register of Historic Places program.

Georgia Trust for Historic Preservation

1516 Peachtree Street, N.W.

Atlanta, GA 30309

(404) 881-9980

www.georgiatrust.org

Statewide non-profit group that advocates and works to protect historic resources. Operates several programs, including a revolving fund for endangered properties, Main Street design assistance, and preservation services.

Lowndes County Historical Society and Museum

305 W. Central Avenue

Valdosta, GA 31601

www.valdostamuseum.org

Local historical organization that promotes the history of Valdosta and Lowndes County and maintains a collection of historic documents, photographs, and artifacts.

Valdosta Heritage Foundation

P.O. Box 1792

Valdosta, GA 31603-1792

Local non-profit organization dedicated to preserving sites and structures of architectural and historical significance to the heritage of Valdosta. Maintains ownership of the Roberts House, Valdosta's oldest house.

Glossary of Terms

Addition. New construction added to an existing building or structure.

Alteration. Work which impacts any exterior architectural feature including construction, reconstruction, rehabilitation, or removal of any building or building element.

Alignment. The arrangement of objects along a straight line.

Asphalt Shingles. A type of roofing material composed of layers of saturated felt, cloth or paper, and coated with a tar, or asphalt substance, and granules.

Association. Association refers to the link of a historic property with a historic event, activity or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Baluster. A spindle or post supporting the railing of a balustrade.

Balustrade. An entire railing system with top rail and balusters.

Bargeboard. A decoratively carved board attached to the projecting edges of the rafters under a gable roof; also called a vergeboard.

Batter. A backward slope of the face of a wall or column as it rises.

Bay. The regular division of the façade of a building, usually defined by windows or other vertical elements.

Bay Window. A window in a wall that projects at an angle from another wall.

Block Face. A reference to the structures on one side of the street or on the same side of the block.

Board and Batten. Vertical plank siding with joints covered by narrow wood strips.

Bond. The pattern in which bricks are laid to increase the strength or enhance the design.

Bracket. A small carved or sawn wooden projecting element which supports a horizontal member such as a cornice or window or door hood.

Bulkhead. The base that supports a storefront window.

Bungalow. The word “bungalow” can be traced to India, where it was used by the British in the 19th century to designate a house type that was one level and had large, encircling porches. A common early 20th century house type, the bungalow is distinguished by exposed rafters, wide overhanging eaves, large porches, and multi-light doors and windows.

Capital. The upper portion of a column or pilaster.

Casement Window. A window with one or two sashes which are hinged at the sides and usually open outward.

Certificate of Appropriateness. A document issued by the Valdosta Historic Preservation Commission upon approval of a submitted plan for the alteration of a historic structure or new construction by the owner of property located in the Valdosta Historic District. The certificate may be issued allowing construction as it has been proposed by the applicant, or it may be rejected for creating adverse effects in the Historic District. The Commission may suggest alternative courses of action. Along with the Certificate of Appropriateness, the property owner is required to get a building or demolition permit from the City of Valdosta.

Glossary of Terms

Chamfer. A surface produced by beveling an edge or corner, usually at a 45 degree angle, at the edge of a board or post.

Chimney. A vertical structure containing one or more flues to provide draft for fireplaces, and to carry off gaseous products from fireplaces or furnaces.

Clapboard. Siding consisting of overlapping, narrow horizontal boards, usually thicker at one edge than the other.

Column. A vertical shaft or pillar that supports, or appears to support, weight above.

Coping. A cap or covering to a wall, either flat or sloping, to shed water.

Corbel. In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Cornerboard. A vertical strip of wood placed at the corners of a frame building.

Cornice. A projecting molding at the top of a wall surface, such as may be found below the eaves of a roof.

Cornice Return. The extension of the cornice molding in a new direction, onto a short length of the gable.

Demolition. The act or process of wrecking or destroying. The complete removal of a building.

Dentil. Small square blocks closely spaced to decorate a cornice.

Design. Design refers to the elements that create the physical form, plan, space, structure and style of a property.

Dormer. A small window with its own roof that projects from a sloping roof.

Double Hung Window. A window with two sashes, one sliding vertically over the other.

Double Pile. A building two rooms deep.

Downspout. A pipe for directing rain water from the roof to the ground.

Eave. The edge of a roof that projects beyond the face of a wall.

Elevation. The external face of a building or a drawing of the external wall.

Entablature. The horizontal group of boards immediately above the column capitals.

Façade. The front face or elevation of a building.

Fanlight. A semi-circular window, usually over a door, with radiating muntins suggesting a fan.

Fascia. A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or “eave” sides of a pitched roof.

Fenestration. The arrangement of windows in a building.

Form. The overall shape of a structure (e.g., most structures are rectangular in form).

Fretwork. Ornamental woodwork, cut into a pattern, often elaborate.

Gable. The triangular section of a wall to carry a pitched roof.

Glazing. Fitting glass into windows and doors.

Head. The top of the frame of a door or window.

In-Kind Replacement. To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

Glossary of Terms

Integral Porch. A porch that is formed from the overhang of the roof, it is not an addition to a house, but is built as a part of the original structure.

Jigsawn woodwork. Pierced curvilinear ornament made with a jig or scroll saw.

Knee Brace. An oversize bracket supporting a cantilevered or projecting element.

Lattice. An openwork grill of interlacing wood strips, used as screening.

Light. A section of a window, the pane or glass.

Lintel. A horizontal beam bridging an opening, usually of wood or stone, carrying the weight of the structure above.

Masonry. Wall material such as brickwork or stonework.

Mass. The physical size and bulk of a structure.

Material. Material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Molding. A long, narrow strip of wood or metal which is plain, curved or formed with regular channels and projections, used for covering joints and for decorative purposes.

Mortar. A mixture of cement-like material (such as plaster, cement, or lime) combined with water and a fine aggregate (such as sand). Used in masonry construction between bricks or stones to hold them in place.

Mullion. A vertical post dividing a window into two or more lights.

Muntin. The strip of wood separating the lights in a window.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building.

Period of Significance. Span of time in which a property attained the historic significance.

Pervious. Open to passage or entrance; permeable.

Pier. An upright structure of masonry which serves as a principal support.

Pilaster. A rectangular pillar attached, but projecting from a wall, resembling a classical column.

Pitch. The degree of slope of a roof, usually given in the form of a ratio such as 6:12, or rise:run. Rise is the vertical dimension, and run is the horizontal dimension.

Portico. A roofed space, open or partly enclosed, forming the entrance and centerpiece of the façade of a building, often with columns and a pediment.

Preservation. The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Protection. The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

Quoins. A series of stone, bricks, or wood panels ornamenting the outside of a wall.

Glossary of Terms

Rabbet. A cut or groove along or near the edge of a piece of wood that allows another piece to fit into it to form a joint.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

Relocation. The movement of a historic building from its historic location to a new site.

Repointing. Repairing a masonry wall by the reapplication of mortar between the masonry units.

Restoration. The act or process of accurately recovering the form and details of a property and its setting, as it appeared at a particular period of time, by means of the removal of later work or by the replacement of missing earlier work.

Ridge. The line at the top of a sloped roof.

Riser. The vertical face of a stair step.

Roof. The top covering of a building.

Following are common types:

Gabled roof has a pitched roof with ridge and vertical ends.

Hipped roof has sloped ends instead of vertical ends.

Jerkinhead roof (also called "clipped gable") has a pitched roof similar to a gabled roof but with a truncated, or clipped, gable end.

Shed roof (lean-to) has one slope only and is built against a higher wall.

Sash. The movable framework holding the glass in a window or door.

Scale. The size of structure as it appears to the pedestrian.

Setting. Setting refers to the physical environment of a historic property.

Shingle. Tile for covering roofs or walls usually of asbestos, asphalt or wood, cut to standard shapes and sizes.

Shiplap. A kind of boarding or siding in which adjoining boards are rabbeted along the edge so as to make a flush joint.

Sidelight. A vertical area of fixed glass on either side of a door or window.

Siding. The exterior wall covering of a structure.

Sill. The horizontal water-shedding element at the bottom of a door or window frame.

Single-Pile. A building one room deep.

Soffit. The exposed undersurface of an eave or cornice of a building.

Stabilization. The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Glossary of Terms

Streetscape. Generally, the streetscape refers to the character of the street, or how elements of the street form a cohesive environment.

Stucco. Plasterwork applied to the exterior of a structure, usually smooth and painted.

Transom. An opening over a door or window containing a glazed (the most common type) or solid sash.

Tread. The horizontal surface of a step.

Trim. The framing of features on a façade. It is usually of a color and material different from that of the adjacent wall surface.

Turned Work. Woodwork cut on a lathe.

Vergeboard. The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving. See bargeboard.

Vernacular. A style of architecture with characteristics common to a particular region of the country.

Visual Continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

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