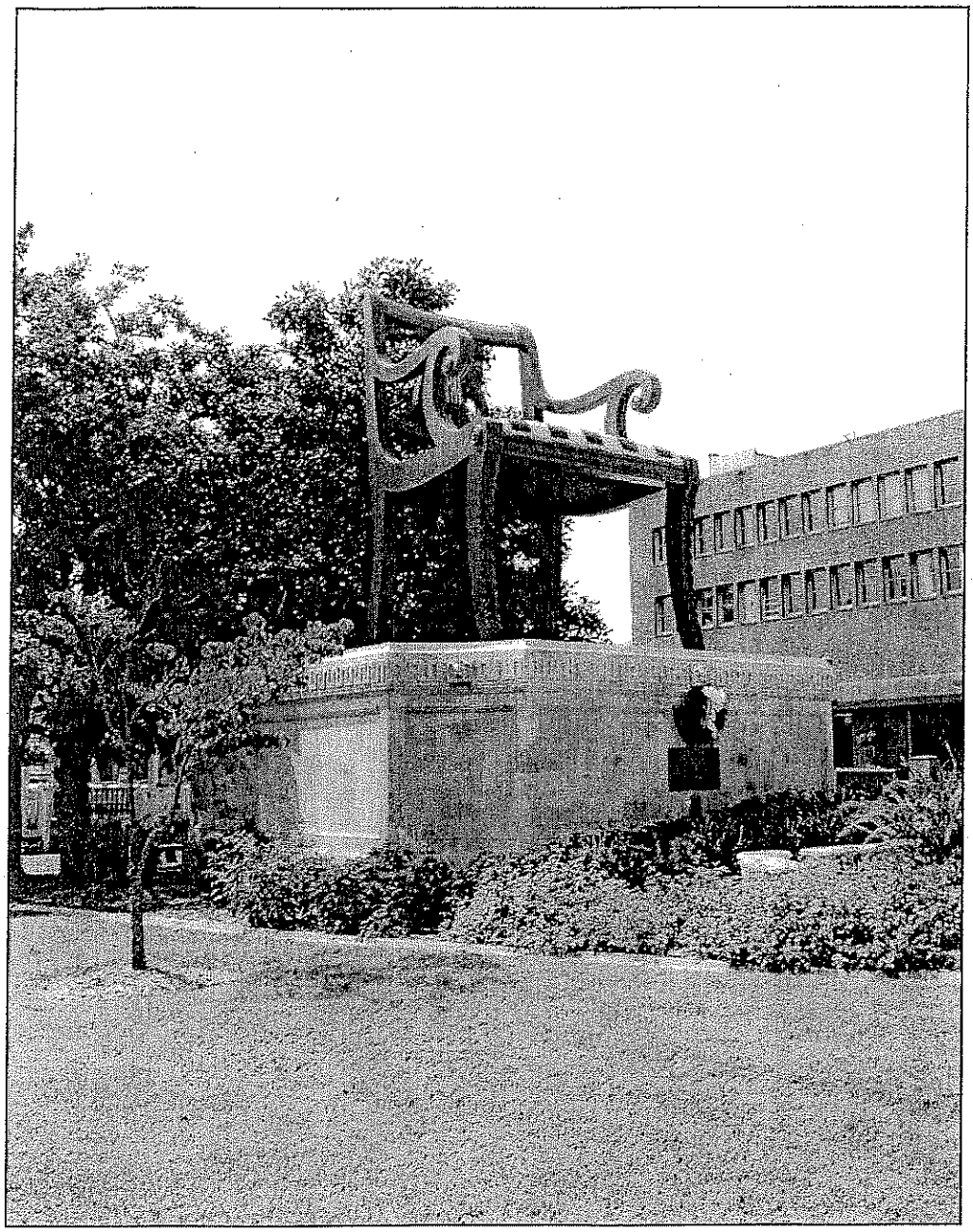

Thomasville Design Guidelines

Thomasville Historic Preservation Commission

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Photos on page 62 provided courtesy of Cecil Hiatt.
The list of recommended plantings included in the Appendices and the drawings on pages 58, 69, and 71-73 were provided courtesy of the City of Salisbury.

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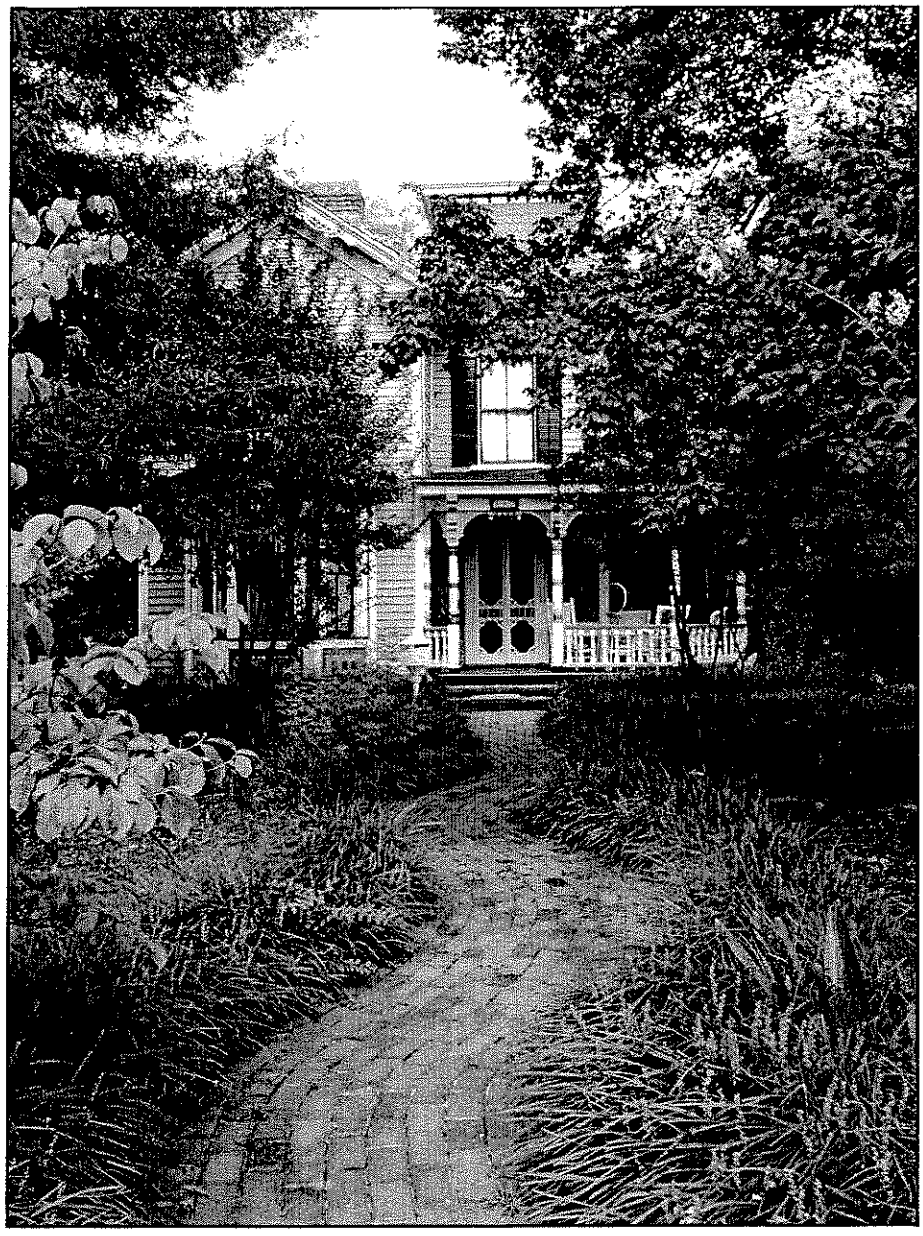
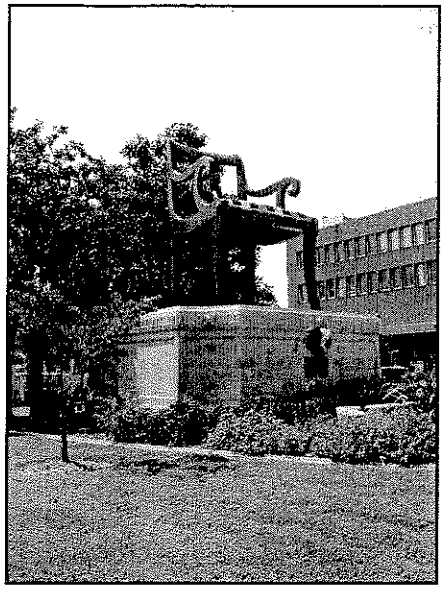


Introduction



The Big Chair, a Local Landmark

Smith Clinic, a National and Local Landmark

Streetscape in Downtown Thomasville

Introduction

Thomasville's Historic Districts and Landmarks

Thomasville's local historic districts and landmarks represent a broad range of architectural styles and building types. Landmarks such as the Thomasville Depot, the Old Post Office, the Church Street School, and the Big Chair tell the story of Thomasville's history including its early ties to the railroad and its longstanding connection to the furniture industry. The Salem Street Historic District adjacent to the downtown business district includes houses from as early as the mid-1800s in a streetscape that possesses a classic neighborhood feel. Stylistically, the small district includes a wide variety of architectural styles that span a century including Federal, Greek Revival, Victorian, Gothic Revival, Dutch Colonial, and the Bungalow. The Salem Street neighborhood was designated a local historic district in 2001.

The Colonial Drive School Historic District became Thomasville's second local district in 2005. This neighborhood attests to the influx in population and the economy from 1900 to 1954 due to the establishment of the Norfolk Southern railroad and post-bellum manufacturing in Thomasville. The housing needs of this new population necessitated the development of subdivisions to house workers in close proximity to the manufacturing establishments and the railroad station. The homes represent Thomasville's modest vernacular interpretations of national architectural trends such as the traditional cottage, Colonial Revival, Neoclassical, Craftsman, Ranch, and Cape Cod styles. The buildings are primarily of wood frame construction reflecting the available materials and historic building technology. Builders reinterpreted and modified national styles in the regional vernacular, making use of the skill of local craftsmen.

Thomasville's Historic Preservation Commission

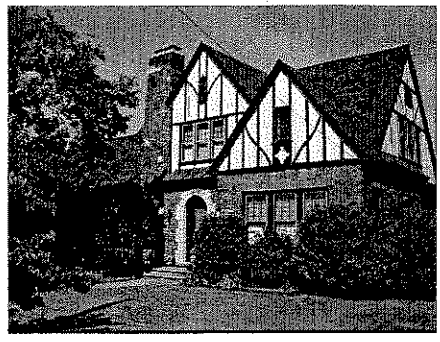
The Thomasville City Council established the Historic Preservation Commission (HPC) in 1999. Its mission is to identify, protect, and preserve Thomasville's historic architectural resources and to educate the public about those resources and historic preservation in general. The nine-member HPC is appointed by the City Council and is assisted in its responsibilities by the city planning staff. Commission members are Thomasville residents who have demonstrated special interest, experience or education in history, architecture, archaeology, or related fields.

The Design Review Process

The Historic Preservation Commission does not require property owners to make changes to their properties; however, the HPC is charged with ensuring that changes proposed by property owners to local landmarks and historic district properties are consistent with the historic and architectural character of the landmark or district. All Commission review is limited to exterior changes to properties except in the rare occasion when the designation of a landmark property specifically includes interior review. The Commission specifically reviews any proposed exterior alterations, changes in exterior building materials, significant site changes, additions and new construction, and relocation or demolition of landmark or district properties.

Peacock House, Salem Street Historic District

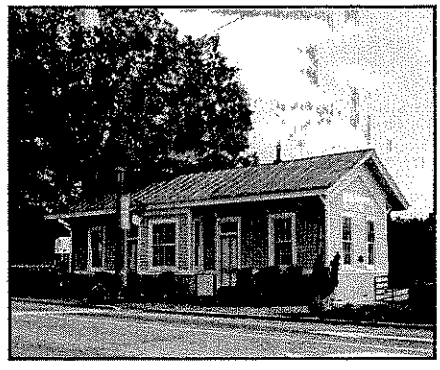
The design review process provides for timely review of proposed changes before work is done. Property owners are encouraged to contact the HPC staff early in the planning process to obtain a copy of the Design Guidelines and an application for a Certificate of Appropriateness (COA). A completed COA application typically includes a written description and drawings of the proposed work along with photographs of existing conditions. Because proposed changes vary in complexity and scope, it is best to confirm with the city planning staff what information is required for the proposed change. The Historic Preservation Commission reviews completed applications at its monthly meetings and Certificates of Appropriateness are issued for all approved applications. For projects requiring a building permit, the COA must be obtained before a permit can be issued. The COA certificate must be posted at the building site while the work is in progress.



Tudor Revival House, Colonial Drive School Historic District

The Historic Preservation Commission meets with property owners to offer informal comments and suggestions in advance of regular Commission meetings, which are held on the second Tuesday of each month. All applications for Certificates of Appropriateness must be received at least 15 days prior to the Commission meeting. Incomplete applications will not be reviewed.

To expedite the design review process, the HPC staff routinely reviews some less substantial exterior work items, eliminating the need for review by the full Commission unless the planning staff feels the proposal warrants it. Any questions regarding proposed work on landmark or historic district properties may be directed to the Thomasville Planning and Inspections Department at 336/475-4213.



Thomasville Depot, a National Landmark

The Design Review Guidelines Format

A specific two-page format is used to present information throughout the body of this document in an effort to create a document that is easily readable and also one where the individual sections stand alone. For each guidelines topic, the left page discusses the specific features and appropriate practices. Captioned photographs further illustrate the topic. On the accompanying right page, the specific guidelines are listed.

For information or assistance, contact the Thomasville Planning and Inspections Department at 336/475-4213.

Appeals and Compliance

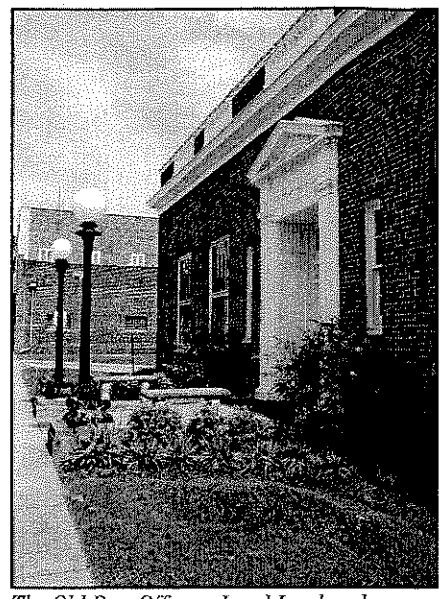
Decisions of the Historic Preservation Commission may be appealed by filing notice with the Board of Adjustment within 15 days after the Commission meeting. Appeals are filed in the Department of Planning and Inspections offices.

Certificates of Appropriateness remain in force for the duration of a project. However, if a period of one year passes and no progress has been made toward completion of the project, the COA is voided and a new application must be submitted and approved before work may resume.

A new COA application must be submitted for any changes to the approved plans. Deviating from approved plans constitutes a violation of the historic district and landmark regulations and is subject to civil penalties.

A Certificate of Appropriateness does not relieve the property owner from the responsibility of obtaining any other required permits. Building permits and other permits may be required even if a COA is not required.

Secretary of the Interior's Standards for Rehabilitation



The Old Post Office, a Local Landmark

The United States Department of the Interior developed a national set of standards for the rehabilitation of historic buildings. The design guidelines in this document are modeled after the philosophical approach to rehabilitation the standards describe. That approach includes an emphasis on retaining and preserving historic buildings through ongoing maintenance and timely repairs so that the need for more major repairs is minimized. In turn, the approach also values repair above replacement of distinctive historic building elements and materials. The current version (1992) of the Secretary's Standards is listed below. It should be noted that, although the first standard addresses use, the Historic Preservation Commission does not review proposed uses of historic buildings.

1. A property shall be used as it was historically or be given a new use that requires minimum change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships 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 elements from other historic properties, shall not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

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

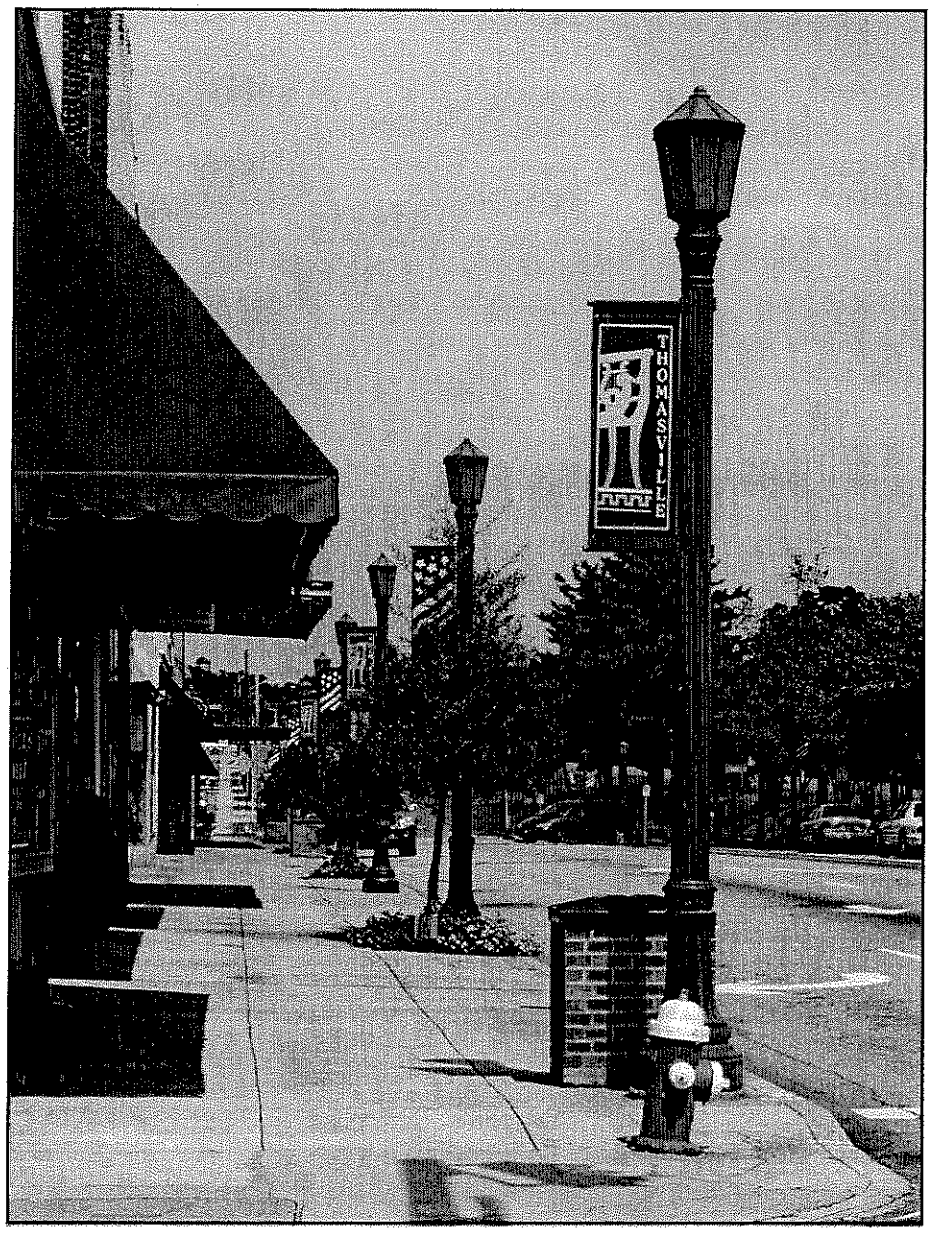
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated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

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

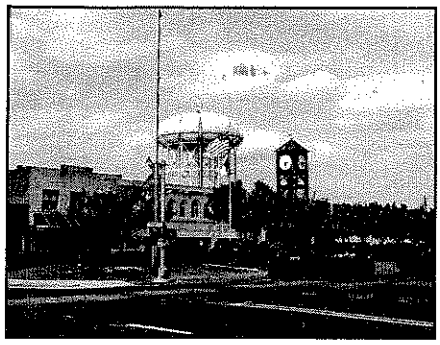
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historical materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.



District and Landmark Setting



The railroad tracks are an integral part of the downtown Thomasville's setting..

In the Salem Street Historic District, the consistency of building setback and spacing as well as spacious front lawns and street trees create an established neighborhood setting.

Setting

The physical settings of Thomasville's residential neighborhoods and downtown district result from the marriage of the built environment with natural and topographical features. For example, the setting of the historic depot in relation to the railroad tracks is an essential characteristic of this national landmark. The main commercial district sits along Main Street and extends northward on Salem Street towards the Salem Street Historic District. In the residential neighborhoods, houses are set in gently rolling land with mature trees and landscape plantings that emphasize the age of the neighborhoods. Salem Street contains larger houses, generally, which have ample set backs from the street. Side streets tend to be the location for smaller dwellings that are more closely-located to the street.

The physical development of the environment in Thomasville is the result of countless decisions by individuals, groups, and the government to shape the City in specific ways. Every effort should be made to maintain the character that has slowly developed in the historic residential neighborhoods and downtown. Each building and each site, in turn, contributes to the character of its district as a whole. After exploring all options, property owners that make informed decisions protect not only the character of their specific property but that of the neighborhood and community as well.

The site features and plantings, archaeological resources, site-defining features (walls, fences, walkways, driveways, garages and other structures), lighting, and signs all shape the character of the historic districts in Thomasville. Specific aspects of the setting are addressed in this chapter of the design guidelines.

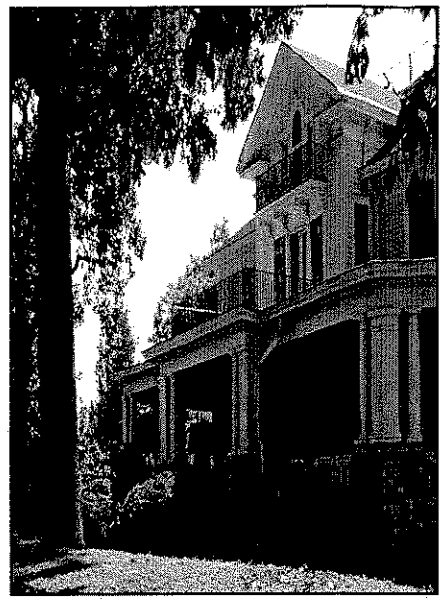
Guidelines: Setting

1. Retain and preserve the historic landscapes, features, and buildings that define the historic character of local landmark and district properties.

2. Protect and maintain the relationship of buildings to one another and to the streetscape, including significant vistas, site topography, accessory structures, streets, alleys, walkways, walls, fences, and plantings.

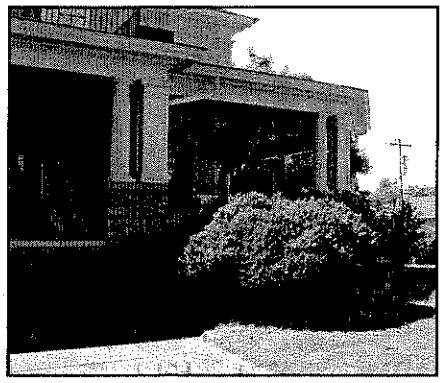
3. When necessary, introduce new site features, building additions, new buildings, and other structures compatible with the historic character of local landmark and district properties.

4. It is not appropriate to introduce or remove a site feature that significantly alters or diminishes the historic character of local landmark and district properties.



Hedges and foundation plantings contribute to the setting of this historic property.

Large shade trees, grassy front lawns, and a gently rolling terrain contribute to the character of Thomasville's historic districts.



Mature foundation plantings, like these boxwood bushes, enhance the character of historic houses.

Stone retaining walls accommodate the change in grade from sidewalks to front yards for many district houses.

Site Features and Plantings

Significant natural site features and plantings – mature trees, gardens, foundation plantings, hedges, and street tree canopies – help form the character of Thomasville's historic districts and landmark properties. Because these elements comprise so much of the character of historic districts and landmarks within the community, maintenance and replacement are vital. The maintenance of existing plantings includes routine fertilization, pruning, and treatment for disease. Replacement of diseased or damaged plant materials, when necessary, should be accomplished with healthy new specimens to maintain the character of individual sites and the entire district.

Significant site features – terraces, fountains, patios, arbors, and gazebos– also contribute to the character of Thomasville's historic districts and landmark properties. These site features should be preserved and maintained as evidence of the gradual changing of the neighborhood and its occupation by individuals through time.

Pursue these practices...

- Routinely inspect large trees for signs of rot and disease; take measures to regularly prune and maintain these trees.
- Maintain locations of historic gardens and foundation plantings; utilize plant materials appropriate to the age of the building and the site.
- Protect tree roots and prevent soil compaction during construction or other major site changes.
- Routinely inspect arbors, gazebos, garden houses, as well as other wood or brick structures on site for signs of water damage and rot. Consult the Masonry, Architectural Metals and Wood Guidelines in the protection of these elements.

Landscaping on individual sites plays a major role in determining the character of a particular site and the neighborhood. Every effort should be made to avoid the introduction of new site features that alter the character of the property, adjacent properties, or the district. For example, the intensive use of mixed shrubbery,evergreen trees, and small ornamental trees is not appropriate in an area where expanses of lawn are shaded by large shade trees. The introduction of large fabricated contemporary site features, such as playground equipment or swimming pools, should only be considered if the site feature can be accommodated in an unobtrusive location. Mechanical equipment, transformers, dumpsters, satellite dishes, and other smaller contemporary site features can usually be located in rear or side yards and screened from view by plantings or fences.

PLEASE NOTE: Removal of a large healthy tree (12" or more in diameter at four feet above the ground) requires a COA as does site work related to new construction or parking areas.

Guidelines: Site Features and Plantings

A variety of canopy trees and plantings provide welcome shade and an inviting setting for this bungalow.

1. Retain and preserve site features and plantings that define the historic character of local landmark and district properties.

2. Retain and preserve the historic relationship among district buildings, structures, streetscapes, site features, and plantings.

3. Maintain and protect all site features and plantings through appropriate methods and practices. Prune or trim trees to encourage preservation of the district tree canopy. It is not appropriate to remove a healthy, mature tree that contributes to the defining character of local landmark and district properties.

4. Maintain and protect site features and plantings from damage during site work or new construction.

5. Repair deteriorated or damaged historic site features through appropriate preservation methods and practices (see the various guidelines on materials, as appropriate).

6. Replace deteriorated or missing site features with compatible new features that continue to define the historic character of the districts and landmark properties.

7. Replace damaged or disease plantings with new plantings that are the same or similar in species.

8. Only introduce new site features or plantings that are compatible with the historic character of local landmark and district properties. It is not appropriate to introduce incompatible site features, equipment, or processes – raised planting beds, landscape timbers, contemporary edging materials; swimming pools, satellite dishes, solar collectors, mechanical equipment, transformers, and other equipment; large-scale excavating, grading, or filling. These all compromise the character of the site, landmark property, and historic district.

Large scale construction projects that involve significant excavation may warrant archaeological testing.

Archaeology

Hidden below ground, archaeological resources help us understand the evolution of a site or district. Foundations from earlier buildings, cisterns and wells, garden pathways, and buried rubbish piles are all examples of archaeological resources. These artifacts and others provide valuable information about the location, configuration, and materials of structures, fences, walls, walkways, and gardens. Occasionally pre-historic artifacts are found in the ground as well. All of these artifacts connect the site and district through time and space to historic occupants of the landscape. Every effort should be made to maintain this important record of the past.

Pursue these practices...

- Avoid disturbing areas on site where there are known archaeological resources.
- Leave archaeological evidence undisturbed by minimizing wholesale site work and excavation.
- When archaeological artifacts are uncovered, document them with a photograph; in the case of significant amount of archeological data, contact the Office of State Archaeology in the North Carolina Division of Archives for assistance.

When planning large-scale construction projects, property owners should work closely with a professional archaeologist of the Office of State Archaeology early in the design process to minimize the damage to this important historical record. It is often quite possible to both preserve or document the archaeological features of the property while at the same time provide for new construction and other interventions within historic districts and landmark properties.

Guidelines: Archaeology

1. Retain and preserve known archaeological resources important to the site or historic district.

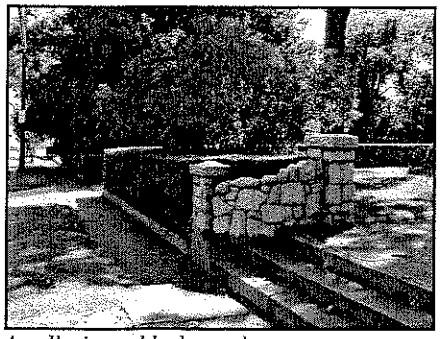
2. Maintain and protect known archaeological resources from damage when site work or construction is undertaken. It is inappropriate to employ the use of heavy equipment in areas known to contain archaeological resources.

3. Minimize changes in topography and site grading to reduce possibility of destroying archaeological resources.

4. Document archaeological evidence uncovered during construction or site work.

5. Work with professional archaeologists to plan and conduct appropriate investigations of resources that cannot be preserved in place.

Archaeologists can determine the location of lost additions or outbuildings.



A well trimmed hedge and concrete steps clearly define the boundary between the public sidewalk and this front yard.

Wide sidewalks extend right up to the facades of the downtown commercial buildings and regularly spaced streetlights provide light for pedestrians in the public right-of-way.

In contrast to the commercial area, the public right-of-way in the residential districts are characterized by narrower sidewalks with planting strips and large street trees.

Public Right-of-Way

Within the commercial and residential areas of Thomasville, the pattern of streets, alleys, and sidewalks helps further define the character of historic districts and landmark properties. As a transition between the automobile and the street, downtown sidewalks share a close spatial relationship with commercial properties. Sidewalks in residential areas of the community provide pedestrian paths throughout the community in a more distant relationship with houses.

Streetlights, power poles, signs, and other street furniture have all traditionally been found throughout the Thomasville community. Due to the rise of regulations and standards in more recent years, there has been a dramatic increase in the number of signs; telephone, electric, and cable television poles and lines; and other utilities in the public right-of-way. Every effort should be made to minimize the intrusion of this proliferation of visual clutter through careful consideration of its placement. In some situations, underground utility placement may be worth consideration.

Pursue these practices...

- Regularly inspect sidewalks and roadways for deterioration; report information to appropriate local or state authorities.
- Regularly inspect street trees for signs of rot or disease; report information to appropriate local or state authorities.
- Select street furniture and signs compatible with the streetscape and district.

The preservation and replacement of street trees is critical to the character of the residential districts in Thomasville. Beyond regular inspection and protection of these natural resources, long-term planning will be necessary to sustain the street canopy so indicative of Thomasville's historic districts.

As life returns to Main Street in areas all across the country, city governments and citizens have invested countless dollars in street improvements and in the addition of street furniture. The selection and siting of new street furniture (benches, trash cans, mailboxes, newspaper racks, and similar elements) should be reviewed for compatibility with the district in design, location, configuration, materials, color, and scale.

Guidelines: Public Right-of-Way

1. Retain and preserve street trees, street and sidewalk materials, features, and patterns that define the historic character of local landmark and district properties.

2. Protect and maintain material surfaces, features, and details of the historic streetscape using appropriate preservation methods. Replace deteriorated or damaged historic features to match the original in material, configuration, and design.

3. Protect and maintain street trees and their canopies through regular trimming and pruning. Replace damaged or diseased trees with new trees of the same or similar species.

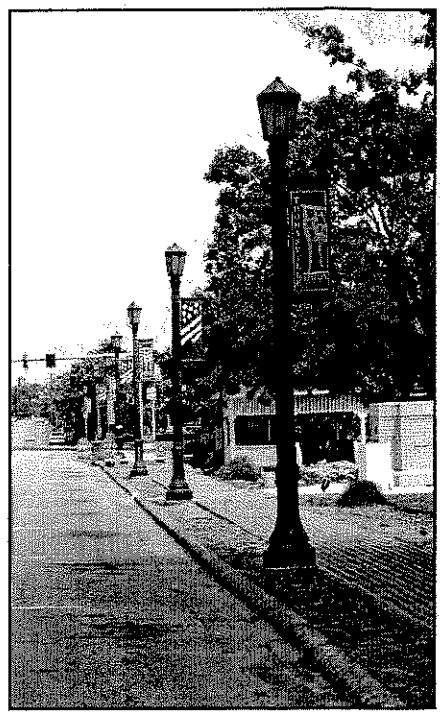
4. Limit new signs in the public right-of-way to those concerned with public safety. Locate signs to avoid compromising or obscuring the character of local landmark and district properties.

5. Locate new street lighting, if needed, compatible in design and configuration with the pedestrian scale of the historic districts and landmarks.

6. Minimize the addition of transformers, wires, and utility poles in the public right-of-way. Consider locating wires and transformers underground where possible.

7. Select street furniture compatible in scale, design, configuration, and materials with the historic character of the landmark and district properties.

8. It is not appropriate to introduce streetscape elements that predate the historic district in an attempt to create a false sense of history.



Period streetlights with seasonal banners, brick walkways, and a narrow planting strip enhance the pedestrian experience near the Old Depot and Big Chair.

This simple wooden picket fence borders a rear property line.

A low stone retaining wall edges this front lawn.

A wooden privacy fence delineates the property line between two residential properties.

Walls and Fences

Although they are not prevalent in Thomasville's historic districts and landmark properties, wooden or cast metal picket fences border the edge of some front yards, contributing to the streetscape. More common are low stone retaining walls that adjust the grade when the front yard rises above street level. Taller, simply detailed, wooden privacy fences enclose several district rear yards, screening them from public view. Some commercial and institutional properties utilize low brick walls or utilitarian fencing to define and screen parking areas or provide security.

Pursue these practices ...

Fences and walls should be routinely inspected and maintained to ensure that they are structurally stable and to prevent deterioration due to weather. Both wooden and metal fences require a sound paint film to prevent moisture damage. Masonry walls can settle, crack, or lean if not properly supported and adequately drained. The Masonry, Wood, Architectural Metals, and Paint and Exterior Color Guidelines offer additional information on proper maintenance and repair of each traditional material.

The minimal use of front yard fences and walls in Thomasville's historic districts and landmark properties creates an informal, open character to the streetscapes. For this reason, the addition of new fences or walls in residential front yards is generally discouraged. If access to a front yard must be controlled, low picket fences are an appropriate choice because they do not disrupt the visual continuity of the streetscape the way taller privacy fences and walls do. The height of new fences in front yards cannot exceed three feet.

Sometimes the need to confine pets, increase privacy, or enhance security will warrant the installation of a utilitarian fence in the rear yard. If limited to rear and rear-side yard locations, traditional wooden privacy fences up to six feet in height can meet such needs without any significant impact on the visual character of a historic district or landmark property. The use of contemporary fencing materials such as vinyl or chain link fencing is less compatible with the character of the historic district and, while they may be used in unobtrusive locations for dog pens or other small applications, they should not be used in front yard locations or side yard locations that extend forward beyond the midpoint of the house. The visual impact of existing vinyl or chain link fences can be softened by plantings.

See page 74 for illustrations of traditional fences and walls.

Guidelines: Walls and Fences

1. Retain and preserve walls and fences that are important in defining the overall historic character of local landmark and district properties.

2. Retain and preserve the materials, features, height, configuration, patterns, and details of historic fences and walls.

3. Maintain the materials, features, and details of historic walls and fences through traditional methods; including cleaning, rust removal, masonry repointing, and re-application of protective coatings as appropriate.

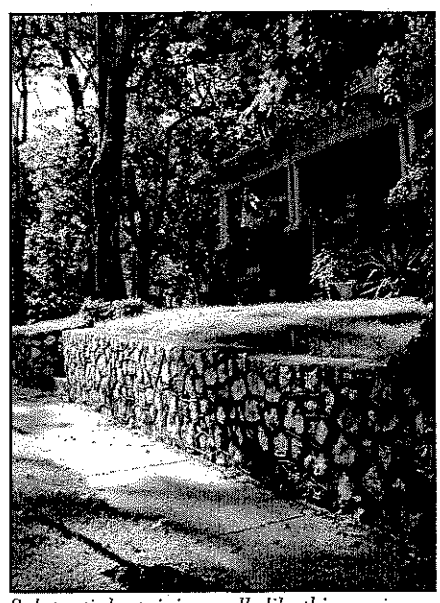
4. Repair damaged or deteriorated historic walls and fences using recognized preservation methods to reinforce historic materials.

5. Replace in kind historic walls and fences that are too deteriorated to repair, taking care to match the original in material, dimension, design, configuration, pattern, texture, and detail.

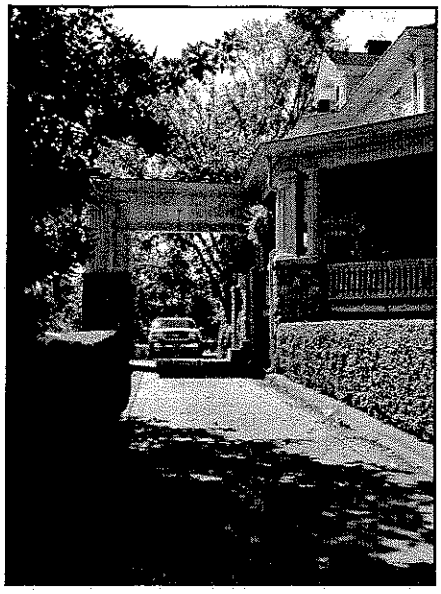
6. If a historic wall or fence is missing, either replace it to match the original, based upon documentary evidence, or replace it with a compatible new fence or wall.

7. Design new walls and fences that are compatible in material, height, scale, pattern, and detail with the character of the property or district. Site new walls and fences in configurations and locations that are compatible with the character of the building, landmark site, or district.

8. If needed, introduce contemporary utilitarian fences, constructed of traditional materials, only in rear and rear-side yard locations of residential properties, where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in front yard locations.



Substantial retaining walls like this require sound footing, adequate drainage, and routine maintenance.



Many driveways in the historic districts lead beneath the shelter of a porte cochere en route to the backyard.

In the historic districts, brick or concrete walkways connect most front entrances to the public sidewalk.

Walkways, Driveways and Offstreet Parking

Like historic buildings and structures within Thomasville's residential and commercial districts, site elements such as walkways and driveways also contribute to the character of these areas. Walkways in residential areas include the sidewalk at the front edge of the property line as well as private walks connecting the public sidewalk to the structure. Most typically, this private walk runs perpendicular to the public sidewalk, linking the public walk to the front steps of the house. In commercial areas, sidewalks tend to fill the entire breadth of the setback from the front edge of the building to the curb along the side of the street.

On some residential sites, driveways provide vehicular passage from the street to an area alongside the house or to a garage or accessory structure on the property. These driveways, where they exist, are simple pads of concrete or alternate paving materials.

Off-street parking in both residential and commercial areas is not characteristic of Thomasville's historic neighborhoods and commercial core.

Pursue these practices....

- Regularly inspect walkways and driveways for deterioration.
- Replace deteriorated walkways and driveways with compatible materials that do not significantly alter the characteristics of the site or district.

Increasing off-street parking for residential properties is a real challenge as widening, expanding, or installing new driveways and parking areas in residential neighborhoods is generally not appropriate. Provided there is sufficient land, it might be possible to add off-street parking to the side or rear of the property as long as the parking is visually screened from the street. However, the site's overall proportion of landscaped to constructed area should be maintained.

If institutional or commercial parking lots are to be located within the districts, it is important for them to be screened and subdivided by planting beds sufficient to incorporate existing plantings or to provide opportunities for introduction of new plant materials.

All parking areas should be paved with appropriate materials such as crushed stone, gravel, brick, concrete or asphalt. Care should be taken to protect mature trees when introducing paved areas on a site.

Guidelines: Walkways, Driveways and Offstreet Parking

1. Retain and preserve existing walkways, driveways, and off-street parking patterns, configurations, dimensions, materials, and colors that define the historic character of local landmark and district properties.

2. Protect and maintain existing walkways, driveways, and off-street parking through regular inspection and appropriate maintenance and repair procedures. Replace deteriorated or damaged historic features to match the original in material, configuration, and design.

3. If a walkway or driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or based on a compatible new design in pattern, configuration, dimension, material, and color.

4. Design new walkways, driveways, and off-street parking areas to be compatible with the site, street, and district in pattern, configuration, dimension, material, and color.

5. Locate new walkways, driveways, and off-street parking areas so that the topography of the building site and significant site features, including trees, are retained and preserved.

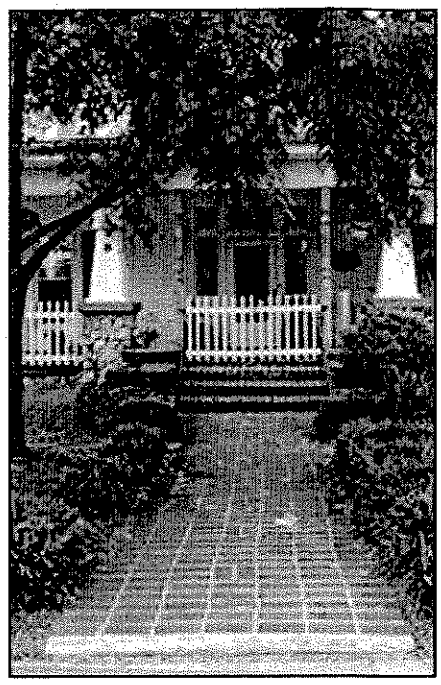
6. It is inappropriate to locate a new off-street parking area when it is directly visible from the street, where it will alter the proportion of built area to yard area on the individual site, or where it will directly abut the principal structure on site.

7. When introducing new driveways, maintain sidewalks and minimize curb cuts in the public right-of-way.

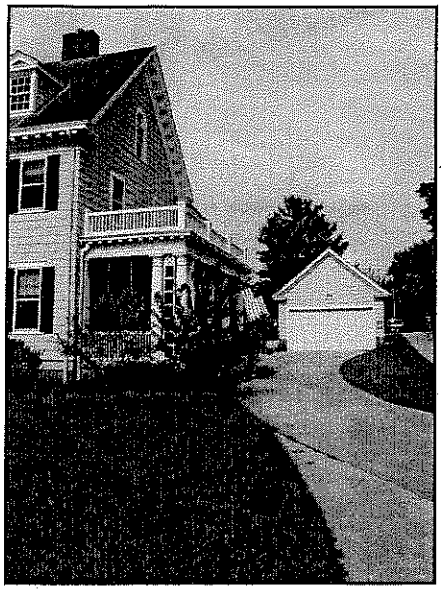
8. Maintain and protect site features and plantings from damage during site work or new construction.

9. Introduce perimeter plantings, fences, or walls to screen and buffer off-street parking areas. Subdivide large parking areas with interior planting islands.

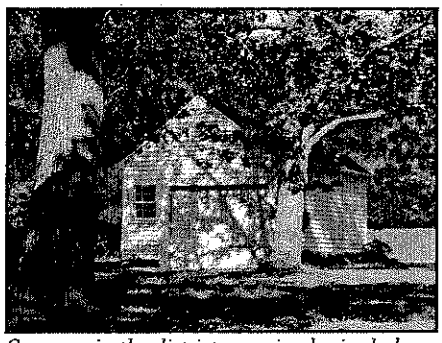
10. Follow the Exterior Lighting Guidelines when lighting walkways, driveways and off-street parking.



This front walk is enhanced by bordering ground cover and shrubbery.



Garages oriented to the street but sited behind the house are typical in the historic districts.



Common in the districts are simple single-bay, front-gable wood frame garages like this one.

Garages and Accessory Structures

Original carriage houses, porte cocheres, garages, storage buildings, and sheds contribute to the character of Thomasville's residential areas. Like other site features, these accessory structures help define the historic quality of landmarks and properties in historic districts. In some cases, the outbuildings are constructed in the same style as the principal structure. In other situations, the outbuildings indicate through a different style their addition to the site over time. Yet other structures are utilitarian buildings with little stylistic characteristics. All types of structures are important to help demonstrate the evolution of the residential neighborhoods that form the core of the Thomasville community.

Pursue these practices....

- Regularly inspect early garages and accessory structures for deterioration.
- If deteriorated, follow the Roofs, Exterior Walls and Trim, Windows and Doors, Masonry, Wood, Architectural Metals, and Paint and Exterior Color Guidelines for rehabilitation work.

Utilitarian storage sheds and prefabricated storage units may be considered for rear yard locations where they are not visible from the street. Any proposed new garage or accessory structure proposed in the historic districts should not detract from the character of the site, street, or district. These buildings should be compatible in location, orientation, form, scale, size, materials, finish, and details. Wooden storage buildings are more compatible within the residential districts than are aluminum or vinyl clad units.

Guidelines: Garages and Accessory Structures

1. Retain and preserve garages and accessory structures that define the historic character of local landmark and district properties.

2. Protect and maintain existing garages and accessory structures through regular inspection and appropriate maintenance and repair procedures. Replace deteriorated or damaged historic features to match the original in material, configuration, and design.

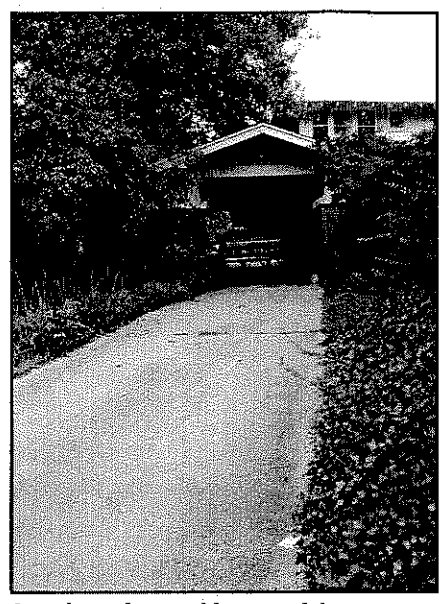
3. If a historic garage or accessory structure is missing or deteriorated beyond repair, replace it with a new outbuilding based on accurate documentation of an original design or based on a compatible new design in configuration, dimension, materials, and color. Maintain the traditional height and proportion of garages and accessory buildings within the historic districts.

4. Design new garages and accessory structures to be compatible with the site, street, and district in pattern, configuration, dimension, material, and color.

5. Locate new garages and accessory structures in a compatible relationship with existing principal structures, outbuildings, and plantings.

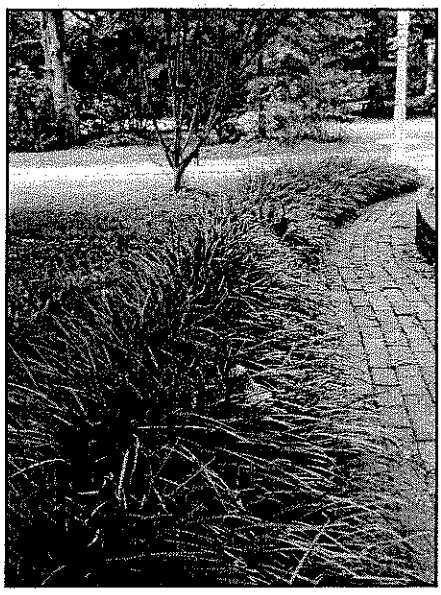
6. It is inappropriate to introduce a prefabricated outbuilding if it is not compatible in size, scale, form, height, proportion, materials, and details with historic accessory structures within the district.

7. Do not add features to garages or accessory structures based on conjectural or insufficient historical, pictorial, or physical documentation to create a false sense of history or historical development for the site or structure.



Some bungalows and later ranch houses incorporate garages or carports that attach directly to the house.

This pedestrian scale lamp post provides lighting for navigating the walkway steps.



Low directional footlights inconspicuously provide light along this brick walkway.

Exterior Lighting

As the twentieth century progressed, needs for exterior lighting changed in Thomasville's historic neighborhoods and commercial districts. When many of the structures were constructed, exterior lighting was not even a consideration. When exterior lighting began to appear in the early decades of the twentieth century, the light cast by early fixtures was a soft, yellow-toned glow. By more contemporary lighting standards, this low-level lighting was replaced by mercury vapor fixtures that shed a much more harsh, blue-glow light. Compared to residential neighborhoods, streetlights in the commercial downtown provide more consistent, higher levels of lighting than along the public right-of-way.

Pursue these practices....

- Regularly inspect and maintain any existing early light fixtures.
- If installing new light fixtures, consider antique or reproduction light fixtures in a style compatible with the building, site, and district. Alternatively, consider contemporary fixtures that are inconspicuous or complement the style and character of the building, site, and district.

Issues of safety and security are factors in the installation of exterior lighting. Careful consideration should be given to the amount of supplemental lighting needed. Rather than install large-scale commercial fixtures in residential districts, consider residential-scale posts, recessed lights, footlights, or directional lights mounted in unobtrusive locations.

When selecting light fixtures and locations, it is critical to consider the impact of site lighting on adjacent properties. To save electricity and to avoid intrusion on others, owners may consider light timers that automatically shut off the light when it is not needed. Rather than over-illuminating an area, select fixtures that direct light towards walkways, paths, or steps. Also consider the brightness and color of the proposed light source.

Guidelines: Exterior Lighting

1. Retain and preserve exterior light fixtures that define the historic character of local landmark and district properties.

2. Protect and maintain exterior light fixtures through regular inspection and appropriate maintenance and repair procedures. Replace deteriorated or damaged exterior light fixtures to match the original in material, configuration, and design.

3. If an exterior light fixture is missing or deteriorated beyond repair, replace it with a new exterior light fixture based on accurate documentation of an original design or based on a compatible new design in configuration, dimension, materials, and color.

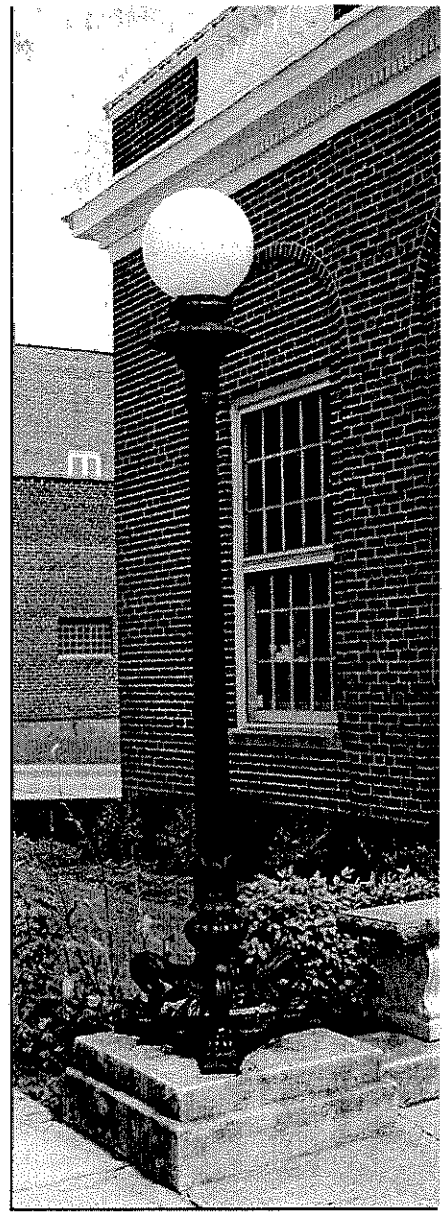
4. Select exterior light fixtures to be compatible with the site, street, and district in scale, location, configuration, dimension, material, and color,

5. In residential districts, introduce low-level lighting in unobtrusive locations to provide safety and security where needed. Ensure that the light does not invade adjacent properties.

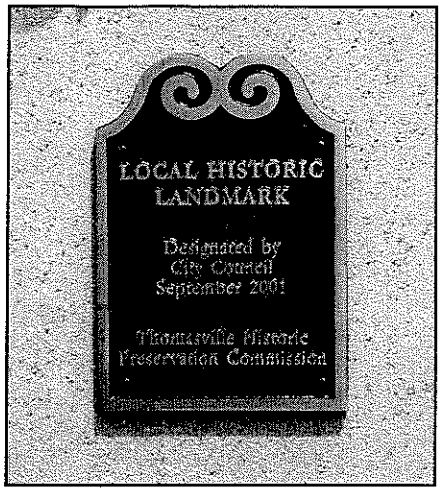
6. It is not appropriate to introduce lighting fixtures on standard-height power poles on private property in residential locations.

7. It is not appropriate to illuminate the facades of buildings with harsh floodlights or to introduce incongruous lighting (i.e. creating a runway effect with multiple floodlights along front walks).

8. Do not add period light fixtures that predate the principal structure based on conjectural or insufficient historical, pictorial, or physical documentation that create a false sense of history or historical development for the site or structure.

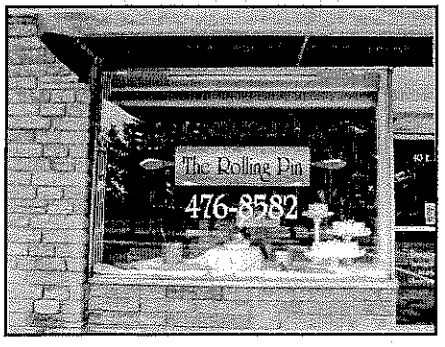


Decorative cast metal lamp posts with globes light the entrance to the Old Post Office.



Cast metal plaques identify Thomasville's Local Landmarks.

This sign on a low brick base is compatible with the residential character of the Salem Street Historic District.



Graphics applied to display windows of commercial properties are a compatible and economic way to add signage for new businesses to historic storefronts.

Signage

A variety of styles and configurations of historic signs help shape the character of Thomasville's historic downtown commercial area. Some of the signs hang perpendicular to building facades, others are incorporated into the storefront cornice band just above the storefront on the face of the building. Still other signs are painted directly on the glass or hang within window or door openings along the commercial streets of the community. Though some exist, signs in the residential neighborhoods are a less prevalent, character-defining feature of these areas.

Pursue these practices....

- Regularly inspect and maintain any existing early signs.
- If installing new signs, consider styles compatible with the building, site, and district. Alternatively, consider contemporary signs that are inconspicuous or complement the style and character of the building, site, and district.

For commercial properties, the traditional location above the storefront is most preferred for the installation of new signs. Awnings and display windows are additional alternatives that business owners may want to explore. Opaque letters applied directly to display windows is an effective and economical form of sign within commercial areas. Moreover, these signs are easily removed from windows as business tenants change.

In historic residential areas, some property uses have changed, necessitating the introduction of new signs. Discreet, simple signs that do not detract from the overall historic character of the landmark or district are preferred. Consider the size, overall design, legibility of the typeface, color, materials, and configuration of any new sign. Generally small, freestanding wood signs mounted on low supports can be effectively introduced into historic residential areas.

Guidelines: Signage

1. Retain and preserve signs that define the historic character of local landmark and district properties.

2. Protect and maintain signs through regular inspection and appropriate maintenance and repair procedures. Replace deteriorated or damaged signs to match the original in material, configuration, and design.

3. If a sign is missing or deteriorated beyond repair, replace it with a new sign based on accurate documentation of an original design or based on a compatible new design in configuration, dimension, materials, and color.

4. Select exterior signs to be compatible with the site, street, and district in scale, location, configuration, dimension, material, and color,

5. In residential districts, introduce unobtrusive signs for identification and directional purposes.

6. If desired, introduce small identification signs and bronze historic plaques for residential buildings so that no architectural features or details are obscured or damaged.

7. Construct new signs with traditional materials (wood, stone, metal) rather than introduce incompatible contemporary sign materials (plastic, fiberglass).

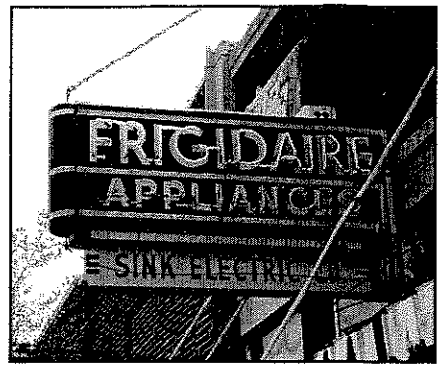
8. Mount flush signboards to avoid damaging and obscuring architectural features. On masonry buildings, holes for fasteners should be placed in mortar joints rather than in masonry units.

9. Install appropriate freestanding signs on low standards or bases and consider plantings to soften the appearance of these new signs.

10. Light signs in a manner compatible with the historic character and pedestrian scale of the district.

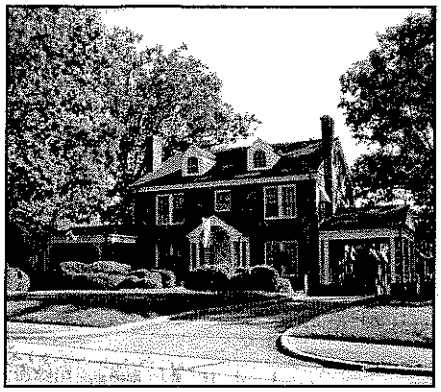
11. Internally illuminated awnings and signs are not appropriate.

12. Do not add signs based on conjectural or insufficient historical, pictorial, or physical documentation that create a false sense of history or historical development for the site or structure.

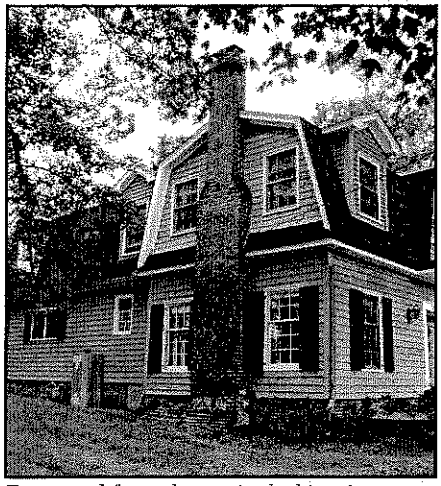


Vintage neon signs like this one are historic assets that contribute to the diversity of commercial signage in Thomasville's downtown.

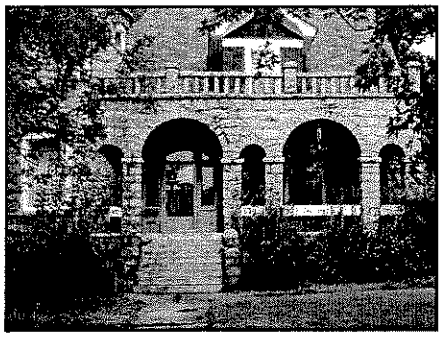
Changes to Existing Buildings



A number of brick houses can be found within Thomasville's historic districts.



Even wood frame houses in the historic districts typically have a brick foundation and, often, a brick chimney.



A handful of stone houses and foundations add character and interest within the historic districts.

Masonry

A wide variety of masonry materials indicate the breadth and time span of commercial and residential buildings designated as historic landmarks or located within Thomasville's historic districts. Masonry includes brick, stone, terra cotta, concrete, stucco, and tile, as well as mortar. Masonry is used to create cornices, pediments, lintels, sills, decorative features, foundations, and wall surfaces. The color, texture, and pattern of the masonry as well as the mortar color and joint thickness all define the overall character of historic buildings in Thomasville. Brick is the most common masonry material in Thomasville and includes both hard surface and soft surface finishes. Hard surface finishes characterize masonry surfaces resilient to water while softer masonry products (older brick, some terra cotta, stucco, e.g.) have been painted to prevent moisture from entering into building interiors. While masonry is one of the most durable historic building materials, it also can be seriously damaged by improper maintenance, incorrect repair procedures, or harsh cleaning methods.

Pursue these practices...

- Routinely inspect all masonry surfaces to monitor the effects of weather on the condition of both mortar and masonry units and to insure that improper water drainage is not a contributing factor in material deterioration. When inspecting masonry, look for vertical or diagonal cracks that indicate wall shifting or movement. Loose or sandy mortar on a wall surface usually suggests that water damage has caused mortar to break down. Missing or spalling masonry, where pieces of the brick pop off, is also caused by damp masonry subjected to freeze/thaw cycles. When excessive moisture evaporates from masonry, it leaves a coating called efflorescence, a salty, white haze on the surface of the brick.
- Repoint bricks sparingly only where there is evidence of deterioration. To prevent structural damage to the wall where repointing takes place, use mortar that is of the same composition as the existing mortar and avoid the use of power tools.
- Caulk masonry joints at window/door openings to prevent water penetration.
- Regularly repaint all masonry that has been painted.

Masonry surfaces develop a patina over time and do not really require cleaning unless the accumulated grime causes deterioration due to water retention. Where cleaning is warranted, avoid harsh chemicals and cleaning methods such as sandblasting, high pressure washing, and the use of wire brushes. In all three instances, significant damage can result from inappropriate cleaning practices. In the event that chemical cleaning is the only alternative, test the process in an inconspicuous area first before applying the chemical to the entire surface. Explicitly follow all manufacturer directions for chemical cleaners to avoid harmful side effects.

A common misconception is that damp masonry walls can be made more water resilient through the use of waterproof and water-repellent coatings on exterior walls. In fact, these products and processes can actually be quite harmful to the structural integrity of the brick wall and their use, accordingly, should be avoided. Improving drainage flow away from exterior walls is generally a more effective way to eliminate moisture problems.

Guidelines: Masonry

1. Retain and preserve masonry and masonry features that define the historic character of local landmark and district properties.

2. Repair damaged or deteriorated masonry and masonry features to match the original in materials, mortar composition, and configuration. All repairs should be made using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry.

3. Repoint masonry only if the mortar is deteriorated. Use hand tools to remove deteriorated mortar and replace with mortar that matches the historic mortar in strength, color, texture, and joint width.

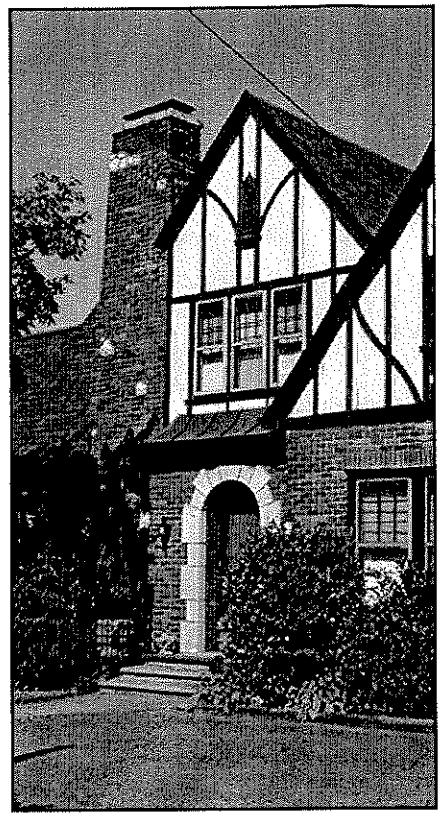
4. Repaint only surfaces that have been painted in colors compatible to the historic material, building, and district. It is not appropriate to paint masonry that is unpainted nor to needlessly remove paint from masonry that historically was finished in that way.

5. Clean masonry and masonry features with the gentlest means possible (mild soap, natural bristle brushes, and low-pressure water). Evaluate any cleaning technique in a small, inconspicuous area of masonry before employing the cleaning technique for the building. Harsh chemicals, sandblasting and high-pressure washing are inappropriate materials and techniques for cleaning.

6. Repair only the deteriorated portion of masonry and masonry features rather than replace entire surfaces or features. If original materials are not available, substitute materials compatible in configuration, composition, color, and finish.

7. Replace a missing masonry feature with a feature either based on historic documentation or with a feature that is compatible in size, scale, color, pattern, texture, and material to the structure, site, and streetscape.

8. It is not appropriate to add masonry or masonry features based on conjectural or insufficient historical, pictorial, or physical documentation that create a false sense of history or historical development for the site or structure.



This Tudor Revival style house incorporates brick, stone and stucco on its distinctive exterior.

This Colonial Revival house is constructed and clad in wood—from its lapped wood siding to the porches, trimwork, windows, and shutters.

The turned columns and decorative trimwork on this Victorian porch illustrate the versatility of wood as a building material.

Wood

Given its material versatility and its ready supply, wood is the most prevalent material used in historic landmarks and buildings in the historic districts. Wood siding, decorative shingles, porch columns, windows and doors, rails and steps, alongside simple and elaborate trim and moldings, are all examples of the widespread use of wood to shape Thomasville's residential and commercial buildings over many decades. It is relatively easy to maintain and repair wood frame buildings and wood elements, but they must be rigorously maintained to have a long life.

Pursue these practices...

- Routinely inspect all wood surfaces and elements to monitor surface and internal conditions. Look for cracked or warped boards and loose nails as well as cracked, blistering, or peeling paint, which are evidence of water damage or the incompatibility of paint. Also look for insect infestation and rot, both of which are signs of water damage or poor ventilation.
- Remove excess vegetation that grows too closely to wood in order to prevent mildew and other forms of deterioration.
- Recaulk all joints where rainwater might penetrate the building.
- Regularly prepare for and repaint all wood surfaces and elements with compatible paint types and colors.

Wood is a soft material and every effort should be made to keep a sound paint coating intact where wood is exposed to the elements. In addition, flexible sealants and caulks can prevent moisture penetration as wood joints shrink and swell. When cleaning wood surfaces in preparation to paint, use only low-pressure water, mild detergent, and an anti-mildew additive. Where paint is loose or bubbling, hand scraping and sanding is typically necessary to return the wood surface to an appropriate condition for repainting. On occasion, a heat gun may be selectively used to remove multiple layers of paint that are peeling or failing. A raised grain – vulnerable to moisture penetration – can result from the inappropriate use of harsh paint strippers, sandblasting, power washing, and gas-fired torches. These practices should be avoided altogether.

Every effort should be made to maintain as much of the historic wood on a building with alternatives such as splicing or piecing wood features and decorative elements. Alongside these practices, the use of wood epoxy to consolidate decorative detailing may prove to be less costly alternatives. Because the use of substitute materials—such as vinyl or aluminum—does not successfully duplicate the appearance of wood and it often conceals architectural details it is not appropriate to replace or cover historic wood features or details with contemporary substitute materials. Additionally, the application of vinyl siding over original wood siding can conceal signs of deterioration or moisture damage—preventing timely detection and repair.

Guidelines: Wood

1. Retain and preserve wood surfaces and features that define the historic character of local landmark and district properties.

2. Repair damaged or deteriorated wood surfaces and features to match the original in materials and configuration. All repairs should be made using recognized preservation methods.

3. Repair only the deteriorated portion of wood surfaces and features rather than replace entire surfaces or features. When repairing, use wood compatible in configuration, composition, color, and finish.

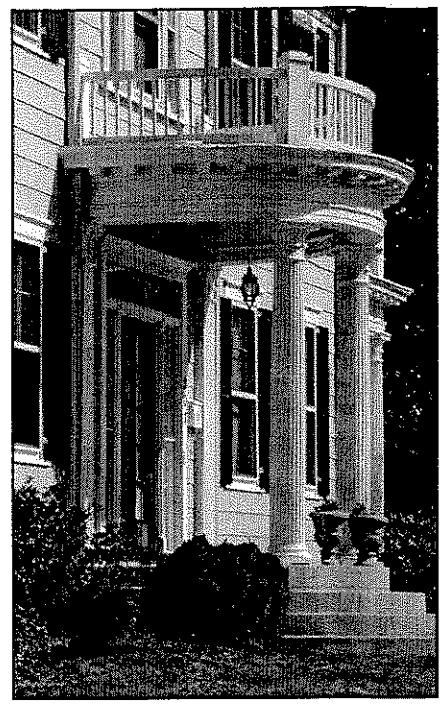
4. Regularly repaint all wood surfaces and features in colors compatible to the historic material, building, and district. Clear stains and treatments to simulate a natural wood appearance and bare wood are inappropriate finishes for wood surfaces that were historically painted.

5. Remove paint from wood surfaces and features with the gentlest means possible. Harsh chemicals and techniques that will damage the wood siding and features (sandblasting or waterblasting) are inappropriate.

6. Repair only the deteriorated portion of wood surfaces and features rather than replace entire surfaces or features. If original materials are not available, substitute materials compatible in configuration, composition, color, and finish.

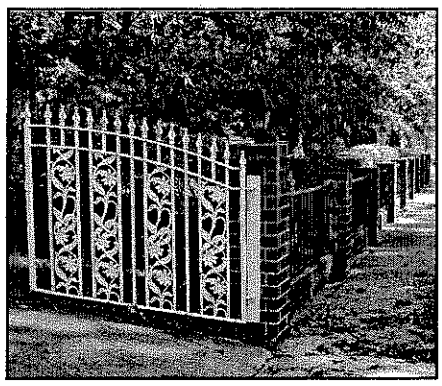
7. Replace a missing wood surface or feature with a surface or feature either based on historic documentation or with a surface or feature that is compatible in size, scale, color, pattern, texture, and material to the structure, site, and streetscape.

8. It is not appropriate to add wood surfaces or features based on conjectural or insufficient historical, pictorial, or physical documentation that create a false sense of history or historical development for the site or structure.



During the repair of this Federal style front porch, sections of its curved cornice and balustrade were carefully replaced in kind.

Cast metal railings and grills embellish the balconies of this facade.



A decorative cast metal gate and simple cast metal pickets are incorporated into this brick based perimeter wall.

Architectural Metals

With the rise of the nineteenth century industrial revolution, a variety of metals began to be used in building construction: cast iron, steel, pressed tin, copper, aluminum, nickel and bronze. Architectural metals are commonly used to construct roofs, gutters, and downspouts; roof and porch finials, cornices, and cresting; vents and grates; storefronts; hardware; and trim. Often metal details are highly decorative because metal can be readily shaped and mass-produced. Architectural metal features are commonly observed within Thomasville's historic districts and landmark properties on commercial and residential buildings as well as site features including fences and lamp posts.

Metal surfaces are extremely susceptible to corrosion. If left untreated, these surfaces will corrode or oxidize because of exposure to moisture or because two incompatible metals have come into contact. With vigilant maintenance, architectural metals can be quite durable and last many decades.

Pursue these practices...

- Routinely inspect all metal surfaces and details for signs of deterioration. Look for corrosion (rusting, odd coloration, material weakness) that is caused by contact of metals with incompatible metals, the air, or salts. Be cognizant of abrasion of metal by other materials moving over its surface and of metal failure if too much stress is applied.
- Clean metal surfaces and details to keep them free from debris and leaves.
- Regularly repaint all ferrous metals to maintain a sound paint film.

Some metals have inherent surface protection qualities as part of their character and do not require protective coatings. Copper and brass metal surfaces develop their trademark green patina while stainless steel and aluminum resist atmospheric corrosion. Steel and iron, however, rapidly corrode when they come into contact with moisture and salt in the atmosphere. These latter metals require a protective paint finish kept in good condition in order to avoid rust formation.

Sometimes metal surfaces and features require cleaning and appropriate cleaning methods are determined by the softness of the metal. Copper, tin, lead, aluminum, brass, and zinc should be cleaned with non-abrasive chemical cleaners and methods. Harder metals – steel, cast iron, wrought iron – may require a wire brush, hand scraper, or low-pressure grit blasting. In any case, great care should be taken to avoid destroying the natural characteristics of metal surfaces.

Significant corrosion, caused by galvanic action, can occur when dissimilar metals come in contact. It is best to confirm the compatibility of metals and metal nails and fasteners and to also repair metal surfaces and features with the same type of metal.

Guidelines: Architectural Metals

1. Retain and preserve metal surfaces and features that define the historic character of local landmark and district properties.

2. Repair damaged or deteriorated metal surfaces and features to match the original in materials and configuration. All repairs should be made using recognized preservations method.

3. Repair only the deteriorated portion of metal surfaces and features rather than replace entire surfaces or features. When repairing, use metal surfaces and features compatible in configuration, composition, color, and finish. It is inappropriate to use tar or asphalt products to patch metal surfaces.

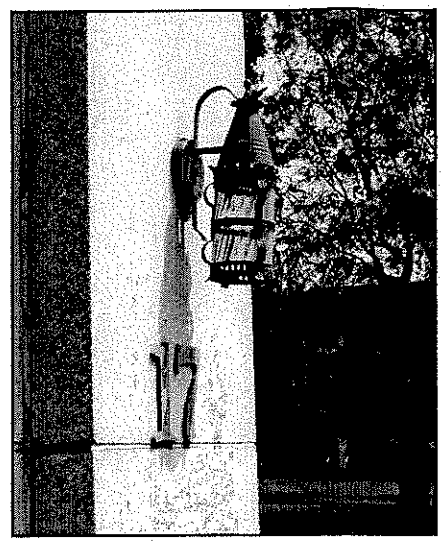
4. Regularly repaint all metal surfaces and features in colors compatible to the historic material, building, and site.

5. Remove paint from ferrous metal surfaces and features with the gentlest means possible before promptly repainting. Evaluate any cleaning technique in a small, inconspicuous area before employing the cleaning technique on a substantial portion of the metal surface or feature. Harsh chemicals and techniques that will damage the metal surfaces and features (sandblasting, waterblasting, butane/propane torches) are inappropriate.

6. Repair only the deteriorated portion of metal surfaces and features rather than replace entire surfaces or features. If original materials are not available, substitute materials compatible in configuration, composition, color, and finish.

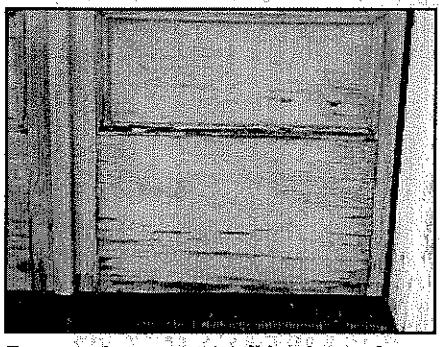
7. Replace a missing metal surface or feature with a surface or feature either based on historic documentation or with a surface or feature that is compatible in size, scale, color, pattern, texture, and material to the structure and streetscape.

8. It is not appropriate to add metal surfaces or features based on conjectural or insufficient historical, pictorial, or physical documentation that create a false sense of history or historical development for the site or structure.



Architectural metals are frequently used for exterior lighting fixtures and street numbers.

Polychromed paint palettes—paint schemes incorporating several different accent colors—are typical of Victorian style buildings.



To ensure the new paint will bond properly, loose peeling paint layers like these must be removed, the surface sanded and any bare wood primed prior to repainting.

Although the uses of lead-based paints has been prohibited since the 1970s, the presence of this toxic substance in the built environment is an ongoing concern. Exposed lead-based paint presents a health risk to people living or working around it, especially children. The State Historic Preservation Office and the State Health Department can provide current information on the precautions that should be taken during rehabilitation to ensure a lead-safe site and building.

Paint and Exterior Color

The wide array of paint colors throughout Thomasville's landmarks and historic districts helps describe the breadth of styles and time periods of the buildings in the historic areas of this community. The palettes indicate the shift of tastes in color preferences and practices throughout the history of the community. Outside of is decorative role as an inherent indicator of the aesthetic vision of building owners, paint provides significant protection for wood, metal, and sometimes masonry features for landmarks and properties within the historic districts.

Pursue these practices...

- Routinely inspect all surfaces and elements to monitor surface conditions. Look for signs of moisture damage, paint film failure, mildew, vegetation, or heavy dirt.
- Regularly clean, with gentle means, painted surfaces to extend the life of the paint film.
- When repainting, thoroughly prepare the surface by cleaning and removing deteriorated paint layers down to a solid paint layer or surface.
- Recaulk all joints where rainwater might penetrate the building.
- Prime any exposed surface and make sure the surface is both dry and clean prior to repainting.
- Use compatible paint types and colors.

New corrosion on ferrous metals can be easily avoided when a zinc-based primer or other rust-inhibiting primer is applied immediately after the metal is cleaned. Wood surfaces should be recaulked before repainting. In any case, use high-quality paint and follow the manufacturer's specifications for preparation and application. Typically, most masonry is unpainted and should remain unpainted. Painting masonry obscures key defining physical characteristics and results in ongoing maintenance and repainting for future property owners. In cases where a masonry surface has been painted, repainting is recommended over the abrasive or chemical removal of paint films.

Lead-based paints were commonly used through the 1950s so it is commonly found on and in historic buildings. The presence of deteriorated lead-based paint creates a health hazard and certain precautions are necessary to ensure a lead-safe building and site. Traditional oil-based and alkyd paints are rapidly being replaced with latex paint products. Because latex paint will not adhere to oil paint and shrinks more during drying, a surface previously painted with oil-based paints must first be completely primed with a compatible primer before applying a latex paint product.

Color should be selected to complement the style and the features of historic buildings. In preparation for repainting, owners should take into account the color schemes of adjacent buildings and the appropriate color palettes for their building with respect to its age and style. All similar stylistic elements should be painted the same color (e.g. all trim one color, window sashes a second color, the body of the building a third color). Property owners may be able to retain the services of preservation professionals in scraping and determining the historic scheme for their building. Additional written and pictorial resources provide many appropriate color schemes for buildings of all ages and styles.

Guidelines: Paint and Exterior Color

1. Retain and preserve painted features that define the historic character of local landmark and district properties.

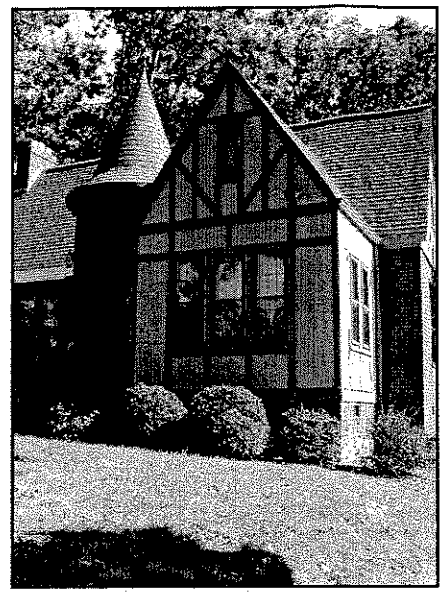
2. Retain and preserve intact historic exterior finishes including paints, stains, lacquers, and decorative finishes.

3. Protect painted exterior finishes through regular inspection and maintenance.

4. Remove paint from surfaces and features with the gentlest means possible before promptly repainting. Evaluate any cleaning technique in a small, inconspicuous area before employing the cleaning technique on a substantial portion of the surface or feature. Follow the appropriate Masonry, Wood, and Architectural Metal Guidelines.

5. Regularly repaint all painted surfaces and features in colors compatible to the historic material, building, and streetscape.

6. Reinforce the unique qualities and features of buildings and structures through the appropriate selection and placement of paint color.



The exposed timber framing on Tudor Revival style houses is typically painted in a darker color to contrast with the surrounding light colored stucco.

A small cross gable in this long gable roof and a flatter gable in the porch's shed roof draw attention to the second story bay and centered entrance.

The repetitive flat gables of this roofline contribute to the horizontal lines so characteristic of bungalows.

The gambrel roof with the expansive front dormer are distinctive features of this Dutch Colonial style house.

Routine cleaning of gutters is essential maintenance.

Roofs

The variety of roof forms and features found throughout Thomasville's historic districts as well as its landmark properties is indicative of the wide range of architectural styles and periods represented. Complex Victorian roof forms with steeply sloping gables contrast with simpler, low-pitched bungalow roofs as do the gambrel roofs of Dutch Colonial houses found in the historic districts. Parapet walls conceal the flat roofs of downtown commercial buildings and extending shed roofs provide ample shade for porches on many district houses. A variety of roof features distinguish the historic roofs of many Thomasville residences. These features include turrets and towers on a handful of Victorian homes, exposed brackets and dormers on period bungalows as well as decorative cornices and brick or stone chimneys.

Many roofs in the historic districts are now clad in contemporary asphalt or composition shingles, However, a handful of metal standing seam, slate, and tile roofs remain.

Pursue these practices ...

The critical role of roofs to shelter and protect from rain and weather requires regular maintenance and timely replacement of deteriorated shingles or flashing. The functional and decorative surfaces and features of historic roofs should be maintained through appropriate maintenance and repair methods including the following:

- Inspect roofs routinely for evidence of deterioration caused by moisture damage, corrosion, or paint failure.
- Inspect roof sheathing for signs of insect infestation and improper ventilation, to prevent moisture condensation or water penetration.
- Replace deteriorated roof flashing with first quality flashing as necessary.
- Clear gutters and downspouts of debris to ensure proper drainage.
- Clean metal roofs using the gentlest effective method to prepare for repainting and recoat as necessary to prevent deterioration due to corrosion.

Distinctive slate or standing seam metal roofs often contribute to the architectural character of a historic building, warranting the extra effort to repair and selectively replace them in kind. Slate roofs can last a century or more as can metal roofs, if diligently protected from corrosion by a sound coat of paint. Asphalt shingles are not as architecturally distinctive and can generally be replaced when deteriorated with contemporary fiberglass/composition shingles in a similar color and scale.

Roofs provide convenient locations for various utilitarian elements—satellite dishes, mechanical units, ventilators, skylights, and solar panels. However, the addition of such non-historic elements on a historic roof may compromise its character and damage historic materials or features. Therefore, installing such contemporary elements on historic roofs should only be considered if no historic features will be damaged and if an inconspicuous location that is not visible from the street can be identified.

Guidelines: Roofs

1. Retain and preserve historic roofs and roof forms that are important in defining the overall character of local landmark and district properties.

2. Retain and preserve the historic features, configurations, materials, patterns, finishes, and details of historic roofs.

3. Maintain and protect the materials, features, and details of historic roofs through appropriate maintenance and repair methods.

4. Repair damaged or deteriorated historic roofs and roof features using recognized preservation methods appropriate to the specific materials. It is not appropriate to remove or cover over historic roof features—such as chimneys, dormers, and built-in gutters—rather than repair or replace them.

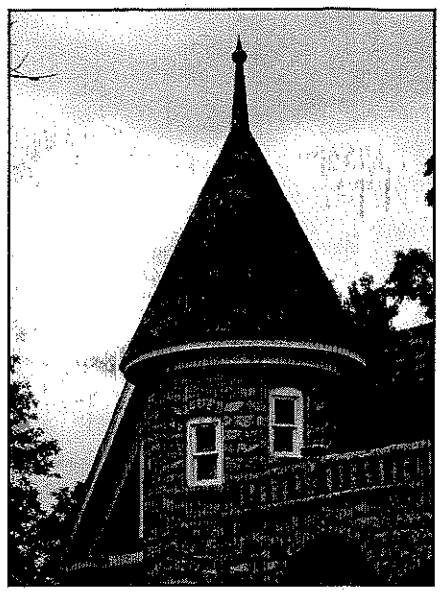
5. Replace in kind historic roofs and roof features that are too deteriorated to repair, taking care to match the original in design, material, dimension, configuration, pattern, texture, and detail.

6. If all or part of a historic roof or roof feature is missing, either replace it to match the original (based upon documentary evidence), or replace it with a compatible new material or feature.

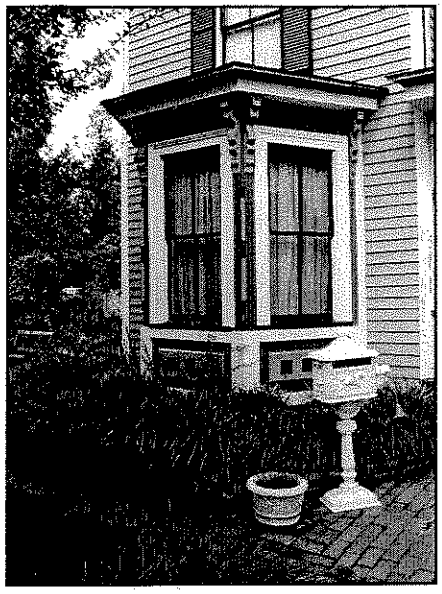
7. Install new gutters and downspouts, if needed, with care so no architectural features are damaged or concealed. Select gutters and downspouts with a baked enamel finish in a color compatible with the historic building.

8. It is not appropriate to compromise the architectural character of a historic roof by eliminating or introducing roof features—such as dormers, skylights, chimneys, or ventilators— that are visible from the street.

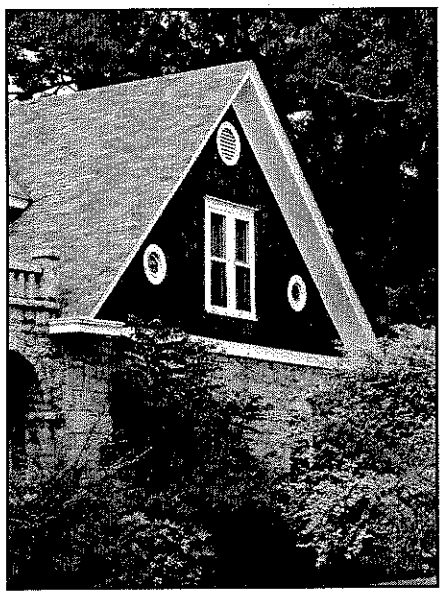
9. It is not appropriate to install contemporary features—such as satellite dishes, mechanical equipment, solar panels, ventilators, or skylights—on roofs of historic buildings unless they are located in areas that are not visible from the street and they do not compromise the historic character of the roof.



A distinctive feature of the Peacock home is its two-story round turret with a cone-shaped roof.



Projecting bays like this one add visual interest to the exterior walls of many Victorian houses.



Two circular windows and a gable vent embellish this wooden shingle clad gable.

Exterior Walls and Trim

Exterior walls define the overall massing and form of any building. The local landmarks and historic district buildings in Thomasville represent a wide variety of configurations and detailing of exterior walls reflecting a broad range of architectural styles. Wood clapboards, bricks, stucco, wood shingles, and stone are all exterior wall materials that add texture, scale, pattern, and detail to these historic buildings.

Pursue these practices ....

Appropriate routine maintenance and repair of exterior walls and trim include the following:

- Inspect regularly for signs of moisture or structural damage, corrosion, insect or fungal infestation, and vegetation.
- Ensure adequate drainage so water does not collect on flat, horizontal surfaces and decorative elements or along foundation lines.
- Maintain protective paint or stain coatings that prevent deterioration of wooden surfaces.
- Use the gentlest effective method to remove heavy soiling from exterior walls prior to repainting.
- Repaint exterior walls as needed to maintain a sound protective paint film.

Wood siding is an enduring exterior cladding if it is kept free of excessive moisture and protected from rain and ultraviolet light. If neglect or improper maintenance leads to the need to selectively replace sections of clapboards, it is generally not difficult to locate materials to match the original. Installation of replacement siding should match the original spacing and any detailing or trimwork.

Compared to clapboards, exterior walls constructed of brick or stone require minimal maintenance and only occasional cleaning. Information on repointing or repairing masonry walls can be found in the Masonry Guidelines. Stucco surfaces on exterior walls may deteriorate due to moisture damage and then require careful patching with new stucco to match the original in texture, strength, and thickness.

It is not appropriate to replace or cover over historic siding with a contemporary substitute—such as aluminum, vinyl, or fiber-reinforced cement board—because it compromises the architectural character of the historic buildings. Such contemporary materials do not truly replicate the qualities of the historic materials they imitate and their installation often damages the original material and also conceals or eliminates decorative trimwork. Although in the short term, substitute sidings may temporarily eliminate the need to repair or repaint the original walls, they can conceal ongoing moisture problems, structural deterioration, or insect infestation from view allowing it to go undetected.

Guidelines: Exterior Walls and Trim

1. Retain and preserve historic walls and related trim that are important in defining the overall character of local landmark and district properties.

2. Retain and preserve the historic features, configurations, materials, patterns, finishes, and details of historic walls.

3. Maintain and protect the materials, features, and details of historic walls through appropriate maintenance and repair methods.

4. Repair damaged or deteriorated historic walls and wall features using recognized preservation methods appropriate to the specific materials. It is not appropriate to remove or cover over historic wall materials or details—such as shingles, brackets, corner boards, panels, bandboards, and other decorative trimwork —rather than repair or replace them.

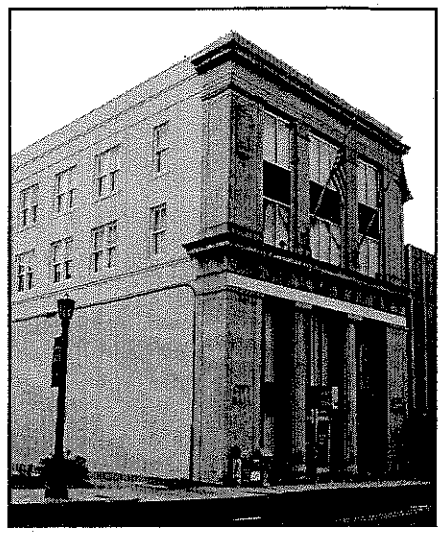
5. Replace in kind historic walls and wall features that are too deteriorated to repair, taking care to match the original in design, material, dimension, configuration, pattern, texture, and detail.

6. If all or part of a historic wall or wall feature is missing, either replace it to match the original, based upon documentary evidence, or replace it with a compatible new material or feature that is compatible in scale, material, texture and detail.

7. It is not appropriate to compromise the architectural character of a historic wall by eliminating or introducing window or door openings, bays, chimneys, balconies, or ventilators on walls that are visible from the street.

8. It is not appropriate to cover over or replace historic wall materials—such as stucco, wooden shingles, clapboards, and brickwork—with contemporary coatings or substitute sidings including aluminum, masonite, or vinyl.

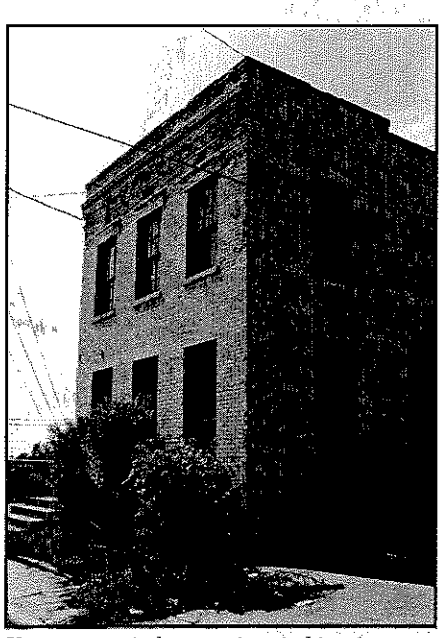
9. It is not appropriate to add features or details to an exterior wall in an attempt to create a false historical appearance.



Historically, many commercial and institutional buildings employed higher quality materials and more elaborate details on their street facades.

Doublehung wood windows in a variety of pane configurations are typical throughout the historic districts.

Diamond pane windows are found on the front of some Tudor Revival style houses in the historic districts.



Upper story window openings in historic masonry commercial buildings typically follow a predictable placement rhythm.

Windows and Doors

Windows and doors provide a means of ventilation and allow visual links to be made both from inside to outside and from outside in. Probably more than any other architectural element, window and door openings are the most character-defining features of historic buildings. The imperfections found in historic glass results in slight distortions that add character to historic windows. There are numerous types, sizes, and configurations of windows and doors and this variety increases when these elements are combined with different designs for sills, lintels, decorative molding, and shutters that surround them. Because of the wide number of architectural styles in Thomasville, there is a corresponding variation of styles, types, and sizes of windows within the community. Most window and door frames and window sashes in these areas are constructed of wood. Residential buildings typically include the prevalent double-hung window. Occasionally, decorative leaded and art glass windows, transoms, and sidelights are found. Commercial buildings expand this vocabulary through the inclusion of large storefront display windows and a variety of door types and materials.

Windows and doors require relatively high maintenance to keep them fully operable. If they are well maintained and promptly repaired, they will continue to function indefinitely.

Pursue these practices...

- Routinely inspect all windows and doors to monitor surface and external conditions. Look for signs of moisture damage, paint film failure, mildew, vegetation, or heavy dirt.
- Reglaze and recaulk windows and doors as necessary to resist the weather.
- Increase energy efficiency through the installation of traditional weatherstripping.
- Regularly prepare for and repaint all windows and doors with compatible paint types and colors.

If window and door units have deteriorated to the point of replacement, it is important to thoroughly research replacement units that are compatible in dimension, material, design, detail, configuration, and color. For windows and doors that are not standard sizes or configurations, this replacement usually requires the fabrication of custom-built windows and doors. The use of flat "snap in" muntins in new windows in an attempt to simulate the true divided light sash configuration of the original window is generally discouraged.

Because windows and doors are such character-defining features for historic buildings on any elevation, great care should be taken to preserve windows and doors and the placement of their openings. Moreover, adding windows and door openings changes the architectural character of the building and is a practice that should be greatly restricted. When it is necessary to add openings, property owners should consider new openings in discreet locations not visible from the street.

Note: Information on storm windows and doors is provided in the Utilities and Energy Retrofit Guidelines. Refer to the Glossary of Architectural Terms for illustrations of traditional windows and doors.

Guidelines: Windows and Doors

1. Retain and preserve windows and doors that define the historic character of local landmark and district properties.

2. Repair damaged or deteriorated windows and doors to match the original in materials and configuration. All repairs should be made using recognized preservation methods.

3. Repair only the deteriorated windows and doors rather than wholesale replacement. When repairing, use materials compatible in design, material, dimension, sash or panel configuration, detail, texture, and color.

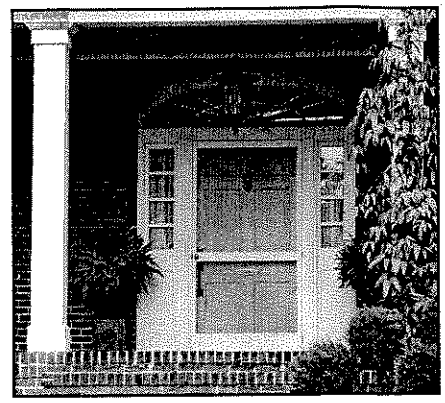
4. Replace in kind any portion of a window or door that is damaged or deteriorated beyond repair. Retain as much of the original fabric as possible. Match the original in design, material, dimension, sash or panel configuration, detail, texture, and color.

5. Replace a missing window or door based either on historic documentation or with a window or door compatible in size, scale, color, pattern, texture, and material to the structure and streetscape.

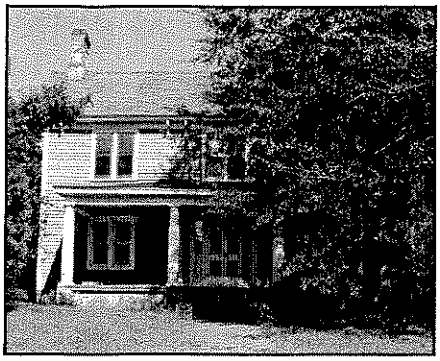
6. It is not appropriate to eliminate existing windows or doors or to introduce new windows and doors on character-defining elevations of a building.

7. It is not appropriate to conceal or remove sidelights, transoms, shutters, beveled glass, art glass, and architectural trim.

8. It is not appropriate to add windows or doors based on conjectural or insufficient historical, pictorial, or physical documentation that create a false sense of history or historical development for the site or structure.



A decorative fanlight and flanking sidelights enhance this front doorway while also providing natural light into the entrance hall.



The substantial Tuscan columns and simple detailing distinguish this front porch in the Salem Street Historic District.

This side porch with its Corinthian columns and an upper level balustrade extends the living space outdoors.

Although this side porch was enclosed, it still retains its side porch character.

Porches, Entrances and Balconies

The presence of porches is a prominent feature of many landmark properties and residences in Thomasville's historic districts. Entrances and porches are often the primary focal points of the façade of historic structures. Because of their rich decoration, they help define the style and the functional and ceremonial entrances of buildings. Porches have traditionally been social gathering points as well as a transition area between the exterior and interior of a building. Many porches are constructed of wood and are supported on masonry piers or foundations. Common porch features include tongue-and-groove flooring, beaded-board ceilings, wood balustrades, and decorative columns. All perform utilitarian functions while defining the stylistic vocabulary of porches.

Because they are so exposed to the weather and are heavily used, porches and entrances are especially vulnerable to damage, making their timely maintenance, repair, and repainting essential.

Pursue these practices...

- Routinely inspect all porches, entrances, and balconies to monitor surface and external conditions. Look for structural damage or settlement, water damage, paint failure, insect infestation and rot.
- Remove excess vegetation that grows too closely to porches and entrances in order to prevent mildew and other forms of deterioration.
- Ensure adequate drainage so water does not collect on flat, horizontal surfaces, decorative elements, or along foundations.
- Use the gentlest effective method to clean surfaces.
- Regularly prepare for and repaint all surfaces and elements as appropriate with compatible paint types and colors.

Porches are assemblages of various materials and their maintenance and repair indicates that appropriate practices vary based on configuration. The repair of masonry porch steps and foundations should follow the practices and guidelines for Masonry. The repair of wood features and surfaces parallels the guidelines and practices for Wood. Metal components follow the guidelines and practices for Architectural Metals.

Because porches, entrances, and balconies are such character-defining features for historic buildings on any elevation, great care should be taken to preserve them. Enclosing an existing front porch, entrance, or balcony can dramatically diminish the architectural character of a historic building. Moreover, adding porches, entrances, and balconies changes the architectural character of the building and is a practice that should be greatly restricted. If it is necessary to add a new porch, entrance, or balcony, property owners should only consider such additions in discreet locations not visible from the street.

Guidelines: Porches, Entrances and Balconies

Two tiers of balconies rise above this expansive fisrt floor wraparound front porch.

1. Retain and preserve porches, entrances, and balconies that define the historic character of local landmark and district properties.

2. Repair damaged or deteriorated materials on porches, entrances, and balconies to match the original in materials and configuration. All repairs should be made using recognized preservation methods.

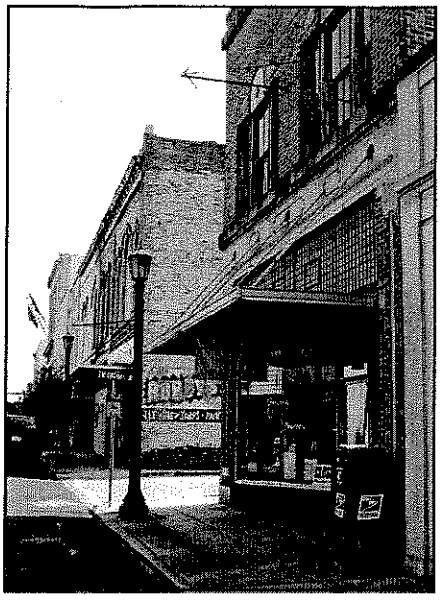
3. Repair only the deteriorated portion of porches, entrances, and balconies rather than replace entire porches, entrances, and balconies. When repairing, use materials compatible in configuration, composition, color, and finish.

4. Replace a missing porch, entrance, or balcony with a porch, entrance, or balcony either based on historic documentation or with a porch, entrance, or balcony that is compatible in size, scale, color, pattern, texture, and material to the structure and district.

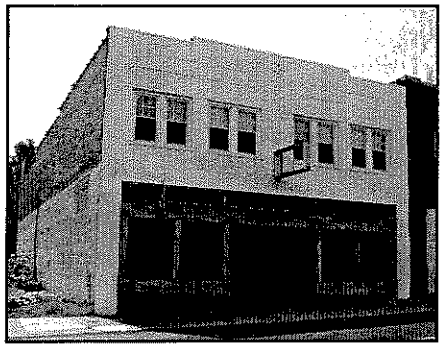
5. It is not appropriate to eliminate existing or introduce new porches, entrances, and balconies on character-defining elevations of a building.

6. It is not appropriate to enclose a front porch, entrance, or balcony on a character-defining elevation. Consider enclosing a porch or balcony on a rear or side elevation only if the design will preserve the historic character of the porch or balcony as well as the historic building.

7. It is not appropriate to add porches, entrances, or balconies based on conjectural or insufficient historical, pictorial, or physical documentation that create a false sense of history or historical development for the site or structure.



This storefront retains its original transom window above the recessed street entry with large display windows—all traditional storefront elements.



A compatible new storefront is being inserted within the original storefront portion of this commercial building. The new storefront will incorporate a typical recessed entry with large display windows.

Storefronts

In Thomasville's business areas, storefronts serve as the primary focus of the commercial buildings. Because of their rich decoration and configuration, storefronts help define the style and the functional and ceremonial entrances of buildings. Traditional storefronts typically contain large display areas for merchandise sold within building interiors and are thus the connection between a retail operation and passersby on the street. Common storefront features include transoms, signs, and bulkhead panels below display windows. Historically, retractable fabric awnings often shaded storefronts and provided additional space for signage.

Throughout time, storefronts are often redesigned with new materials and configurations to reflect changing business practices or new tenants. If previous unsympathetic alterations conceal original transoms, decorative tile work, and other features, an owner may choose to reveal and repair those features to enhance the building's architectural character.

Pursue these practices...

- Routinely inspect storefront features to monitor surface and external conditions. Look for structural damage or settlement, water damage, paint failure, insect infestation and rot.
- Ensure adequate drainage so water does not collect on flat, horizontal surfaces, decorative elements, or along the storefront base.
- Use the gentlest effective method to clean surfaces.
- Regularly prepare for and repaint all surfaces and elements as appropriate with compatible paint types and colors.

The maintenance and repair of storefronts closely follows the Windows and Doors Guidelines, and, depending on their configuration, Masonry, Wood, and Architectural Metals Guidelines. Because storefronts are such character-defining features for historic buildings, great care should be taken to preserve them and property owners are encouraged to uncover or reintroduce storefronts that have been bricked in or concealed. Removing or obscuring historic storefronts greatly diminishes the architectural character of commercial buildings as does the replacement of storefronts and their component parts with inappropriate materials and features.

Guidelines: Storefronts

1. Retain and preserve storefronts that define the historic character of local commercial landmark and district properties.

2. Repair damaged or deteriorated materials on storefronts to match the original in materials and configuration. All repairs should be made using recognized preservation methods.

3. Repair only the deteriorated portion of storefronts rather than replace entire storefronts. When repairing, use materials compatible in configuration, composition, color, and finish.

4. Replace a missing or severely deteriorated storefront with a storefront either based on historic documentation or with a storefront compatible in size, scale, color, pattern, texture, and material to the structure and streetscape.

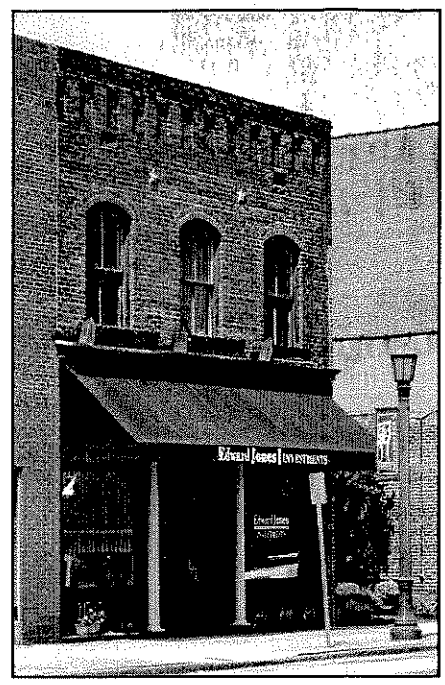
5. Install fabric awnings over storefronts, if desired and historically appropriate, so that historic features of the building are not damaged or obscured.

6. Install signs, if desired and historically appropriate, so that historic features of the storefront are not damaged or obscured.

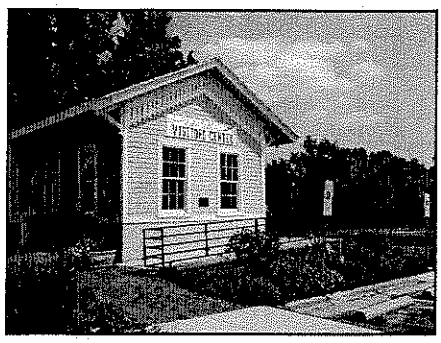
7. It is not appropriate to eliminate historic storefronts.

8. It is not appropriate to enclose a storefront on the front elevation of a commercial building.

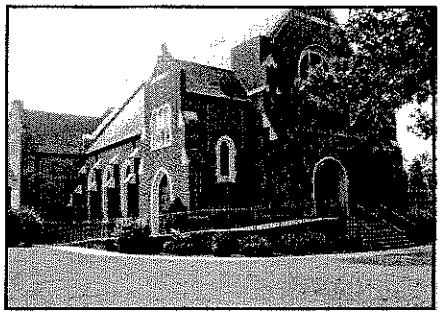
9. It is not appropriate to add storefronts based on conjectural or insufficient historical, pictorial, or physical documentation that create a false sense of history or historical development for the site or structure.



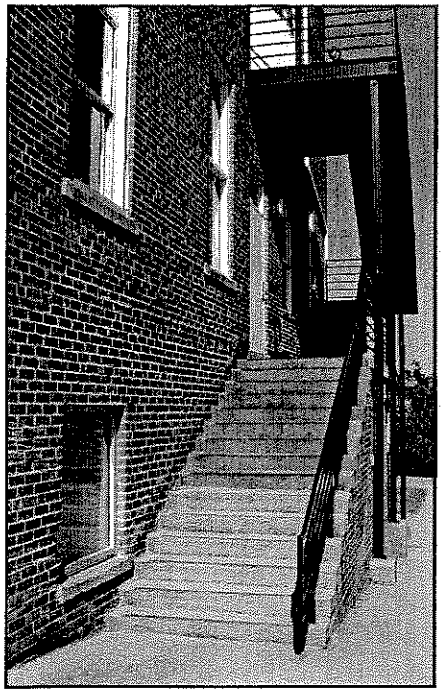
A mid-cornice, cast iron columns, and a fabric awning all contribute to the architectural character of this historic storefront.



A simple ramp with nearby handicapped-accessible parking spaces make the Old Depot accessible without compromising its historic character.



An extensive ramped walkway leads from parking in the rear to the prominently raised front entrance of this church.



A firestair was inconspicuously added on the rear elevation of this historic school building.

Accessibility and Life Safety Considerations

Many historic buildings in Thomasville predate present-day code requirements and compliance with accessibility and life safety regulations. Changes in building use, need for public access, or substantial rehabilitation sometimes necessitate changes to historic buildings. Fortunately, the State Building Code and the Americans with Disabilities Act of 1990, provide some flexibility for historic buildings in meeting current standards. While the Commission does not review changes in use to buildings within historic districts or landmark properties, they do monitor exterior modifications recommended for these properties that result from changes in use.

Pursue these practices ...

It can be challenging to accommodate accessibility or life safety requirements while maintaining the architectural integrity of a historic building and site. Often, there are several alternative ways to meet or exceed a specific requirement. Property owners should work closely with the Commission and staff of other appropriate City departments early in the design process to minimize the types of changes and to creatively address accessibility and life safety considerations. It is often quite possible to both preserve the architectural and historic character of the property while at the same time providing new means of access and conformity with life safety regulations. For landmark buildings and historic district properties, solutions that minimize the impact of the change on the historic property are always preferable as are reversible solutions.

Many residential dwellings in Thomasville are constructed with raised foundations. More typically, an accessible ramp is the least invasive design solution to meet home owners' needs in gaining access to their building interior. As an alternative, mechanical lifts can be installed. A more modest intervention might be the installation of simple handrails to aid residents as they negotiate stairs.

Commercial buildings and institutional structures often have greater compliance issues because of the public nature of these buildings. Replacing door hardware, introducing a slightly sloping ramp in a recessed entrance, or modestly widening an existing door are all examples of reasonable changes to historic buildings to meet accessibility regulations. Life safety concerns often trigger the need for additional fire exits, fire doors, fire stairs, or elevator towers. These elements can often be added to historic buildings in unobtrusive ways by discreetly locating them on side and rear facades of buildings. Regardless of their location, the addition of these new elements should be compatible with the historic district and the building in design, scale, material, and finish.

Guidelines: Accessibility and Life Safety Considerations

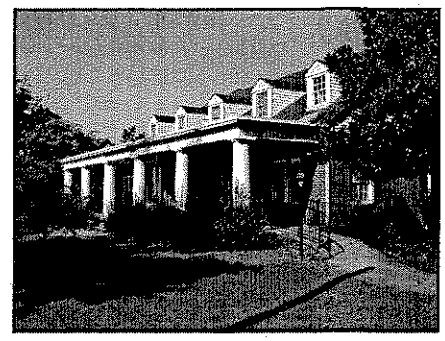
1. Determine if the proposed change necessitated by accessibility or life safety considerations is compatible with the historic character of the building and its site.

2. Comply with accessibility and life safety code requirements in ways that do not compromise the historic character of the building, the building site and its significant features.

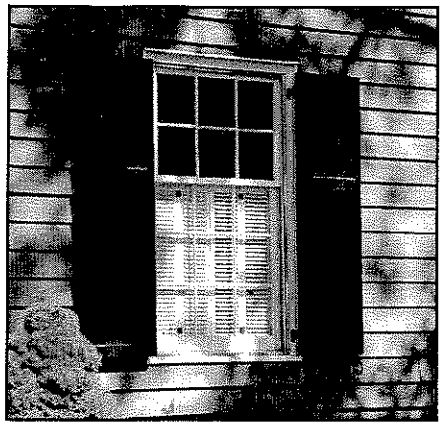
3. If needed, provide new or alternative access points to buildings that maintain the historic character of the building, its architectural features, the site, and the district.

4. Design ramps, handrails, and mechanical lifts, and other accessibility and life safety features so that they are compatible with the historic building in design, scale, materials, and finish.

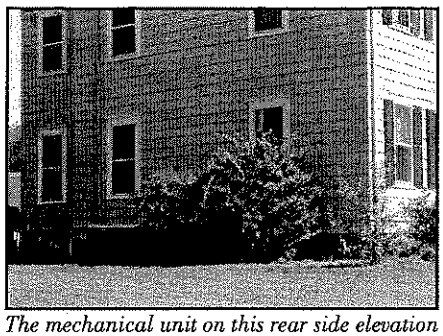
5. When required, discreetly locate new accessible entrances, fire doors, elevator additions, and fire stairs so that they are not visible from the street. Design accessibility and life safety features to be compatible with the historic building in scale, proportion, materials, and finish.



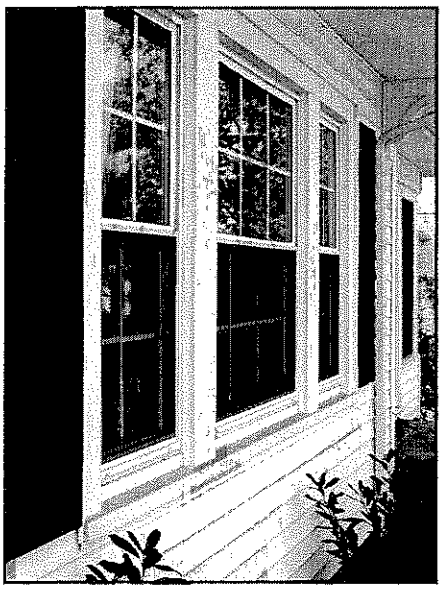
A short, discreet ramp provides access to the front porch of the Woman's Club from the side.



Operable exterior shutters and interior blinds are two low-tech traditional energy saving features.



The mechanical unit on this rear side elevation is screened from view by shrubbery.



These operable doublehung storm windows match the existing windows in overall configuration and color, minimizing their appearance.

Utilities and Energy Retrofit

It is sometimes easy to overlook the energy-saving features of historic buildings in Thomasville. Deep front and side porches, broad eaves, and mature shade trees all shade buildings from the sun. Raised foundations, vented crawl spaces, tall attics, high ceilings, wall vents, operable transoms, awnings, and shutters are some additional means to both retain and deflect heat at appropriate times during the year. Modern standards and mechanical systems often spur property owners to implement additional measures for utility use and energy conservation. When introducing new mechanical systems, new communication service, or additional energy-saving measures, great care should be taken to minimize the impact of these changes on the character of the historic building, site, and district.

Pursue these practices...

- Routinely reglaze and recaulk windows and doors as necessary to resist the weather.
- Install new weatherstripping or replace deteriorated weatherstripping around all doors.
- Regularly repaint all windows and doors.
- Replace outdated and inefficient mechanical equipment with energy efficient units.
- Care for existing shade trees and plant new ones as old trees reach maturity.

When installing new storm windows and doors, carefully select narrow-profile units that minimize impacts on the historic building and maximize visibility of historic windows and doors. Bare aluminum storm windows are not compatible for historic landmarks or properties within Thomasville's historic districts.

Mechanical units, communication equipment, and utility service should be discreetly sited to minimize their visual impact on the building, the site, and the district. A rear yard, side/rear yard, and rear roof slope locations are far more preferable than highly-visible street facades. Landscaping and fencing often can help reduce the visual impact of new mechanical units and communication equipment.

Property owners should work closely with the Commission and planning staff early in the design process to minimize the types of changes and to creatively address utility and energy retrofit. It is often quite possible to both preserve the architectural and historic character of the property while, at the same time, provide utility and energy retrofit.

Guidelines: Utilities and Energy Retrofit

1. Retain and preserve existing energy-conserving features that define the character of buildings or sites within the historic districts.

2. Determine if the proposed change necessitated by utility or energy retrofit is compatible with the historic building and its site.

3. If needed, select narrow-profile storm windows with a painted or enamel finish. Storm windows should be installed to avoid obscuring or damaging the historic window sash or frame. Align the meeting rails of double-hung windows and their corresponding double-hung storm windows. Bare aluminum storm windows are not appropriate.

4. If needed, select full-light screen/storm doors with a painted or enamel finish. Storm doors should be installed to avoid obscuring or damaging the historic door or frame. Bare aluminum storm or screen doors are not appropriate.

5. Replace missing or deteriorated wood shutters with new shutters that match the original in design, materials, configuration, and location. It is inappropriate to install new shutters where there is no evidence of historic shutters.

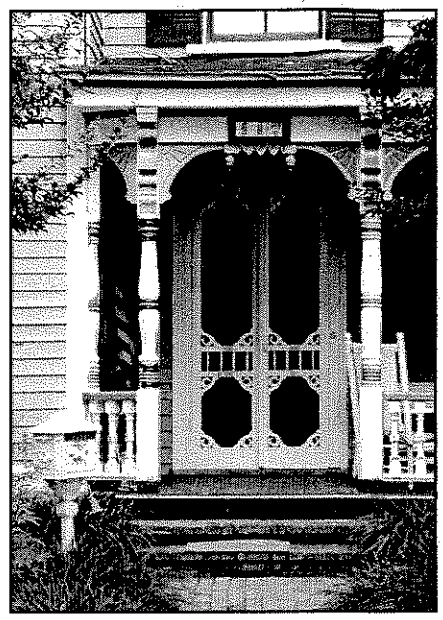
6. If historically appropriate, install fabric awnings over storefront, window, porch, or door openings. Insure that the installed awnings do not obscure or damage historic features of buildings.

7. Install low-profile ridge vents only if they will not destroy historic roofing materials and details.

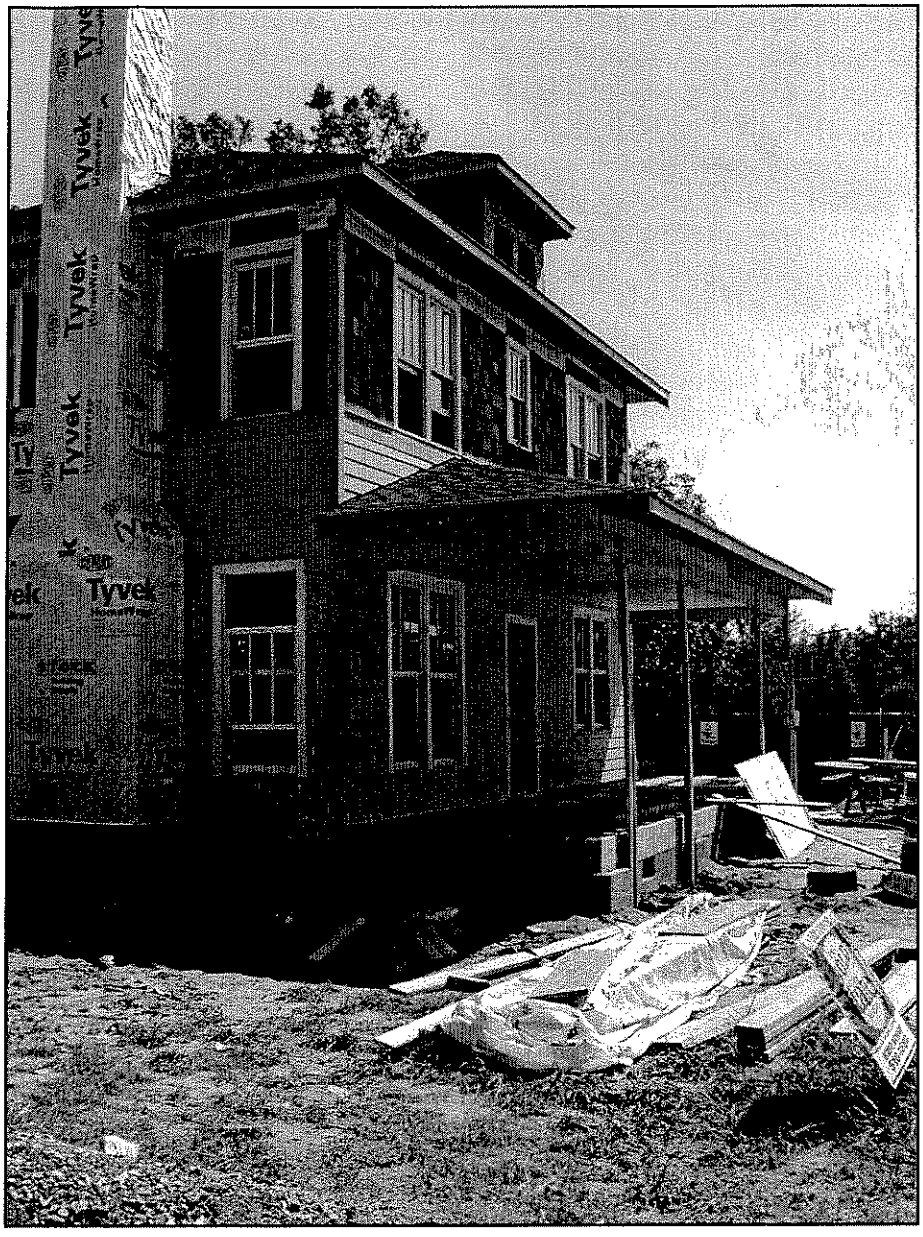
8. Install mechanical and communication equipment in inconspicuous locations within the historic site or on the historic building. Screen equipment from view.

9. It is not appropriate to install skylights, ventilators, solar collectors, mechanical equipment on street-facing roof slopes or elevations or in places that visually compromise the character of the historic building, site, or district.

10. It is not appropriate to replace operable windows with fixed, nonoperable units, to replace clear glazing with tinted glazing, or to replace historic multiple-paned doors and windows with thermal doors or sashes with flat, applied muntins.



Decorative screen doors like these compatibly embellish this entrance while serving a utilitarian function.



Additions and New Construction

This well landscaped deck fits within a portion of the rear elevation, screening it from the street.

Roof decks offer an alternative means of creating outdoor living areas for commercial properties like this one.

Decks

Comparable to the traditional patio, decks are a popular, contemporary outside amenity usually located on the rear elevation of a house and connect to the backyard with a short series of steps. Because they are modern features, decks are not common features of historic houses but are sometimes desirable outdoor additions to older homes. Typically they are constructed of wood and supported by a series of posts that raise them above the ground to align with the first floor level of the house. As with any additions to historic houses decks should be structurally self-supporting, located discreetly, and compatibly designed. Decks should be modest in size so they do not visually overpower the historic building or site.

Pursue these practices ...

Decks are contemporary additions that can be challenging to site so they do not compromise the overall historic character of a building and its site. Typically the rear elevation of a building can provide an inconspicuous location for a deck. The visibility of a deck from the street can be minimized by insetting it a minimum of six inches from either rear corner. When locating a deck, it is also important to avoid placements that would require the loss of a significant feature like a mature tree or porch.

Decks are exposed to the elements so it is best to construct them of decay resistant wood, like redwood or cypress, or pressure-treated lumber. Painting or staining the deck will slow deterioration due to moisture and ultraviolet light. The choice of a complementary paint color can enhance the compatibility of a deck with the historic house. Foundation plantings, lattice panels, and other traditional screening materials can lessen the visual impact of the deck structure.

For safety purposes, the State Building Code requires a railing around the edge of most decks. Rather than duplicating railing details from a historic house for a contemporary deck, it is best to select simple, compatible designs for the railings and steps.

Guidelines: Decks

Decks can create backyard living areas without compromising the character of a historic house.

1. Locate decks in inconspicuous areas that are not visible from the street—typically on rear elevations inset from either rear building corner. Introduce decks in locations that do not damage or conceal significant building features or details. It is not appropriate to add a deck if it will require the loss of a character-defining site or building feature, like a mature tree or porch.

2. Design decks to be structurally self-supporting and attach them to the building carefully to minimize damage to or loss of historic fabric.

3. Minimize the visual impact of decks by limiting their size and scale. It is not appropriate to introduce a deck if it will visually overpower the historic building or site or if it will substantially alter the proportion of constructed area to unbuilt area on a site.

4. Screen the structural framing for decks with lattice, foundation plantings, or other compatible screening materials.

5. Align decks with the first floor of a historic building.

6. Design decks and related railings and steps so they are compatible with the historic building in terms of material, proportion, and scale. Detail them simply so they do not create a false sense of history or historical development.

7. Protect and maintain significant site features from damage during or as a consequence of deck-related site work or construction.

This one story addition is inset from the corners of the rear elevation and is compatible in terms of massing, materials, roof form, and windows with the original building.

Additions

Over time, buildings are often altered and expanded to accommodate changes in occupancy, lifestyle, or use. For Thomasville's local landmarks and historic districts, any proposed addition must be reviewed carefully to assess its potential impact on the architectural integrity of the historic property. The Commission must determine that the addition will not visually overpower the original building, misrepresent its chronology, compromise its architectural integrity, or destroy significant features of the original building or site.

Pursue these practices ...

The size and location of an addition are critical considerations. Additions should be kept minimal in size so they do not dramatically enlarge the original building footprint, visually compete with the original building, or significantly alter the site's ratio of built area to yard area. The siting of an addition must be carefully considered to minimize its visual impact. The rear elevation often offers an inconspicuous location for a modest addition that is not visible from the street. Insetting an addition at least twelve inches from either rear corner differentiates it from the original side wall plane and also reduces its visibility from the street. It is also important to locate additions so they do not damage or conceal important building or site features, such as original porches or mature trees.

Beyond siting and size, the overall form, massing, and proportion of a proposed addition warrant careful consideration. Additions should be designed so the form and massing of the original building is still apparent. Likewise, the addition's roof form and height should be compatible with and deferentiated from the original building. Compatibility is also contingent on the selection of compatible finish materials and the selection and careful placement of any windows or doors. With regard to architectural style, both additions that echo the architectural style of the original building and additions that are compatible yet contemporary in style are both appropriate approaches. Regardless of which stylistic approach is followed, the results of all the design considerations must result in an addition that is compatible with but, yet, discernible from the original building.

Guidelines: Additions

This compatible rear kitchen addition discreetly distinquishes itself from the original building with the introduction of a new window configuration.

1. Introduce additions to historic buildings in locations that are not visible from the Street—such as on rear elevations, inset from either rear building corner.

2. Locate additions to historic buildings with care so they do not damage or conceal significant building features or details. It is not appropriate to introduce an addition if it necessitates the loss of a character-defining building or site feature, such as a porch or mature tree.

3. Limit the size of an addition to ensure that it does not visually overpower the original building or site and so it does not substantially alter the ratio of landscaped to built area on the site.

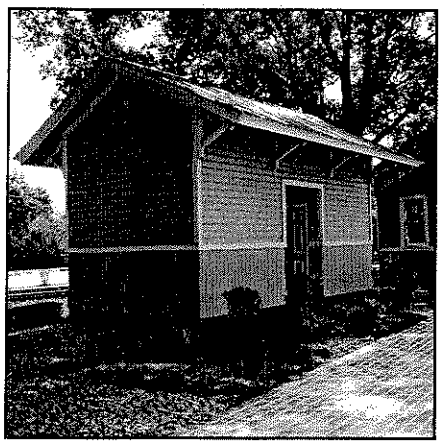
4. Design additions to be compatible in massing, roof form, height, and overall proportion to the historic building.

5. Design additions to be compatible in materials, scale, proportions, and details with the historic building. Select exterior finish materials that are compatible with those of the original building in composition, module, pattern, texture, color, and detail.

6. Design additions so the shape, size, proportion, placement, scale, materials, and pattern of window and door openings are compatible with the windows and doors of the historic building.

7. Design additions to be compatible with but subtly differentiated from the historic building.

8. Protect and maintain significant site features from damage during or as a result of new construction and related site work.



Restrooms are housed in this small structure designed to be compatible in scale, massing, materials, finishes and details with the adjacent Thomasville Depot.

Compatible choices of traditional roof and porch forms, windows, doors, and exterior materials can tie new infill housing into an historic district.

New Construction

The opportunity to construct an infill building within Thomasville's historic neighborhoods may present itself due to the occasional loss of a historic building or the presence of an undeveloped lot. If sensitively sited and compatibly designed, a new building can enhance the overall context of a district streetscape.

Pursue these practices ....

New buildings within a historic district should always reinforce, rather than disrupt, the siting and pattern of historic buildings in relationship to the street as well as the typical spacing found between buildings within the district. It is best to carefully tailor the siting and orientation of a proposed building to its specific block or immediate context. Other siting considerations include the topography of the lot and the location of existing mature trees and other significant site features.

It is essential that the design of the new building be compatible with nearby historic buildings in terms of its overall massing, height, roof form, street façade proportion, and scale. Once these primary decisions are made, it is also important to ensure compatibility with neighboring historic buildings in terms of the selection and placement of windows and doors and the selection of finish materials and architectural details. New construction is particularly challenging because it is important that the new building also reflect its own era of construction so it is compatible with but subtly differentiated from the neighboring historic buildings.

Although new construction triggers ground disturbance, it is important to protect significant site features, including archaeological features, by minimizing related excavation and grading and by limiting the use of heavy construction equipment.

Diagrams on page 58 further illustrate the concept of compatible siting and design of new buildings in historic districts.

Guidelines: New Construction

1. Site new buildings to be consistent with nearby historic buildings in terms of orientation and setback from the street as well as in spacing between and distance from other buildings.

2. Design and locate new buildings so they do not compromise the overall historic character of the site, including its topography, significant site features, and distinctive views.

3. Design new buildings so that they are compatible in overall massing, roof form, height, and proportion with nearby historic buildings.

4. Design new buildings so that their scale and size do not visually overpower nearby historic buildings.

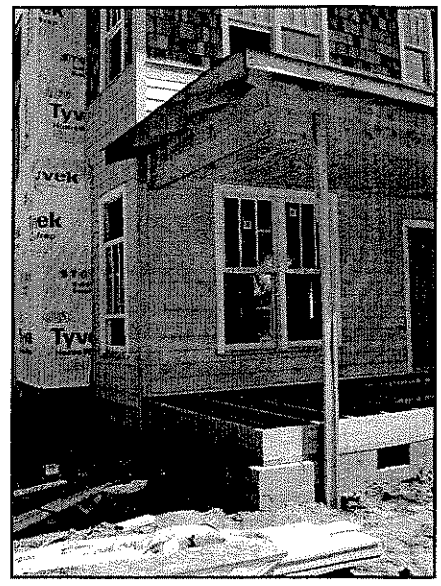
5. Design new buildings so that the proportion of their street façade is similar in proportion to those of nearby historic buildings.

6. Design new buildings to be compatible in materials, scale, proportions, and details with nearby historic buildings. Select exterior finish materials that are compatible with nearby historic buildings in composition, module, pattern, texture, color, and detail.

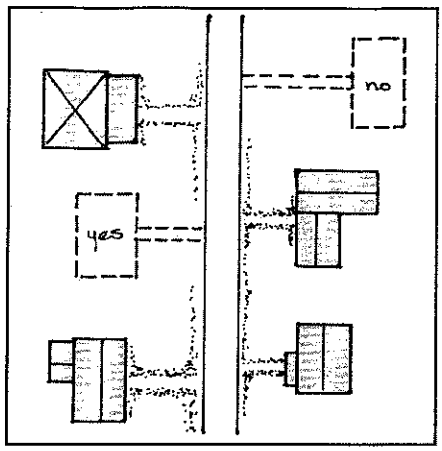
7. Design new buildings so the shape, size, proportion, placement, scale, materials, and pattern of window and door openings are compatible with the windows and doors of nearby historic buildings.

8. Design new buildings to be compatible with but subtly differentiated from historic buildings in historic districts.

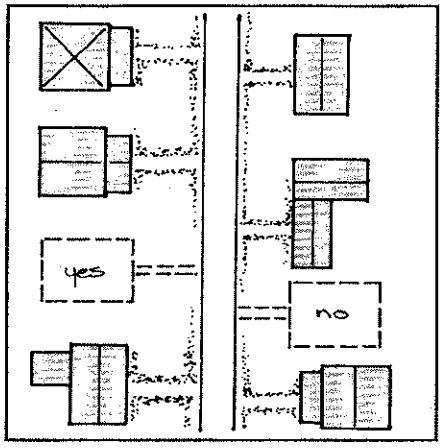
9. Protect and maintain significant site features from damage during or as a result of new construction and related site work.



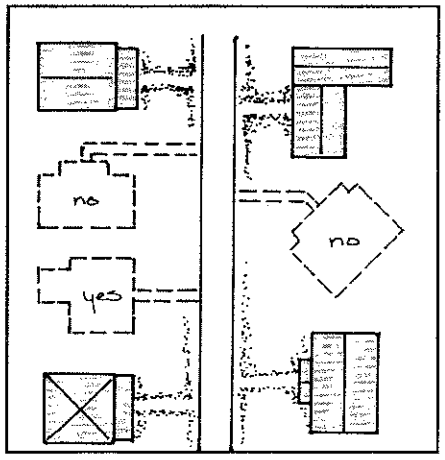
A raised foundation is one of the design features of this new infill house that is consistent and compatible with surrounding historic houses.



The consistency of building setback from the street is a unifying district characteristic that new construction should maintain.

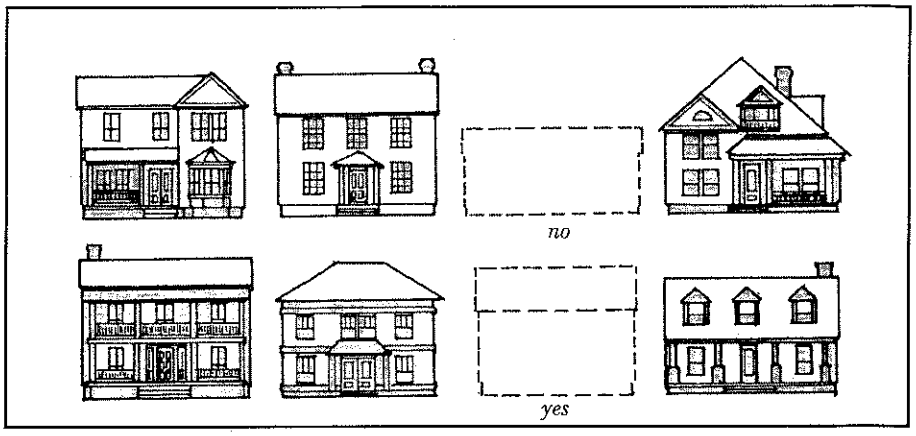


The siting of new construction should be consistent with the existing spacing pattern between district buildings.

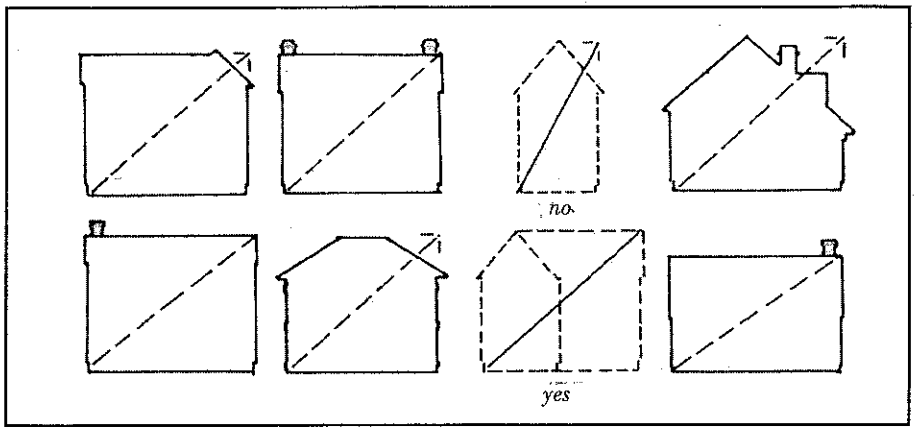


Compatible new construction should adhere to the consistent orientation of the district's front facades and entrances to the street.

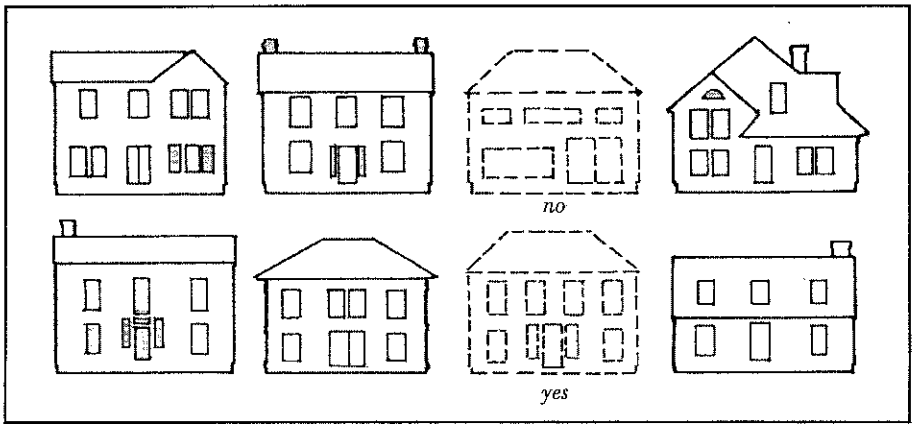
New Construction (continued)



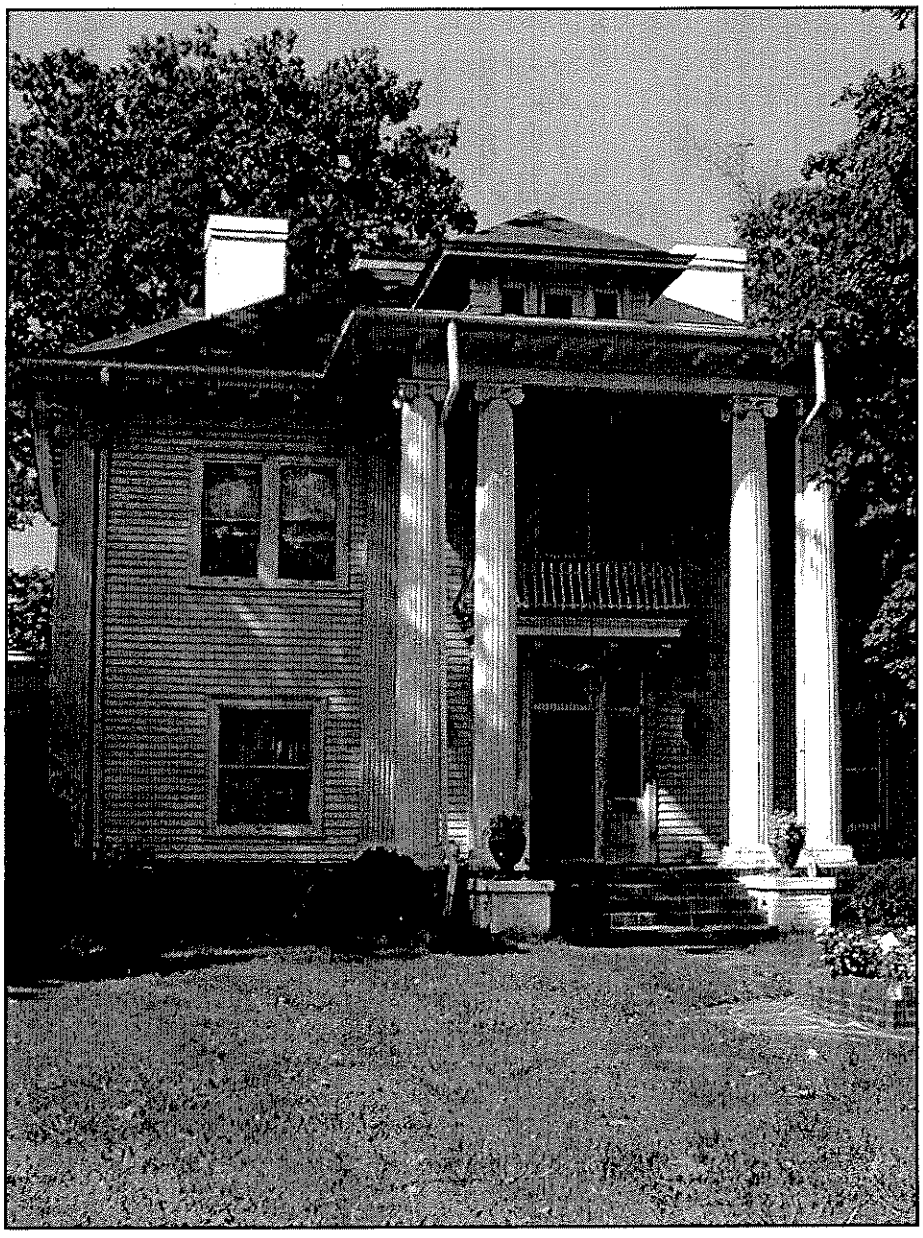
The height of new buildings in the district should be compatible with the height of historic buildings on the block or the street.



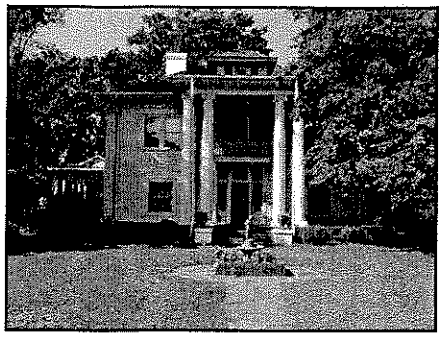
The overall front elevation proportion of new buildings should be compatible with the front elevation proportion of historic buildings in the district.



The windows and doors in new buildings should be compatible in proportion, shape, size, and location with the windows and the doors of historic buildings in the district.



Relocation or Demolition



This historic house within the Colonial Drive School Historic District has survived two moves.

Relocation of Existing Buildings

Generally, it is undesirable to dramatically alter the setting of a historic building by relocating it because its siting, landscaping and neigborhood context contribute so significantly to its integrity and overall character. However, if the property is threatened with demolition, the relocation of a historic building may be an appropriate alternative. Nonetheless, the technical and physical challenges of moving a structure without seriously damaging it are substantial and should only be undertaken after careful planning.

Pursue these practices ...

The Commission will want to consider both the condition of the historic building as well as its architectural merits in evaluating a relocation request. Beyond the specific building, the Commission will also want to look carefully at the impact the relocation will have on the district streetscape and adjoining properties as well as the proposed future use of the site. If a building is relocated within a historic district, the Commission will want to consider the impact of the relocated building upon the character of the historic district.

Because relocating a building is a complicated task requiring the coordination of numerous parties, it is best to work with a contractor experienced in moving historic structures. It is important to ensure that the building is stable enough to withstand being moved, to coordinate the move with utility companies and the City of Thomasville, and to protect the building as well as properties along the relocation route from damage related to the move.

Guidelines: Relocation of Existing Buildings

Successfully relocating a historic building requires the expertise of an experienced housemover.

1. Photograph the building on its original site prior to moving it.

2. Work with a contractor experienced in moving historic buildings to take the following steps:

- Verify the building is stable and structurally sound enough to survive a move.
- Minimize the potential for structural damage during the move.
- Coordinate the move with all appropriate utility companies and the City of Thomasville.
- Protect significant site features, archaeological features, adjacent properties, and properties along the relocation route from damage during the move.
- Protect the building from vandalism and weather damage before, during, and after the move.

3. If the building is within a historic district, submit to the Commission a site plan for proposed landscaping and site treatment following the relocation.

4. If the building is within a historic district, ensure that the relocation will not damage or compromise the historic character of existing buildings or the district as a whole.

5. If the building is relocated within a historic district, ensure that the relocated building is architecturally compatible with adjacent buildings on the new site.

6. If the building is relocated within a historic district, plan new siting and related site changes so they are consistent with the New Construction Guidelines and other relevant guidelines for changes to the building site.

7. Following relocation, clear the original site of debris and safety hazards and implement the approved site plan.

The historic Glen Anna House (see above) was demolished (see below) in 1999.

Demolition of Existing Buildings

The demolition of a significant historic structure is an irreversible act and its loss permanently diminishes Thomasville's historic resources. Property owners who are considering demolition of a landmark building or a contributing building within a historic district are encouraged to seek the assistance of the Commission in identifying and considering all possible alternatives. Statewide enabling legislation provides the Commission the right to delay a proposed demolition for up to 365 days to provide time to explore viable alternatives to demolition. While the Commission may exercise this right to delay demolition for up to one year, it does not have the right to permanently deny a demolition request unless the building is deemed by the State Historic Preservation Commission to have statewide significance.

Pursue these practices ...

If all efforts to save a building fail and the building is slated for demolition, it is important to record the historic building before it is demolished, Photographs of the building's exterior elevations and any distinctive exterior or interior features should be taken at a minimum. These photographs and any site plans or drawings of the building and site should be submitted to the Commission and retained by the City of Thomasville. If feasible, any intact architectural features and materials should be salvaged for reuse prior to demolition.

Guidelines: Demolition of Existing Buildings

1. Seek alternatives to demolition with the Historic Preservation Commission and other interested parties.

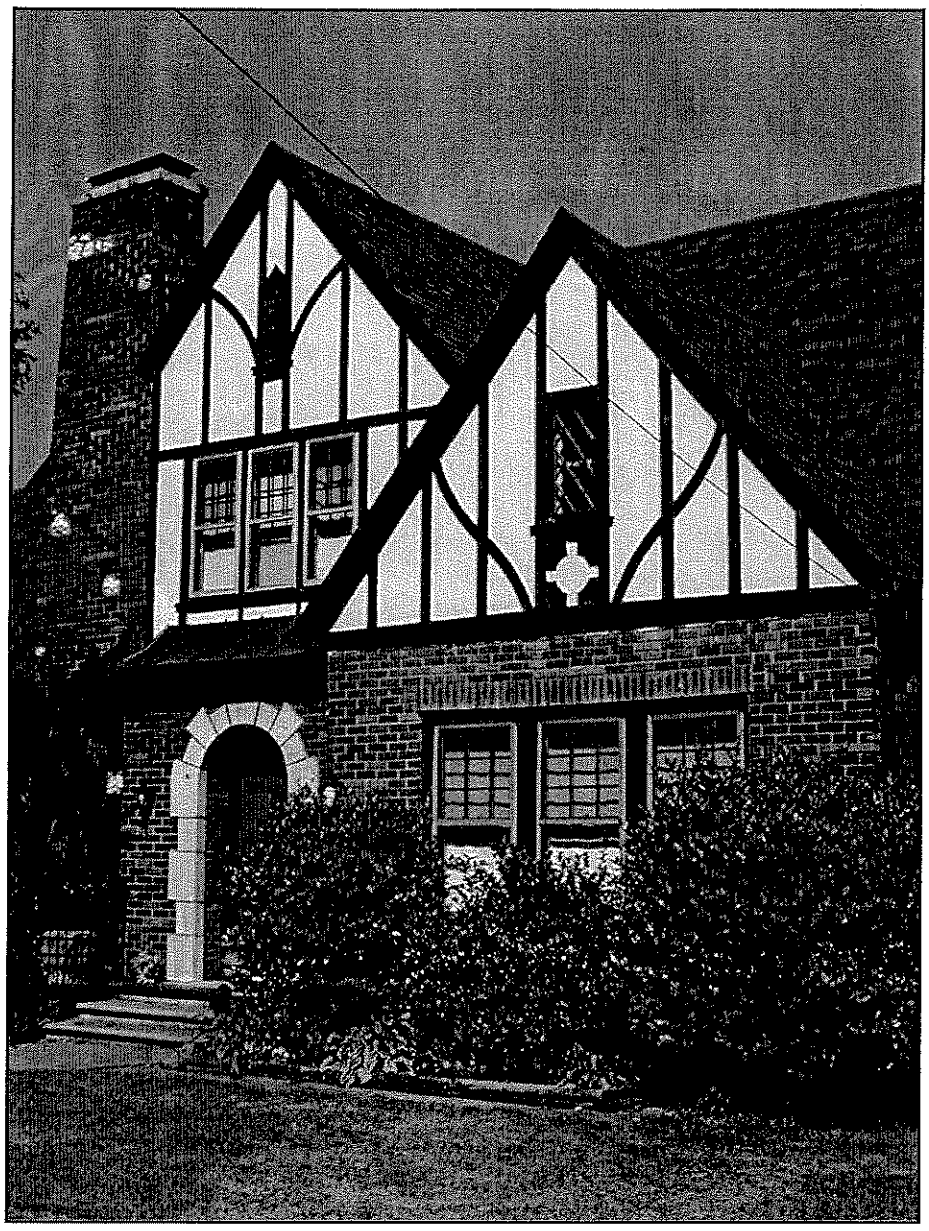
2. If the building is within a historic district, submit to the HPC for their review a site plan illustrating any proposed landscaping or site changes prior to demolition.

3. Record the historic building and its setting prior to demolition through photographs and/or drawings, such as floor plans or site plans.

4. Salvage, or provide opportunities for salvage, of architectural features and materials prior to demolition.

5. Protect any adjacent historic structures, significant site features, and archaeological resources from damage during demolition.

6. Following demolition, clear the site of debris and safety hazards and implement the approved site plan quickly.



Appendices

Resources

Local Resources

Thomasville Historic Preservation Commission
City of Thomasville
Planning and Inspection Department
10 Salem Street
P. O. Box 368
Thomasville, NC 27361

To obtain information on Thomasville's historic districts, certificates of appropriateness, and technical assistance, contact the Thomasville Planning and Inspection Department.

Telephone: 336/475-4213
Fax: 336/475-4258

State Resources

State Historic Preservation Office
Division of Historical Resources
Office of Archives and History
Department of Cultural Resources
4617 Mail Service Center
Raleigh, NC 27699-4617

Telephone: 919/733-4763

To obtain information on the National Register program and historic districts, contact the Survey and Planning Branch at 919/733-6545.

To obtain technical restoration assistance and information on preservation tax credits and lead-based paint, contact the Restoration Branch at 919/733-6547.

To obtain information on archeaological sites, contact the Office of State Archaeology at 919/733-7342.

National Resources

Technical Preservation Services
Heritage Preservation Services
National Park Service
1201 Eye Street, NW 2255
Washington, DC 20005

To obtain technical assistance or information contact the Technical Preservation Services office at 202/354-2074.

Web site: http://www2.cr.nps.gov/tps

References

National Park Service Publications:
The National Park Service publishes an ongoing series of technical briefs, books, and leaflets on appropriate preservation treatments and rehabilitation techniques. These publications can be accessed or ordered via the web site for the Technical Preservation Services Division of the the Park Service at http://www2.cr.nps.gov.

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Glossary of Architectural Terms

Balcony—a platform enclosed by a low railing, projecting from an exterior wall, typically in front of a window or opening.

Baluster—the vertical uprights that, in a series, support a handrail.

Balustrade—a railing or a parapet consisting of a handrail on balusters.

Band Board—a flat piece of trim running horizontally in an exterior wall to denote a division in the wall plane or a change in level.

Bay—an exterior wall form that projects out beyond the plane of the wall.

Beaded Board—a tongue-and-groove board with a decorative bead pattern on one side.

Bracket—a projecting support member, usually ornamental, set under eaves or other projecting elements of a structure.

Bulkhead—a low wall or panels below the display windows of a storefront.

Bungalow—a late 19th and early 20th century house form with a low, broad form and lack of applied ornamentation; often includes exposed rafters and a porch with massive columns.

Cape Cod style—a variation of the Colonial Revival style architecture popular in the late 19th and early 20th century; a simple, one-story form with a gable roof and center entrance.

Caulk—a flexible sealant used to close joints between materials.

Character-defining Elevation—an exterior face of a building that contributes to the architectural significance of a property.

Colonial Revival style—architectural styles inspired by the study of colonial building beginning in the late 19th century; variations included Cape Cod, Four Square, and Dutch Colonial.

Corner Board—an exterior trim board placed vertically along the outside corner of a building sided in clapboards.

Cornice—any molded projection that crowns or finishes the part to which it is affixed; the exterior trim of a structure at the meeting of the roof and the wall.

Cornice Band—a flat horizontal band within a cornice.

Craftsman style—a small house style popular in the early 20th century often associated with bungalows; typical features included low-sloping gable roofs with decorative beams or braces in the gables, wide eaves with exposed rafters, porches with square-tapered columns, and pergolas.

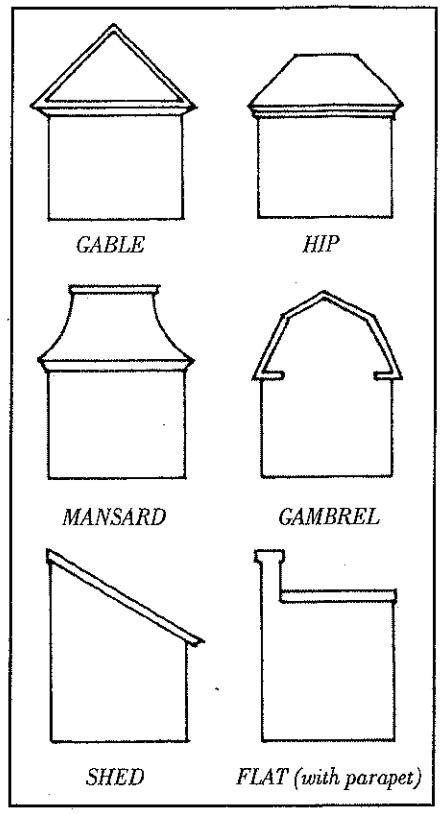
Cresting—decorative iron tracery or jigsaw work placed on the ridge of a roof.

Dormer—a structure projecting from a sloping roof usually housing a window or a ventilating louver.

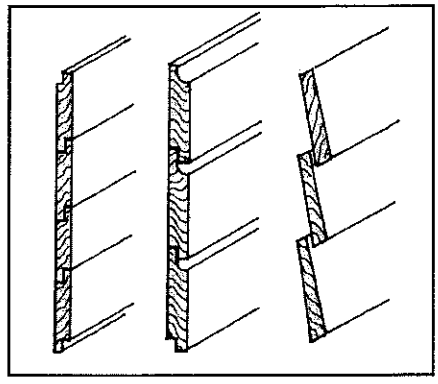
Dutch Colonial style—a variation of the Colonial Revival style architecture popular in the late 19th and early 20th century; two story in form, usually with a side-gambrel roof and a full-width shed dormer.

Efflorescence—water-soluble salts, with a white powdery appearance, leached onto the surface of masonry or concrete through capillary action and deposited by evaporation.

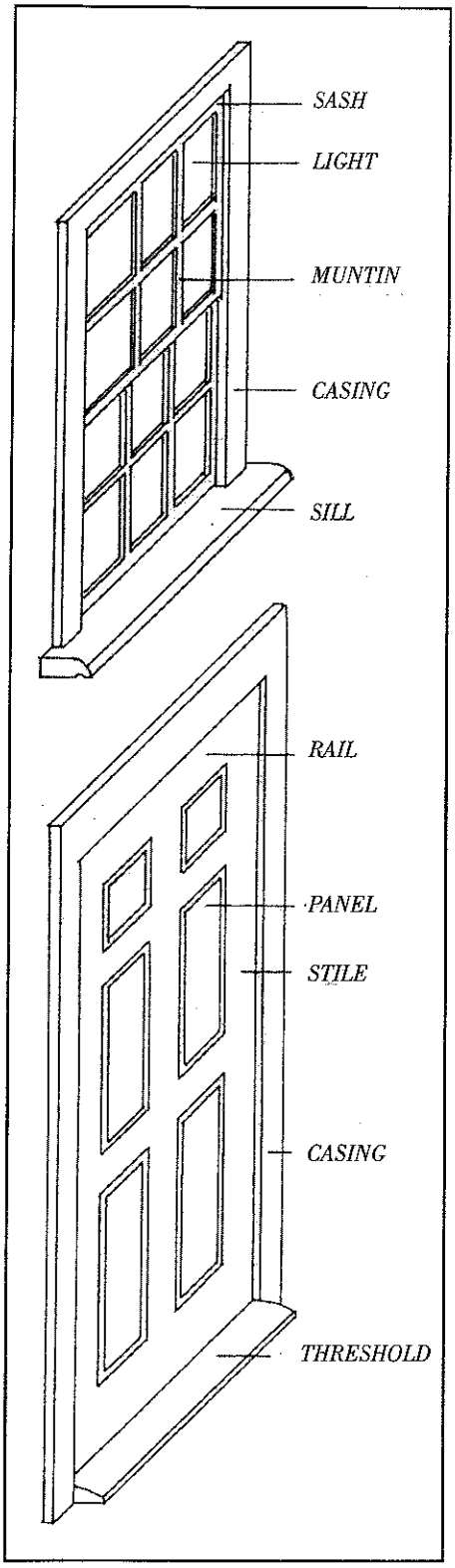
Façade—any of the exterior faces, or elevations, of a building.



Basic Roof Forms



Typical Wood Sidings From left: Flush, Drop, Clapboard



Components of Windows and Doors

Glossary of Architectural Terms (continued)

Fanlight—a window above a doorway, semi-elliptical or semi-circular in shape with radial muntins.

Federal style—an architectural style that followed the Georgian style ca.1776-early 19th century; constructed of brick or clapboards and known for symmetrical elevations, ornamented entrances (often with fanlights and side lights surrounding a paneled door).

Ferrous Metals—metals containing iron.

Finial—an ornament located at the peak of a roof gable or canopy.

Flashing—a thin layer of impervious material used in construction to prevent water penetration, especially between a roof and wall, or within a roof valley.

Galvanic Action—a chemical reaction that occurs between two dissimilar metals causing corrosion of the more anodic metal.

Glazing—glass within a window sash or door. Reglaze refers to installing new glass within a window sash or door.

Gothic Revival style—an architectural style popular from 1840-1870 that imitated different medieval Gothic architectural styles; known for its distinctive arched windows and steeply pitched roofs.

Greek Revival style—an architectural style based upon Classic Greek temples,common from 1820-1860; typically including low-pitched gable or hipped roofs, pedimented gable ends, multiple-paned double windows, and Doric style entry porches.

Historic Character—the form and detailing of the architectural materials and features that give a building or site its historical significance.

Lintel—a horizontal structural member (such as a beam) over an opening, that carries the weight of the wall above it; usually made of steel, stone, or wood.

Masonry—brick, stone or concrete loadbearing units typically set with mortar in the joints between the units.

Masonry Joint—the mortar joint between two masonry units.

Mature Tree—an established tree that has reached its mature height and size.

Module—refers to the standard unit of measure in which some materials such as brick come.

Mortar—the material used to fill the joints of masonry.

Muntin—a bar or member supporting and separating panes of glass in a window sash or door.

Neoclassical—the revival of classical architecture and art in the United States in the late 18th century.

Original Fabric—materials that are original to the building rather than later replacements.

Panel—a small plane surface either surrounded by moldings or else recessed or raised above the surrounding surface, typically rectangular in shape.

Parapet—a low wall along the perimeter of a roof, directly above an outer wall.

Pediment—the triangular gable end of the roof above the horizontal cornice; or a surface used ornamentally over doors or windows, usually triangular but may be curved.

Pier—a square or rectangular masonry form projecting above the ground that carries the weight of a structure down to the foundation.

Polychromed—having more than one color on the surface.

Porte Cochere—a covered area over a section of driveway adjacent to the building for discharging passengers.

Ranch house—a one-story house form common after WWII; typically assymetrical in plan with a low gable roof and an attached garage or carport.

Rear-side Yard—refers to the section of the side yard that is to the rear of the midpoint of the side elevation of the building.

Repoint—to remove old, deteriorated mortar from courses of masonry and replace it with new mortar.

Setting—the physical environment encompassing a historic property.

Sheathing—material used to enclose and strengthen the walls or roof of a wood frame building, usually sheathing board or plywood.

Shingle—thin overlapping units for roofing or siding, installed so they overlap and conceal the joint of the layer below.

Sidelight—A narrow fixed window adjacent to a door or wider window, typically on either side of a doorway.

Sill—the horizontal beam that rests on the foundation of a wood frame house; also the horizontal element at the base of a door or window opening.

Spalling—the chipping or flaking of a masonry surface after installation caused by deterioration.

Standing Seam Roof—a sheet-metal roof with vertical folded seams joining adjacent flat panels.

Streetscape—the immediate environment of a street, including elements such as sidewalks, landscaping, trees, signs, street paving, fences, buildings, and benches.

Tongue-and-Groove—The term for a board having a tongue formed on one edge and a groove on the other for tight jointing.

Tower—a relatively small vertical element or part of a larger building with vertical sides, often square or circular in form.

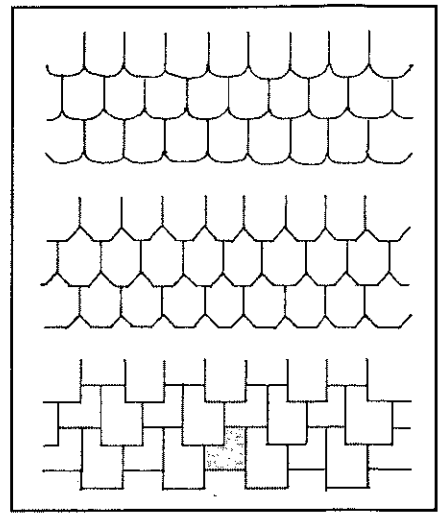
Traditional Cottage—a simple vernacular one-story house form, wider than it is deep usually with a gable roof and a wide front porch.

Transom—a horizontal window or band of windows above an entranceway or storefront.

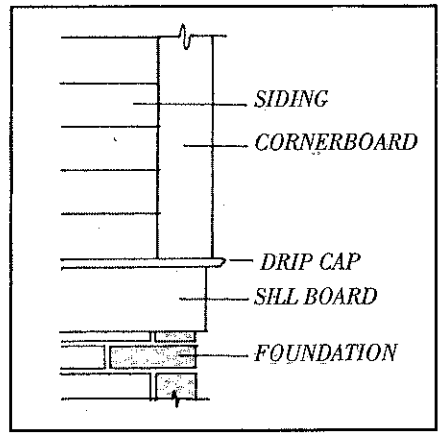
Tudor Revival Style—an architectural style common from 1890 until 1940 based on the 15th century English architecture of the House of Tudor; characterized by steep cross gable roofs, assymetrical facades, and half-timbered patterns on the upper walls.

Turret—A small tower, usually projecting out from the walls at the corner of a building and extending above it.

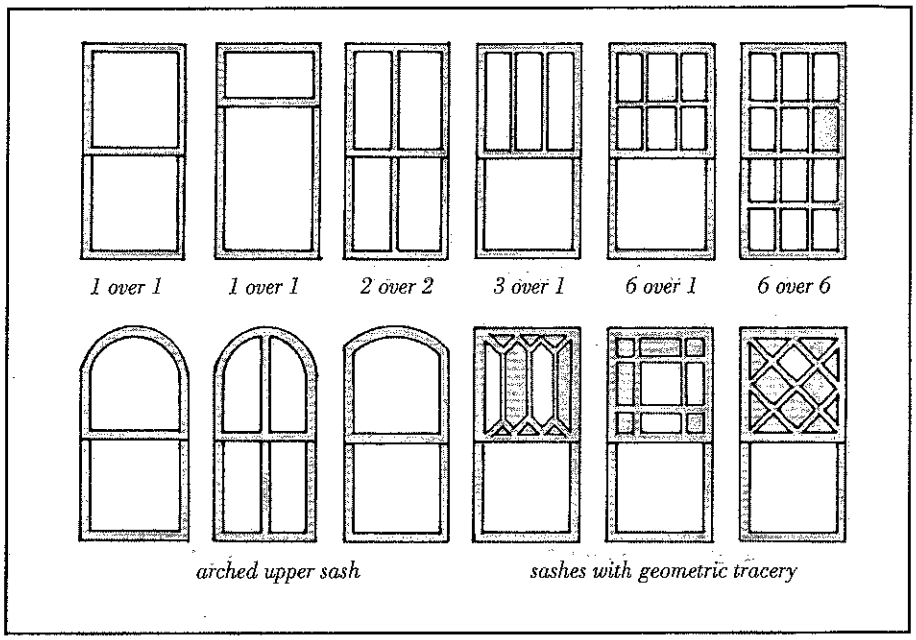
Victorian style—any architectural style from the late 19th century on that is associated with the reign of Queen Victoria; characterized by decorative elements and a vertical proportion.



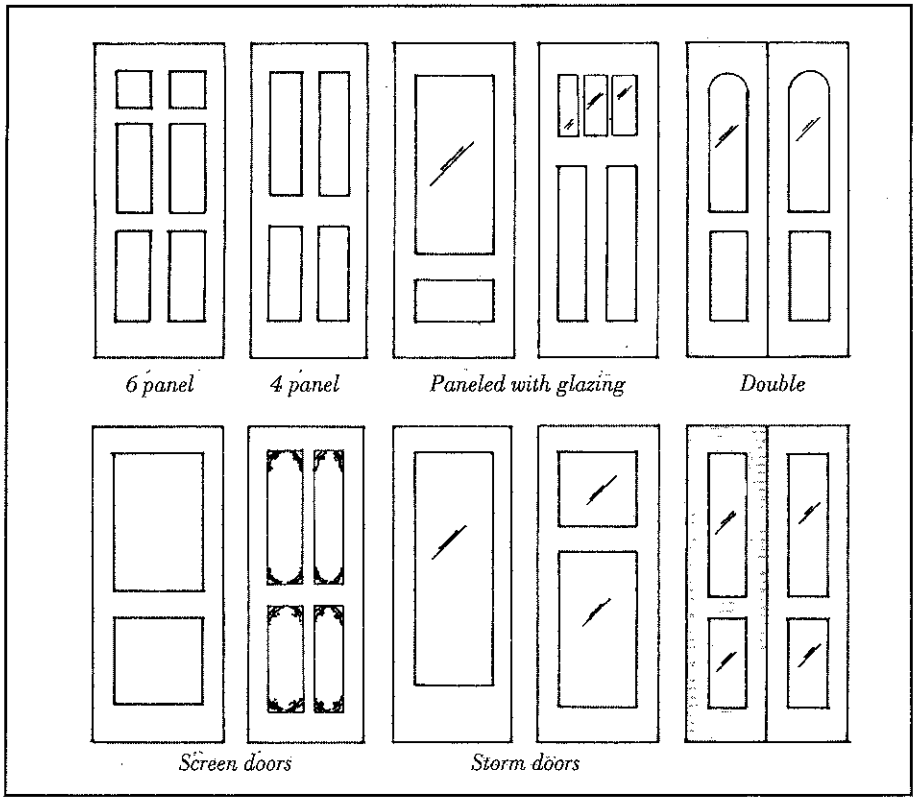
Typical Wood Shingle Patterns From Top: Fish Scale, Imbricated, Staggered Butt



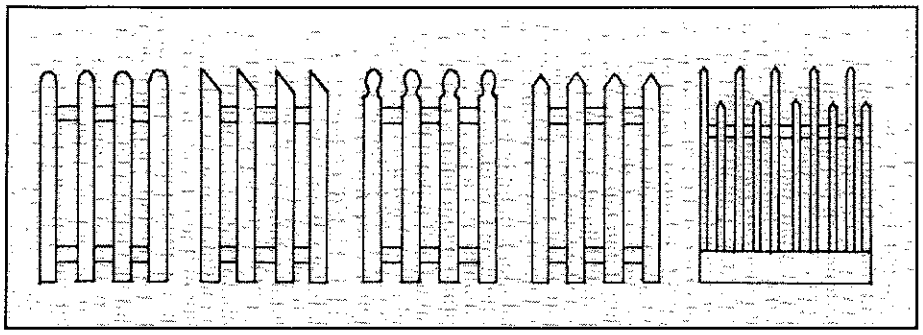
Components of a Traditional Exterior Frame Wall



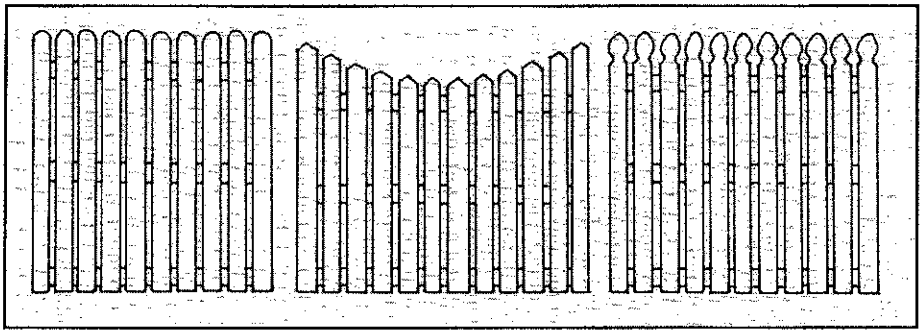
Windows in the district consist primarily of wooden double-hung sashes, vertical in proportion, with a variety of pane subdivisions.



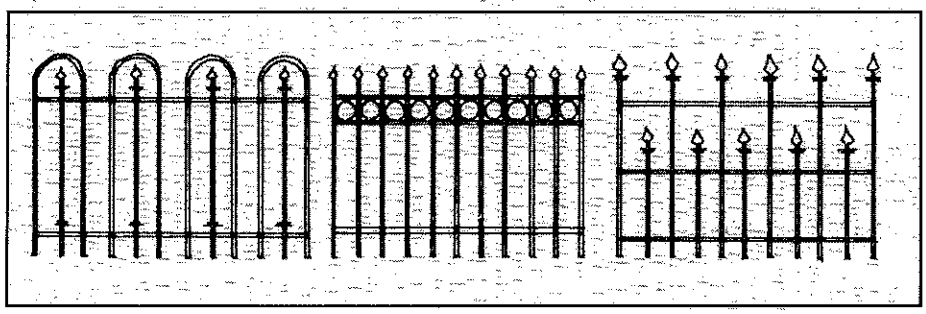
Both solid paneled wooden exterior doors and combinations of wooden panels with fixed glazing are typical in the district. New storm or screen doors should be similar in appearance to original screen doors and contain large panels of glass or screen.



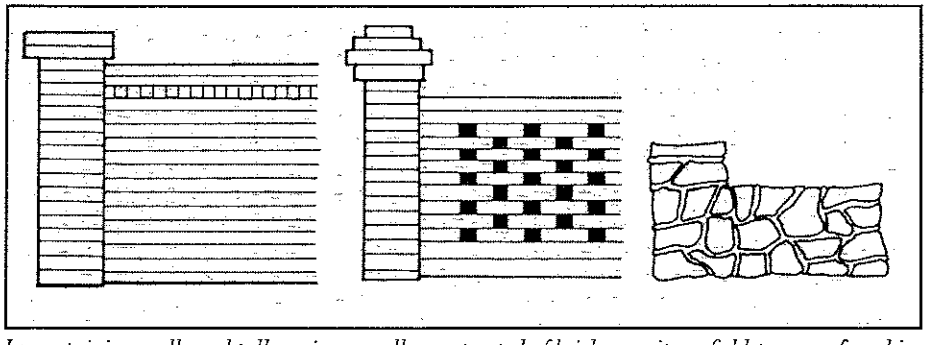
Wooden picket fences in a variety of patterns are appropriate in the historic districts.



Wooden privacy fences and utilitarian fences like those shown above are appropriate for rear yards in the historic districts.



Decorative cast-iron and wrought iron fences are appropriate in the historic districts.



Low retaining walls and taller privacy walls constructed of brick, granite or fieldstone are found in the historic districts.

Recommended Plantings

Small Deciduous Trees (Height: 12'-30')

Acer griseum	Paperbark Maple
Acer palmatum	Japanese Maple
Amerlanchier Canadensis	Serviceberry
Betula populifolia	Gray Birch
Cercis Canadensis	Easter Redbud
Chionanthus virginicus	Fringe Tree
Cornus florida	Flowering Dogwood
Cornus kousa	Kousa Dogwood
Cornus mas	Cornelian Cherry Dogwood
Cotinus coggygria	Smoke Tree
Crataegus phaenopyrum	Washington Hawthorn
Koelreuteria paniculata	Golden Rain Tree
Magnolia soulangiana	Saucer Magnolia
Malus spp.	Flowering Crab Apples
Oxydendrum arboreum	Sourwood
Prunus spp.	Flowering Cherries

Medium Deciduous Trees (Height: 30'-50')

Acer platanoides	Norway Maple
Aesculus carnea	Red Horse Chestnut
Betula nigra	River Birch
Cercidiphyllum japonicum	Katsura Tree
Cladrastis lutea	American Yellowwood
Phellodendron amurense	Amur Cork Tree
Prunus sargentii	Sargent Cherry
Pyrus calleryana "Capitol"	Capitol Flowering Pear
Salix elegantissima	Turlow Weeping Willow
Sorbos spp.	Mountain Ash
Tilia cordata	Littleleaf Linden

Large Deciduous Trees (Height: 50'-100'+)

Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Aesculus hippocastanum	Horse Chestnut
Carpinus caroliniana	Ironwood
Carya ovata	Shagbark Hickory
Fagus grandfolia	American Beech
Fagus sylvatica	European Beech
Ginkgo biloba	Maidenhair Tree
Liquidambar triloba	Fruitless Sweet Gum
Metasequoia glyptostroboides	Dawn Redwood
Nyssa sylvatica	Black Tupelo
Quercus phellos	Willow Oak
Quercus rubra	Red Oak
Sophora japonica	Scholar Tree
Tilia Americana	Basswood
Zelkova serrata	Japanese Zelkova

Small Deciduous Shrubs (Height: 1'-5')

Berberis thunbergii	Japanese Barberry
Cephalanthus occidentalis	Button Bush
Cornus sericea	Red-Osier Dogwood
Cotoneaster apiculata	Cranberry Cotoneaster
Euonymus alatus "Compactus"	Dwarf Winged Euonymus
Forsythia viridissima	Dwarf Forsythia
Fothergilla gardenii	Dwarf Fothergilla
Rosa spp.	Roses
Syringa spp.	Lilac
Viburnum spp.	Viburnum

Evergreen Screen Materials (Various Heights)

Buxus sempervirens	English Boxwood (6'-20')
Ilex meserveae	Blue Hollies (6'-20')
Juniperus virginiana	Eastern Red Cedar (40'-50')
Kalmia latifolia	Mountain Laurel (25'-30')
Pinus strobes	White Pine (50'-100')
Taxus Canadensis	Canada Yew (3'-6')

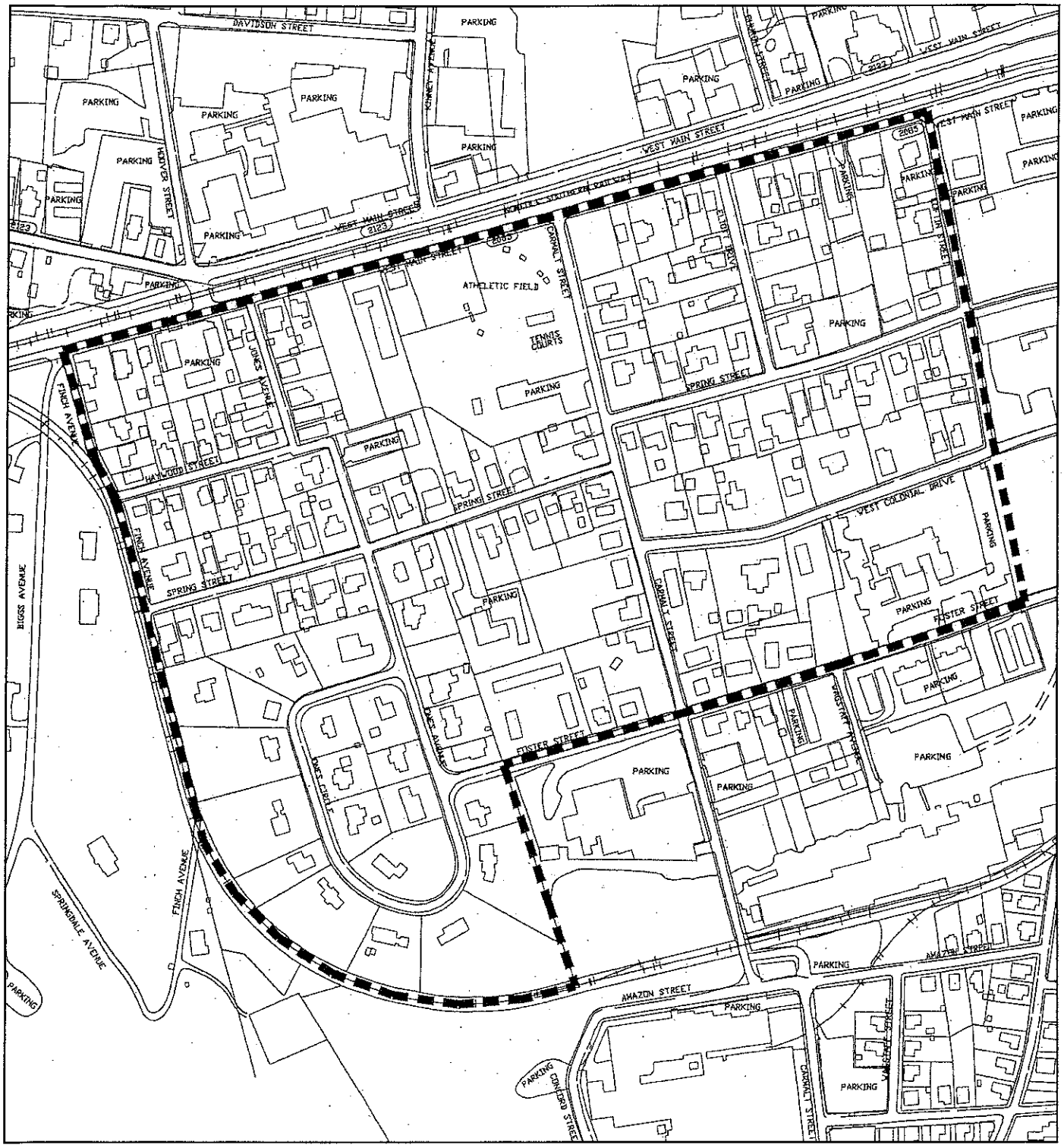
Groundcovers (Height: 1'-3')

Arctistaphylos uva-ursi	Bearberry
Cotoneaster dammeri	Cotoneaster
Hedera helix	English Ivy
Iberis sempervirens	Evergreen Candytuft
Juniperus horizontalis	Creeping Juniper
Pachysandra terminalis	Japanese Pachysandra
Vinca minor	Small-leafed Periwinkle
Vinca major	Big-leafed Periwinkle

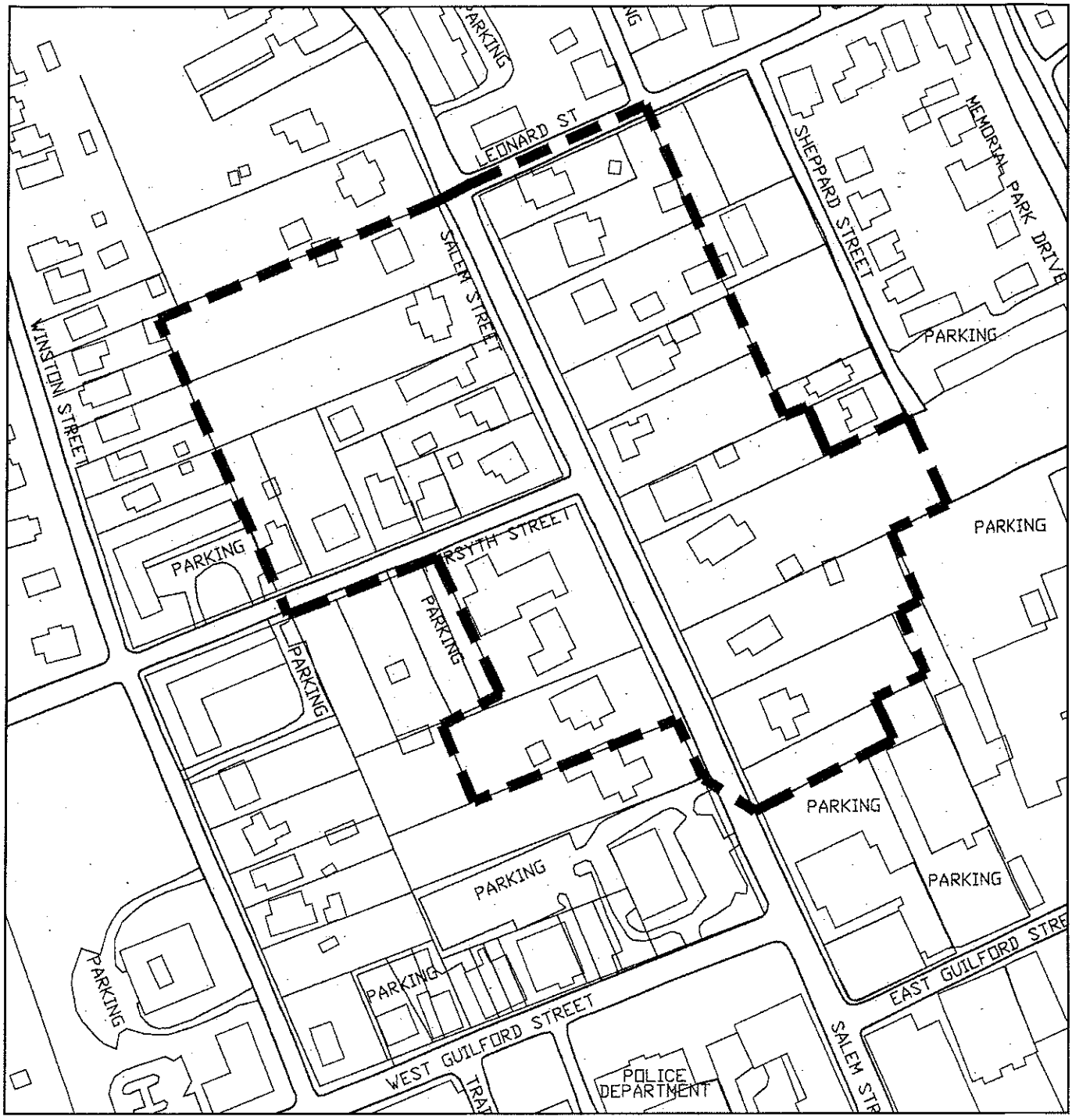
Vines

Akebia quinata	Five-leafed Akebia
Campsis radicans	Common Trumpet Creeper
Clematis dioscrefolia	Sweet Autumn Clematis
Clematis jackmanii	Jackman's Clematis
Lonicera rankinii	Fall Blooming Honesuckle
Lonicera sempervirens	Evergreen Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Vitis spp.	Grapes
Wisteria sinensis	Chinese Wisteria

Colonial Drive School Historic District



Salem Street Historic District



NORTH SCALE: 1" = 200'