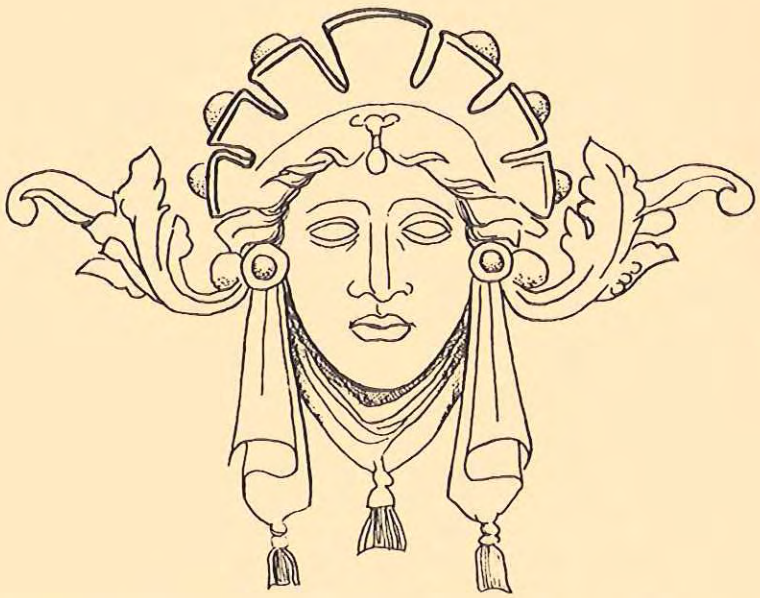
HISTORIC PRESERVATION DESIGN REVIEW GUIDELINES



WINDER, GEORGIA

Thomason & Associates
Nashville, Tennessee

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INTRODUCTION

Historic District Zoning has been widely used by many communities for almost two decades. Cities such as Savannah and Athens were leaders in introducing Historic District Zoning here in Georgia. Recently, numerous other Georgian communities have enacted some form of historic district zoning as such protection becomes a growing concern across our state.

In Winder, Historic District Zoning was adopted on January 15, 1986, and a Historic Preservation Commission was formed. The Ordinance and a February 4, 1986 addendum passed by the city council (see Appendix A & B), followed guidelines established by the Georgia Historic Preservation Act of 1980. The three member Historic Preservation Commission (later enlarged to five members) was charged with approval of exterior alterations and new construction within the downtown commercial district. They were also responsible for a design review, when requested by owners, of work in other historic residential and commercial sections of the community. A proposal is pending that all historic areas mapped in Appendix B require Commission approval. Always refer to Appendix F for current guideline updates.

The procedure for obtaining an Historic Preservation Commission review is a simple process. Each building permit application (see Appendix B) issued for structures within District's requiring the design approval includes an application for a certificate of appropriateness. This certificate of appropriateness is applied for by the property owner and his or her work is then reviewed by the Commission. Commission members assess the impact of the changes to the property and how it will affect its historic character and surroundings. The certificate of appropriateness is then approved, approved with conditions or returned for further work. A building permit cannot be obtained and work cannot be started in areas requiring approval without observing this process. To some this may seem severe, yet Commission members are dedicated to a sincere and cooperative approach toward preserving and enhancing Winder's historic resources.

The following design review guidelines assist the Commission in their review process. It is believed that these guidelines will meet the commission members goals of providing education for applicants rather than over regulation of applications. These guidelines provide a certain amount of discretion and flexibility to the members. However, there are certain established guidelines based upon the Secretary of the Interior standards (see appendix D) which must be followed. The following guidelines are based upon the Secretary of the Interior standards and upon the specific character and appearance of Winder. Local guidelines are to be referred to by both the Commission members and applicants when work is to be reviewed for appropriateness within the historic districts.

The use of design review guidelines has benefited over 1,000 communities across the country. Guidelines are seen as a common sense approach to protecting property values, promoting community pride and enhancing historic areas. They are a major component in maintaining the quality of life in our older neighborhoods and reinforcing the uniqueness of our historic characteristics.

In addition to the enactment of the Historic Zoning Ordinance, Winder has

taken other steps to protect and promote its historic resources. In April of 1986, Winder became part of the statewide Main Street program whose intent is to stimulate downtown revitalization. One year later, the community joined the certified local government program which provides additional funding for towns with historic zoning and commissions. A professional Main Street manager is now working closely with downtown merchants to promote economic development and the retention of historic buildings in the commercial area.

Bronze plaque similar to this drawing was purchased by some owners of historic houses or businesses. (The cost is $40 and may still be purchased).

SECTION ONE: History

The City of Winder is located on the dividing ridge between the Mulberry and Appalachee Rivers near the remnants of an old Creek Indian village called Snodon. Non-Indian settlers arrived in the Winder area as early as 1786; however, the settlement remained so small that it was not officially recognized until September 5, 1872. This early settlement at Winder was called Jug Tavern after a tavern that was reportedly located on the site beneath Barrow County's present courthouse. In 1884, Jug Tavern, with a population of less than 200, was incorporated.

Gainesville-Midland Railroad Depot.

In the late 1800s, incorporation of growing Southern towns was a sign of the times. The Civil War had brought a destruction of the southern plantation economy and, in the years following, the increase in manufacturing and railroad transportation had a major impact on Georgia and the Winder area.

The first railroad passed through the settlement of Jug Tavern in 1883. The Gainesville, Jefferson, and Southern Railway (later to become the Gainesville Midland - whose steam engines are now displayed in Winder and Gainesville) connected the towns of Gainesville and Social Circle by a railway extending through Winder. This railway was called the Tavern Route. Within a year of the coming of the railroad, one hundred ten business and residential lots were platted and sold. Soon after, on January 8, 1885, N. J. Kelly, the town's first mayor, took his oath of office. Several frame stores and houses were then erected, but the first brick commercial buildings were not constructed until the 1890s. This commercial development was facilitated by the arrival of Winder's second railway; the Seaboard Air Line Railroad.

The Seaboard Air Line Railroad (later to become the Seaboard Coastline Railroad presently serving the town) located their tracks to pass through Jug Tavern, which then had a population of 202. On April 24, 1892, in appreciation of the railroad's efforts to include Jug Tavern on their route, the local citizens requested that the town's name be changed by Legislative Act to "Winder" in honor of John H. Winder, then general manager of the Seaboard Railroad. The bill passed in 1893, and the business community of Winder rapidly grew up between the two depots of the Gainesville Midland and the Seaboard Railways. The two railroad depots accomodated the six passenger and eight freight trains which passed through each day in the early 1800s and early 1900s.

Early Winder businesses included several well known medicines and beverages. Bush's Specific, a tonic water was a popular and well known medicine and A. H. O'Neal manufactured the town's first softdrinks, Redrock Ginger Ale and Bludwine. These beverages were bottled under the name of the Winder Bottling Works and were located in a large frame house on the

corner of Church and Midland Streets. During these early days of soft drink manufacture it is rumored that recipes and rights to recipes were under considerable debate and that some of these early beverages may have been forerunners to some developments in the present Cola bottling industry. In addition to these businesses the Winder Banking Company and Peoples Bank opened their doors. These new banks reflected the commercial vitality of the community.

Several churches were formed including the First Methodist, the First Christian, the First Baptist, and the First Presbyterian.

First Methodist Church on W. Candler Street.

First Christian Church on W. Candler Street.

First Baptist Church on N. Broad Street.

First Presbyterian Church on W. Athens Street.

At the turn of the century a number of industries were established in Winder. The Winder Foundry and Machine Works, and the Bell Overall Factory became major employers. The First National Bank of Winder opened its doors with W.H. Toole as president. In 1900, the Winder Telephone Company began operations, and 25 phones were installed. The Winder Cotton Mill was established, and it remained one of Winder's major industries for much of the early 20th century. In 1902, R.L. Woodruff invented and manufactured a hay press which was widely known and used. The *Jackson Economist* and the *Winder News* were locally produced newspapers providing information on

local, state, national and world events.

The slogan on the mast head of the *Winder News* "We're Building a City Here" seemed appropriate as Winder's growth continued into the early 1900s. In 1909, the *Atlanta Journal* described Winder as "The town located in three counties; center of the largest producing district in the State; handles 25,000 bales of cotton annually; owns a waterworks and an electric light plant; per capita wealth approximately $500.00; excellent fire protection; extensive manufacturing industries." Winder then contained a dozen manufacturing plants, two foundries, four hotels, two wholesale houses, an opera house, and a skating rink. Developments such as these resulted in an expansion of the downtown commercial district. The area between the two railroad depots soon became composed of rows of one, two-and three- story brick and stone commercial buildings. Their designs were typical of the period, with simple detailing. Most ornamentation consisted of decorative iron work and corbelled brickwork. Many of these early buildings are still present in the downtown commercial area (See Section Two).

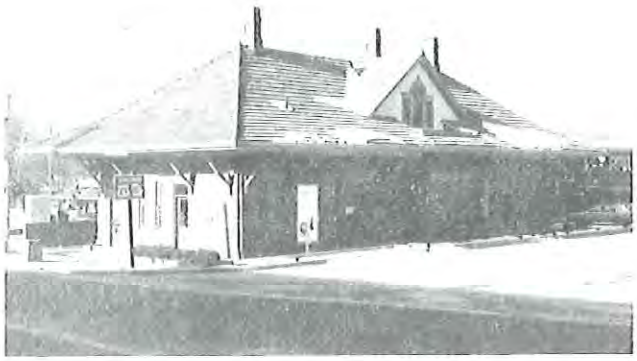
Hillman-Jackson House built in 1883 on W. Candler Street.

Neo-Classical style Jackson-Johns House built in 1904 on W. Candler Street.

Large residential areas were also formed during these early years. By 1895, the population had grown to over 1,000 and most homes were constructed along Athens, Broad, Candler, and Church Streets. These homes were of both brick and frame design and displayed designs and forms common in the South. Large Neo-Classical and Vernacular Victorian styles were prevalent with most residents living within a few blocks of the downtown area. (See Section Four for description of this residential architecture).

Until 1914, Jackson, Gwinnett, and Walton counties met in the center of Winder. The State Constitution of 1877 specified that no new counties were to be created, but, on July 7, 1914, a constitutional amendment authorized the creation of Barrow County, named after David Crenshaw Barrow, then Chancellor of the University of Georgia. Barrow County was formed from the corners of the three counties whose borders met in town and Winder then became the county seat. The Sharpton Opera House was used as a temporary county courthouse and the new county seat began to create its own identity. A new railroad depot was built in 1912, a new jail was built in 1915, and a new courthouse was built in 1920.

Sharpton Opera House built in 1903.



Restored Seaboard Passenger Depot.

Winder expanded during the 1920s. During this time, many streets and sidewalks were paved, a new high school was constructed, and an airport was opened. Eight thousand circulars advertising such improvements in Winder and Barrow County were sent to the New York Exposition in 1925. At a Dixie Business Exposition, local products were included in displays designed to sell Georgia products. Soon after, Hubert F. Lee, the editor of *Dixie Business* labled Winder as the "Overall Center of the South". As the garments called overalls became more popular, the term was later changed from the south to the world.

Winder continued to grow and many new structures were built within the community as the railroads and businesses of the town brought increasing prosperity. However, this prosperity slowed considerably during the Depression when the area was hard hit by falling prices. Farm production lessened, many industries and businesses were forced to close. The Gainesville-Midland Railroad was forced to shut down its operation which left the town with only one major railroad. The decline in rail traffic certainly hindered the town's efforts to recover from the Depression and with the drop off of rail traffic over the next several decades, the future looked dim. In fact, the Seaboard Railroad ceased to run their passenger trains through town on December 9, 1975, and the old railroad era officially ended in Winder with the donation of the Seaboard rail depot to the city.

The Seaboard Railroad continues to have a major presence in Winder and even expands periodically to serve the area's burgeoning freight traffic and local industries. With a diversified local economy, with new industries and buinesses, Winder's growth in recent years has resulted in a renewed momentum. Plans are constantly being made to adequately prepare for this

Gothic style Barrow County Jail built in 1915.

growth while preserving our heritage. Appropriately, the Seaboard Rail Depot has now been remodeled into the Chamber of Commerce offices and a museum sponsored by the Barrow County Historical Society.

The 1980 census indicated that Winder had a population of 6,075 yet projected a population for Winder and Barrow County of 25,396 for 1990. Many believe this figure will be surpassed. Winder is already included in the Metropolitan area of Atlanta and with other Metropolitan areas such as Athens and Gainesville nearby, Winder is sure to continue its recent rapid growth.

To compliment these and future changes in the community, the preservation of the town's heritage remains a priority. Four historic districts have been listed on the National Register of Historic Places in an effort to preserve Winder's architectural history. Presently historic preservation review of any work within the downtown area is required by city ordinance. Any work within other historic district areas is offered by the same historic preservation commission members in an advisory capacity. Winder seeks to continue its economic growth yet respect and maintain its architectural and historical heritage.

It is hoped that this brief history section will spark interest to all who read the more specific descriptions and guidelines of both commercial and residential architectural development that follow...

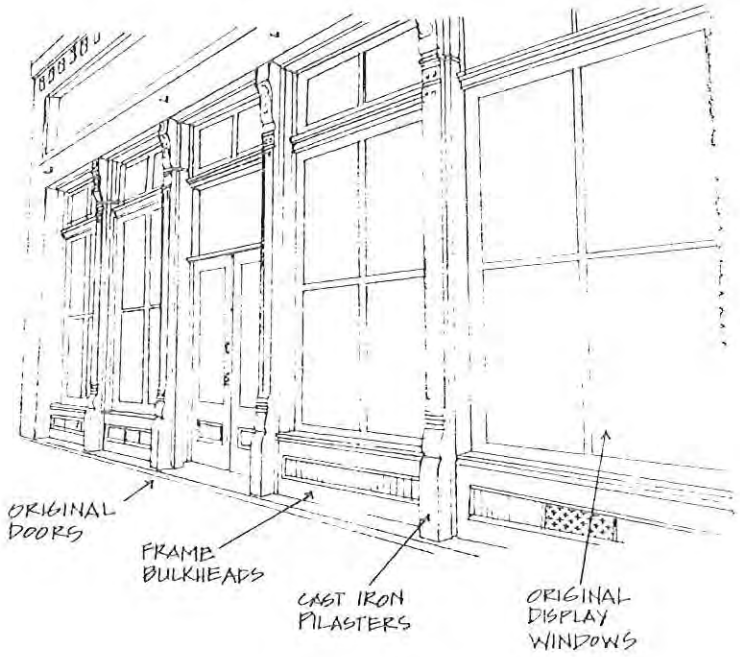
Barrow County Courthouse completed in 1920.

SECTION TWO: Commercial Architecture

Most buildings in Winder's downtown commercial area were constructed in the early 20th century. The majority of these structures were built on the valuable, high pedestrian traffic area located between the two railroad depots. This includes the area centered along Broad and Jackson Streets and parts of bisecting streets such as Athens and Candler.

Holding true to much of the small town commercial architecture of the period, the majority of structures were designed in a Vernacular Italianate style. Several examples of this style exist throughout the downtown area. The street level is arranged much like an Italian mercantile palazzo. The street or merchant level consists of broad expanses of plate glass windows, between structural columns, for the display of merchandise. Upper floors, when present, have relatively uniform sized and spaced one-over-one double hung sash windows, many with arches. Strong horizontal banding of masonry or metal separates the lower level from that above and the upper levels are generally crowned with elaborate brick corbelling and sometimes a projecting stamped sheet metal cornice.

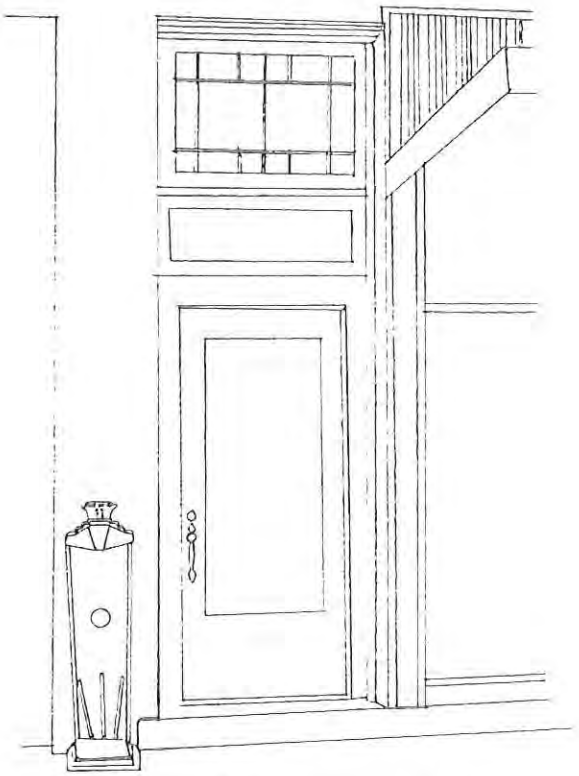
Beneath the storefront windows were bulkheads constructed so that display cases and platforms behind the windows would be "eye catching" to the pedestrians. Shop entry doors were sometimes flush with the display windows but more often were recessed several feet to provide more linear feet of display windows and have a psychological effect of drawing the shopper into the store. Glass transoms above the doors and display windows aided in the horizontal separation between the mercantile and upper floors while also providing additional light.



Historic Storefront (205 Jackson Street)

Some transoms were constructed of decorative stained glass and textured glass to aid in emphasizing the horizontality of the merchant level. Square iron columns support the masonry above. Unlike that of the Italianate style, masonry bands or soldiers are seldom present, demarking different levels.

Many of the multi-story structures have an offset door juxtaposed into the storefront to lead to the upstairs. These upper floor areas had a number of uses. Merchants used the upper floors as residences for their families, as offices for their businesses or warehouse space. Some upper floor areas in the Winder commercial district still contain subdivided office and residential space while others are just large open storage areas. Roofs of commercial buildings were primarily flat and sloped from front to back for easy water runoff. Large massive fire walls extend through the roof areas between structures. These fire walls are more visible when heights of adjacent buildings vary.



Original Commercial Door
(200-204 S. Broad Street)

Original Commercial Doors
(102 W. Athens Street)

The storefronts that served as the main characteristics of these buildings were often altered just after World War II, and again during the late 60's and early 70's when merchandising techniques changed to conform with changes in consumer shopping patterns. The late 60's and early 70's brought the shopping malls onto the scene and many of the older downtown buildings began covering their upper facades with slick metal, applying false sidings, covering their walks with metal awnings and even installing new storefronts to try to match the image of the new mall type stores. Despite the constant changes and the remodeling of the buildings in the commercial district, many original storefronts and upper facade detailing remain in Winder.

Commercial row at 111-117 E. Candler Street.

Of more unusual construction is a two-story granite hotel built on Broad Street circa. 1900. This building was constructed of granite blocks from local quarries and originally displayed a second story balcony on the main facade. Other unusual detailing includes the granite and brick banding on the upper facade of the structures located at 111-117 E. Candler Street and Romanesque type arches evidenced at 113 W. Candler Street.

Additionally, there are several freestanding structures built in the downtown area including the train depot, jail and courthouse whose

Garrison Building on S. Broad Street.

Smith Hardware Building on Jackson Street.

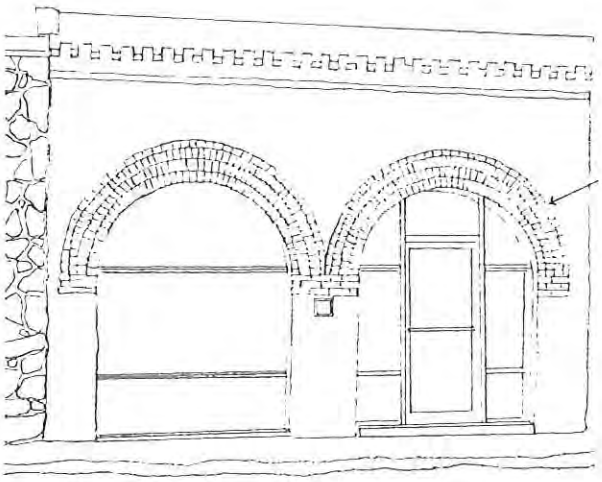
The storefronts at 205 and 209 Jackson Street are almost completely intact and should serve as a models for new storefront design for altered buildings in the area (see pages 9 & 13). These storefronts retain their original display windows, double doors, frame/ brick lower panels and glass transoms.

Other fine examples of Winder's early commercial architecture exists in structures such as the Sharpton Opera House (see page 6), the Garrison Building on Broad Street and the Smith Hardware Building on Jackson Street. All are notable commercial buildings within the downtown historic district.

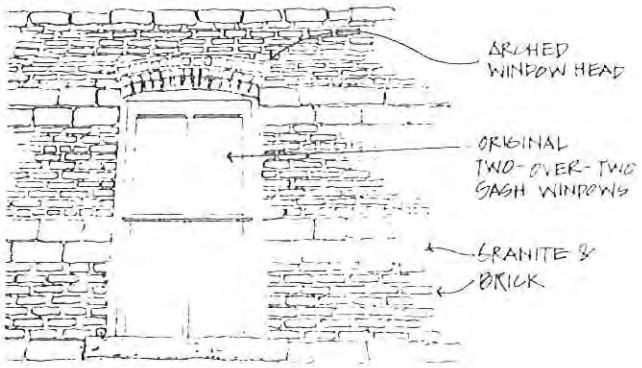
Granite Hotel on S. Broad Street.

histories are mentioned in the Section One. The train depot has wide bracketed eaves typical of Victorian style train station construction of the early 20th century. This building has been restored and it is an important part of the downtown district. The Gothic, somewhat Tudor style, jail building is an unusual yet interesting design and almost a jewel unto itself. The most noticeable freestanding downtown building is the courthouse. Like so many courthouse structures its Neo-Classical design and siting in the middle of a green grassed area, makes it a centerpiece for the town.

However, this courthouse centerpiece nor any other freestanding building contributes to the character of Winder more than the old merchant buildings just discussed. With the buildings being so close, they depend heavily on each other to enhance the downtown's image. The commercial and infill construction guidelines that follow acknowledge such dependences and present ways of enhancing the community while preserving our heritage.



Original Brick Arching
(113 W. Candler Street)



Upper Facade Details
(111 E. Candler Street)

SECTION THREE: Commercial Guidelines

The historic commercial area of the Winder Historic District was constructed primarily between 1880 and 1920. Most existing historic structures are located along Jackson Street, Broad Street and connecting side streets. Buildings constructed in this area are of brick and stone construction and one to three stories in height. The buildings are generally of five and six course common bond construction and originally had storefronts constructed of wood, metal and plate glass. Many of the storefronts have been replaced or covered but several fine original examples still exist. The primary problems in the commercial area are brick maintenance and repair and storefront maintenance and renovation.

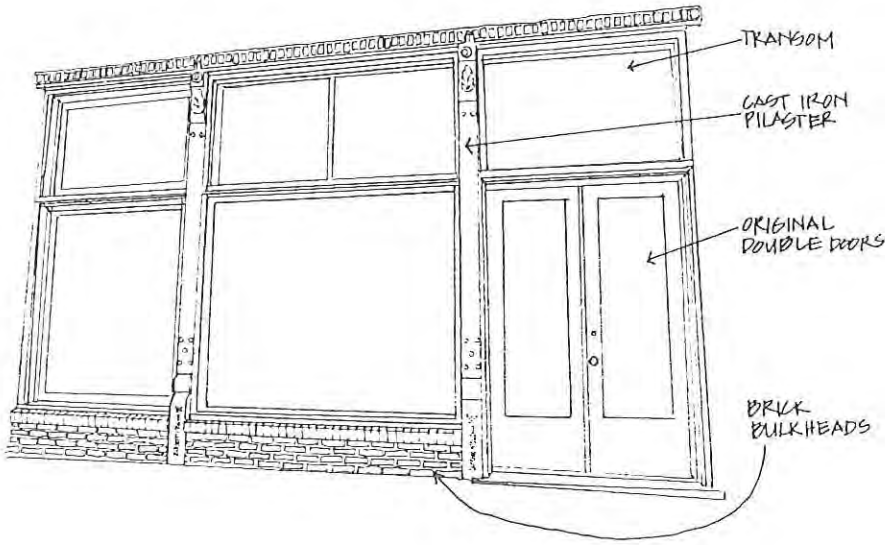
STOREFRONTS

Historic storefronts in Winder date from the late 19th and early 20th century and are designs typical of small towns in the Southeast. Storefronts generally had five main characteristics:

Lower panels or bulkheads. The large plate glass windows for the display of goods rested on lower panels, also called bulkheads. These were primarily rectangular in design, of frame construction, and often had raised relief patterns in various designs. After 1910, these panels were made of various materials, including decorative glass such as Vitrolite and Carrara glass, marble, and metals such as copper or bronze.

Display windows. Merchants in the early 20th century relied on extensive window displays to advertise their goods. High visibility was a priority for these merchants, and the installation of large sheets of plate glass provided maximum exposure of wares. These sheets of glass measured at least 4' by 4' and were sometimes much larger.

Cast iron columns or pilasters. To support the weight of the brick masonry above the storefront, cast iron columns or pilasters were often added. The cast



Original Storefront (209 Jackson Street)

iron was shaped into decorative forms which supported the load of the brick upper facade which allowed large display areas. Winder has a small but outstanding collection of cast iron columns which were produced by the Winder Foundry and Machine Works Company in the early 1900s. Examples of these columns can be seen at 315-317 S. Broad Street and 209 Jackson Street.

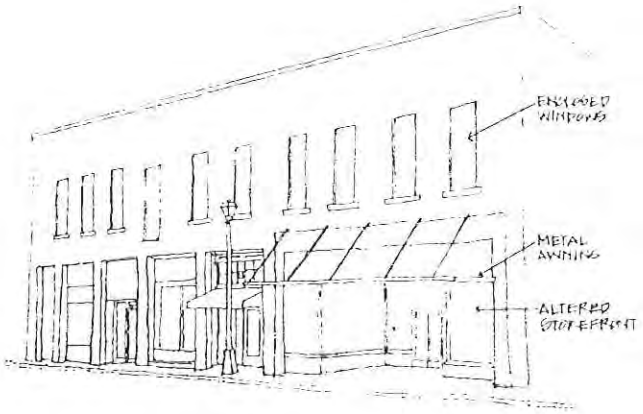
Large central entrances. Most commercial buildings in Winder originally had large central entrances of single or double doors. While a few of these original doors remain, most have been replaced with modern doors in recent years. Original doors were either flush with the sidewalk or recessed to provide more display area. Historic wooden doors are important elements in the downtown area.

Transoms. Over the display windows and entrances were usually transom bars and transoms. Transoms allowed light into the building and were used for additional areas of signage and display. Most transoms were covered with retractible awnings which could be opened or closed, depending on the time of year. In the early 20th century transoms were not only of clear glass but sometimes stained glass or textured glass were used. A textured glass pattern known as "Luxfer" glass is found at 200-204 S. Broad Street.

Storefront renovation is an important part of promoting downtown Winder. At the present time, there is no clear image that is projected by storefronts in the commercial area, and they instead compete for attention with both historic storefronts and modern storefronts. It is recommended that future renovation of storefronts follow guidelines to take them back to their original appearance. The Main Street manager should be consulted regarding storefront design.

Storefront Guidelines

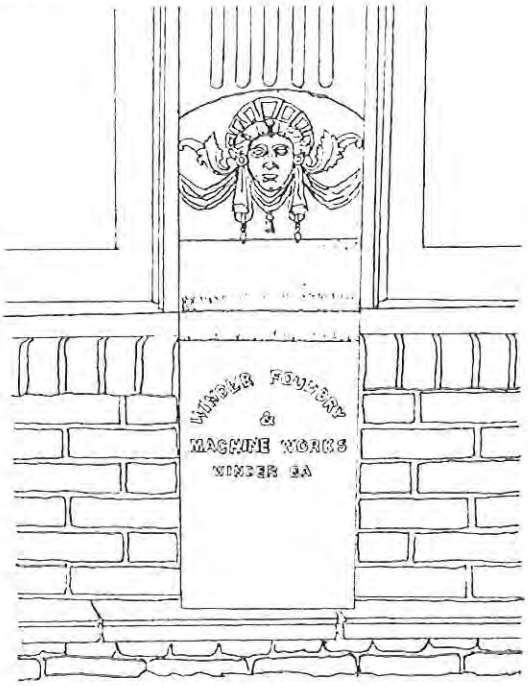
1. Original storefronts or storefronts which pre-date 1935 should not be altered but repaired and retained.
2. Future storefront remodeling or renovation is recommended to follow historic guidelines such as retaining historic features, reconstruction based on historic photos or illustrations or renovation based on typical storefront designs of the period. This approach helps to unify the downtown area and is in keeping with the original appearance of the buildings. There are many historic photos of downtown Winder commercial buildings, and these should be consulted to determine the building's original design. If this documentation is not available, new storefronts should follow general guidelines as illustrated in this report or specific recommendations from the Main Street manager.
3. All decorative metals or glass on historic storefronts should be retained and maintained.
4. Transoms over doors or display areas should not be enclosed or painted out.



Typical Facade Changes (218-222 S. Broad Street)

Cast Iron Repair and Preservation

In the downtown area of Winder are several examples of cast iron columns or pilasters. It is important that these historic metals on commercial buildings be retained and repaired. The downtown area's cast iron columns and pilasters are an important defining feature and should be retained and repaired where necessary. Common problems with cast iron include small holes, cracks, and open joints. Small holes can be filled with metal epoxy such as Smooth-On, Kwik Metal, etc. Any cracks or separated joints must be thoroughly filled with an elastic compound that will allow expansion and contraction. Architectural grade silicone sealants such as DOW-79 or 795 are available from building suppliers for joint seals. Primers for metals should contain zinc chromate, zinc dust, or zinc phospate, with zinc phospate preferred. Two primer coats should be applied with a finish coat of flat alkyd or other non-high gloss finishes. With flat paint, the details of decorative metals are more easily apparent.



Cast Iron Column (315-317 S. Broad Street)

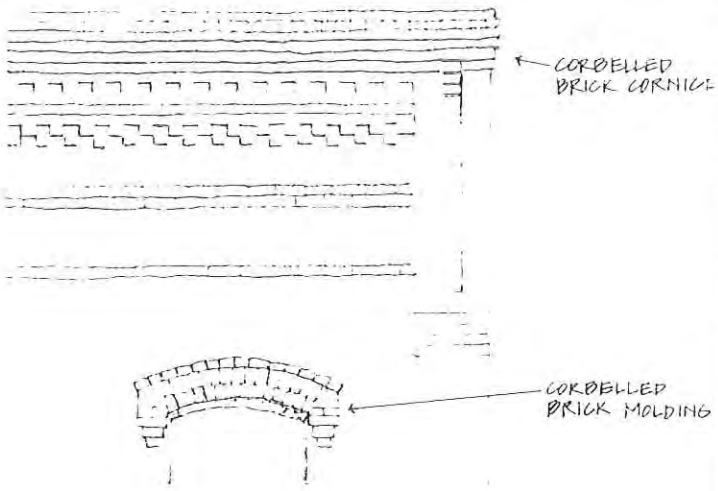
UPPER FACADES

The upper facades of the one-to three-story brick buildings in the commercial area have many features which are important to preserve and maintain. Many buildings have some type of decorative brickwork along the roofline or between stories. This brickwork is generally built out from the face of the building by several courses in decorative patterns in a process known as corbelling. This brickwork can also be indented into sawtooth or zig zag patterns. Other types of decoration in Winder include brick and stone banding such as at 111 E. Candler.

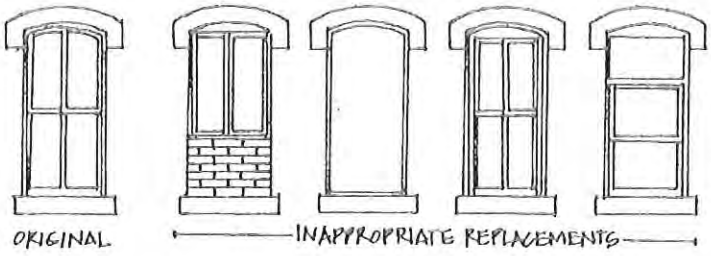
The use of sheet metal decoration is very rare in downtown Winder. The only large expanse of sheet metal is the cornice and decorative brackets on the remodeled Peoples Bank building on Broad Street. No other significant amount of sheet metal decoration presently exists in the downtown area.

All the two-and three-story buildings in the commercial area contain windows on the upper floors. These windows are generally one-over-one frame sash with either rectangular or arched heads. Common alterations to upper floor windows include covering the windows with plywood or metal, enclosing with brick, replacement with new metal sash or single pane windows, and covering windows with fake shutters. All of these alterations are inconsistent with the character of the building and should be avoided. Frame windows should be repaired and retained in their original configuration. If replacement is necessary, new wood sash is recommended although aluminum with a baked enamel finish to match the original profile is acceptable. Anodized aluminum should not be used.

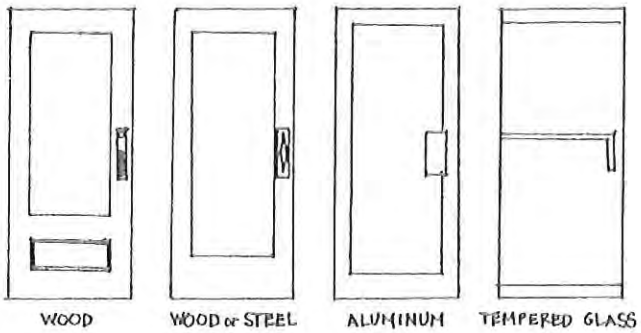
Many structures in the downtown area have had their upper facades completely covered with modern metal panels or wood. This hides the original



Upper Facade Details
(200-204 S. Broad Street)



Inappropriate Window Changes



Appropriate Replacement Doors

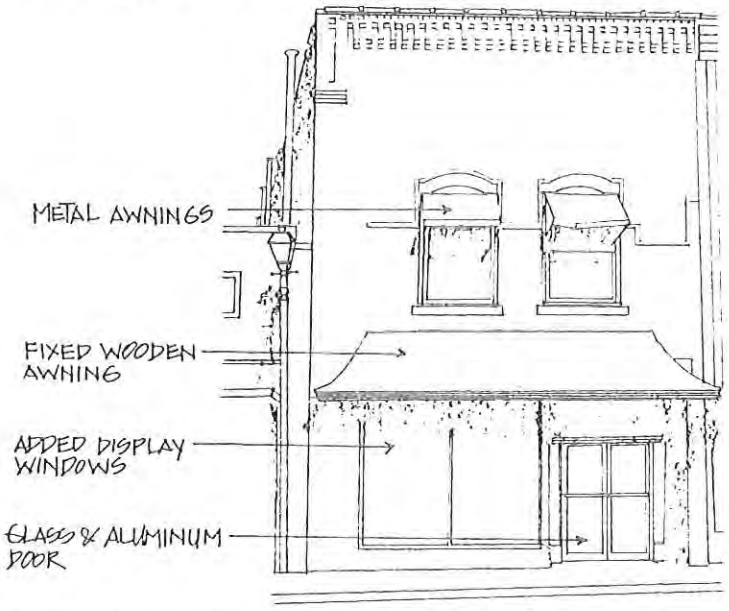
Upper Facade Guidelines

1. All original brick decoration on upper facades should be preserved and maintained.
2. Sheet metal elements such as cornices and hood molding should be regularly maintained and preserved.
3. Windows on upper floors should be kept in their original appearance and configuration. The enclosing or bricking in of windows should not be allowed. Replacement of windows should be with new frame units to match the original. Replacement with baked enamel aluminum frames and sash is also acceptable.
4. Window openings should not be blocked in for new, smaller windows.
5. The upper facades of buildings should never be covered with added metal or frame panels.
6. The upper facade masonry should be cleaned and remain with its original color and texture. If alterations or brick patching has occurred which has resulted in an uneven or mottled appearance to the brick painting of the surface is allowable. Colors such as red, burgundy or rust are appropriate if painting is necessary.
7. Cleaning of upper facade brick should follow recommended guidelines using detergent or chemical methods. Sandblasting of brick should never occur.

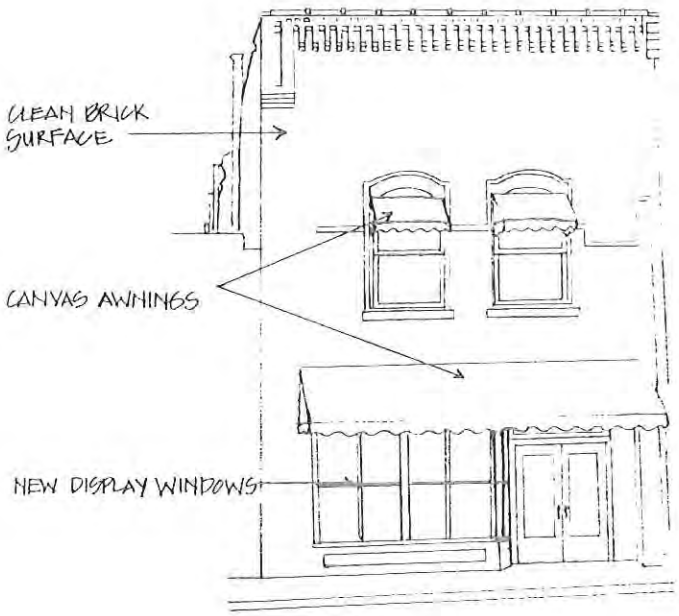
appearance of the structure and negates the uniqueness of the commercial area. The installation of metal or wood coverings often results in damage to the building from anchoring techniques and allows moisture infilltration into the brickwork. Buildings in the

commercial area which have been covered in the past should have the added materials on the facade removed and the original appearance restored. The covering or obscuring of any upper facade details should always be avoided.

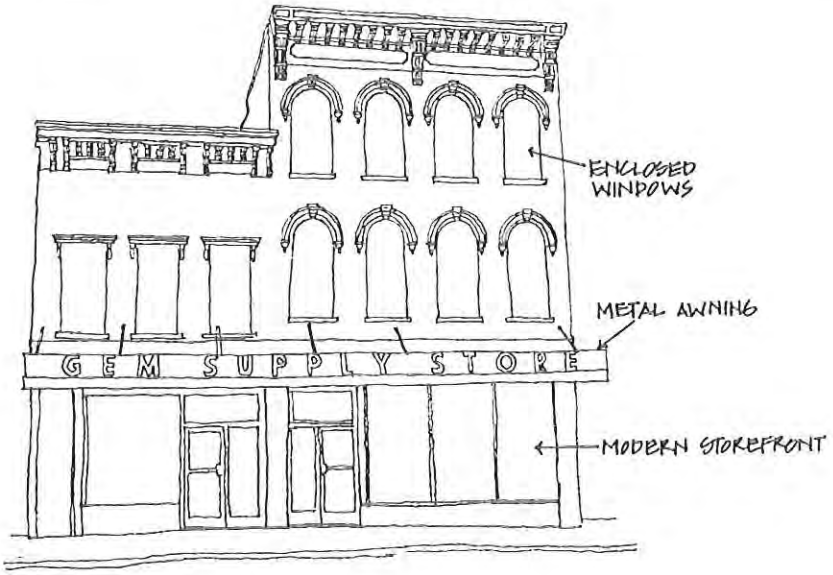
The cleaning of upper facade brickwork should always be through detergent or chemical cleaning methods. Sandblasting is harmful to the brick surface and should never be used. Once the surface of brick is eroded through sandblasting, continual spalling and deterioriation will occur. Sealants or waterproofing compounds over sandblasted brick are not effective and often make moisture problems worse.



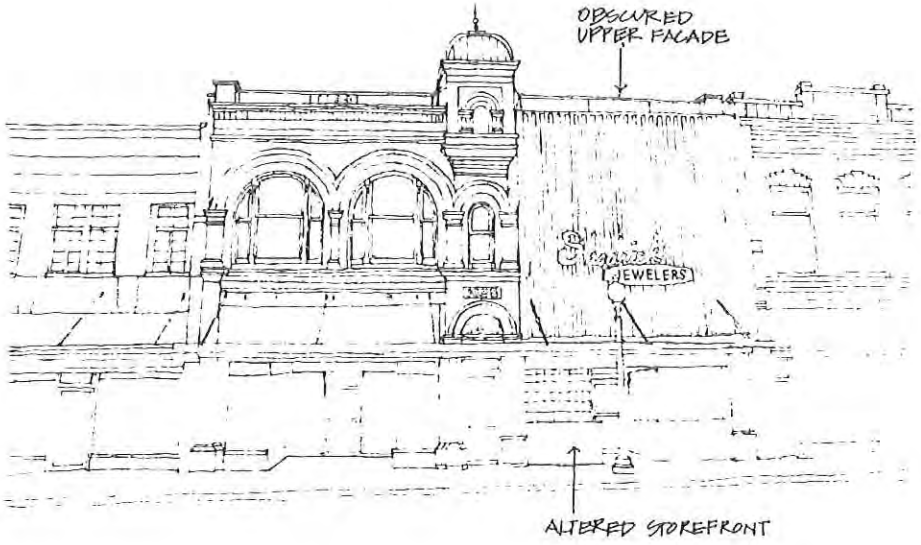
Facade Renovation Before (208 S. Broad Street)



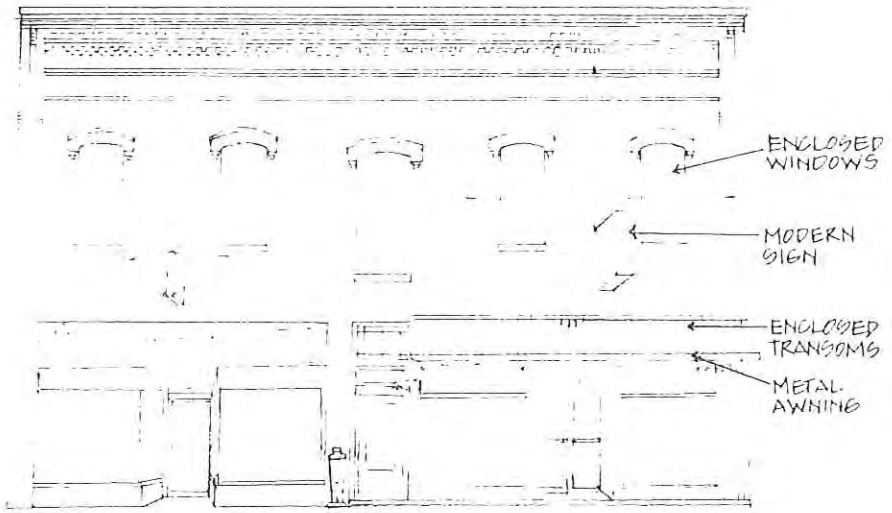
After Renovation



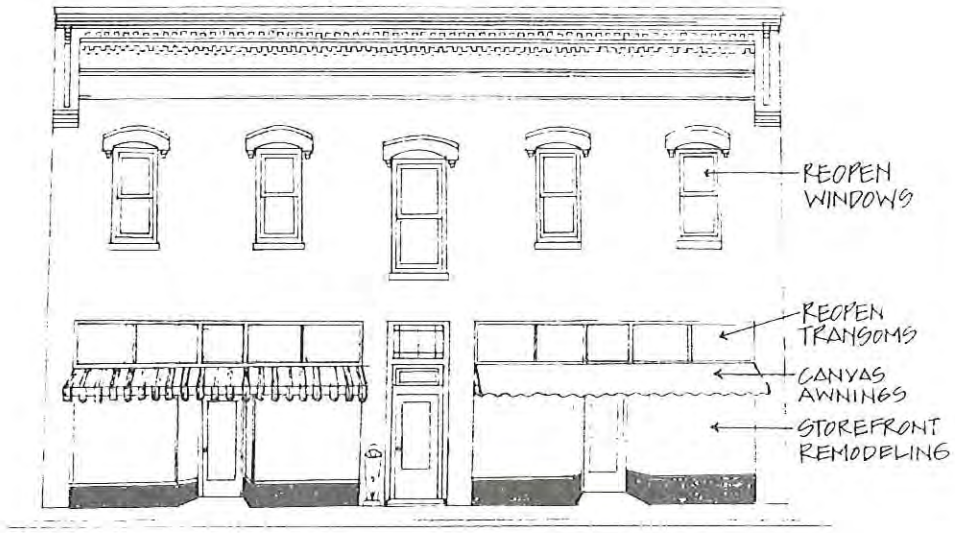
Inappropriate Renovation



Inappropriate Renovation



Facade Renovation Before (200-204 S. Broad Street)

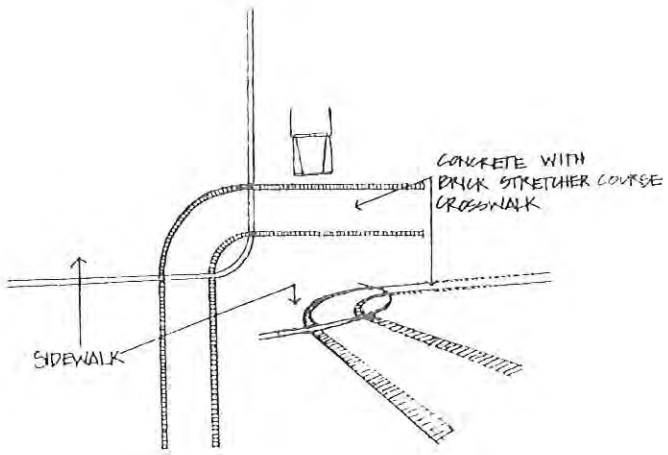


After Renovation

STREETSCAPE AND APPEARANCE

The downtown area is presently composed of concrete sidewalks and asphalt paved streets. There are no pavements of bricks except in isolated instances. The condition of most of the concrete sidewalks is good, but there is little variation such as the use of brick pavers or textured concrete to resemble brick. Paving can have many meanings for pedestrians. Primarily it provides for a definition of path or sense of direction. Textural variations can be used in streets for crosswalks. Such visual and textural changes alert motorists to the presence of pedestrians.

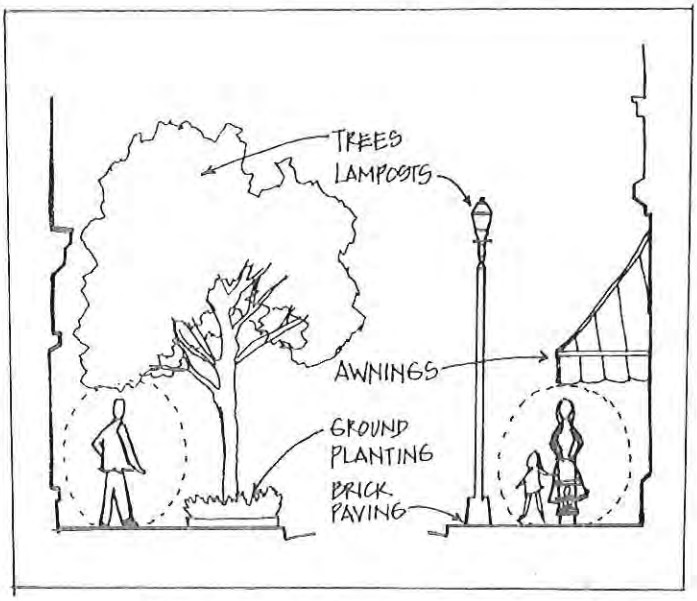
Street improvements in the downtown area should continue to maintain the existing concrete sidewalks. The use of brick sidewalks in historic commercial areas has been very popular in recent years. Brick adds more color, texture and character to an area. The introduction of all new brick sidewalks in the downtown area is expensive and should be considered only after careful cost analysis.



Define Crosswalks

Streetscape and Appearance Guidelines

1. Street and sidewalk surfaces should be regularly repaired and maintained by public works.
2. The introduction of extensive brick sidewalks or textured concrete surfaces such as Bowmanite should only be introduced after careful consideration of the projected expense and cost benefits.
3. If bricks, textured concrete, or stone are introduced as paving they should have a minimum compression strength of 5,000 pounds per square inch for sidewalks and 8,000 pounds per square inch for vehicular traffic.

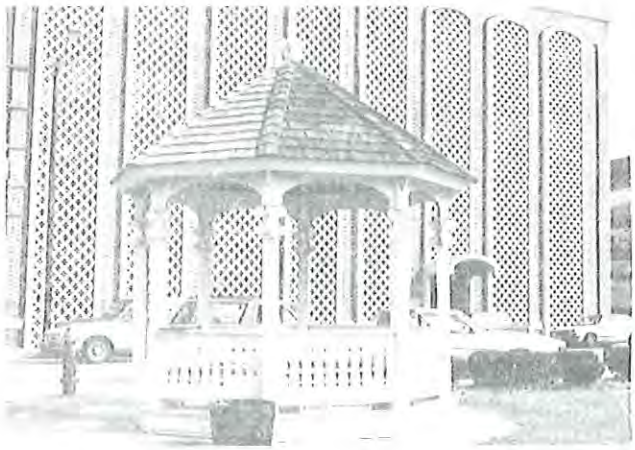


Streetscape Features

STREET FURNITURE AND LIGHTING

Street furniture is a generic name for all objects on or in the street area. It includes trash recepticles, gazebos, benches, and seats. Street furniture should be efficient, durable and placed at logical areas. Very few kinds of benches or seating exists in the commercial area. Public benches around the courthouse and at selected corners could provide comfort for shoppers and pedestrians and add to the character of the downtown area.

View of Broad Street showing present lighting fixtures.



Added gazebo on Broad Street.

Street lighting is provided by both modern vapor lamps throughout the downtown area and imitation historic carriage lights along Broad Street. The use of carriage lights versus modern compatible lights has been debated for downtown areas. Some communities feel that going back to historic lights reinforces downtown's uniqueness while other communities have chosen to go with less expensive compatible modern lighting. The introduction of modern lights or the increase in the number of carriage lights should be discussed in the overall plan for the downtown area.

Furniture and Lighting Guidelines

1. Street furniture such as trash recepticals and benches should be added where they will be most used such as at corner areas along Broad Street and Jackson Street and adjacent to the courthouse.
2. Street furniture should be chosen for its comfort and durability as well as attractiveness.
3. Street furniture should be minimal, just enough to be adequate while not cluttering the sidewalks.
4. All street furniture should be bolted or anchored in place to discourage theft and vandalism.
5. The use of period street lighting versus the use of modern compatible fixtures should be discussed before extensive expenditures take place. The value and cost effectiveness of historic lighting has come under question in recent years and the extension of the carriage lights should be carefully considered before approval.

LANDSCAPING

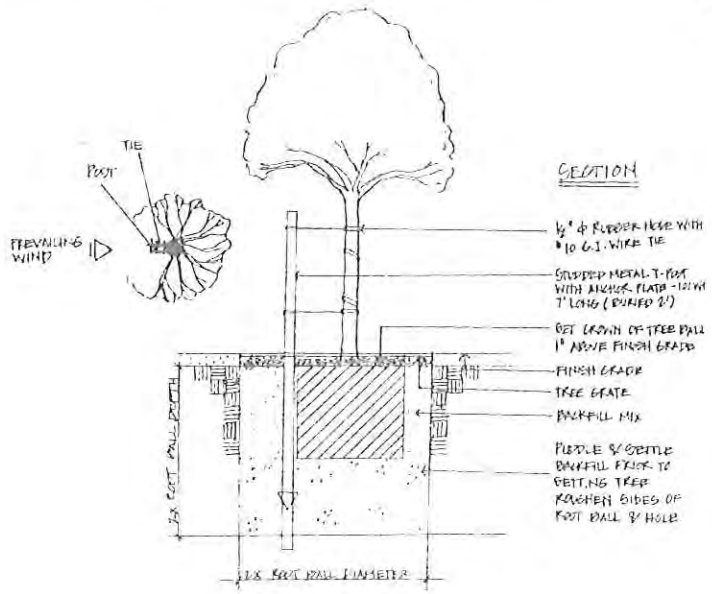
Planting areas for commercial areas such as Winder are compact and limited. The main considerations for choosing landscape materials are that they be durable, easy to maintain, and have a concentrated impact. Selected trees, shrubs, and plants can improve the appearance of buildings and of the street itself. These should be chosen as much for their location as for the attention they will get.

Trees and shrubs would be welcome additions along Broad Street, Jackson Street, and connecting streets. The large parking lot at the corner of Broad and Candler would greatly add to the appearance of downtown through additional landscaping. These trees and shrubs are useful as shelter from sun and wind and can act dampers for noise and air pollution caused by traffic.

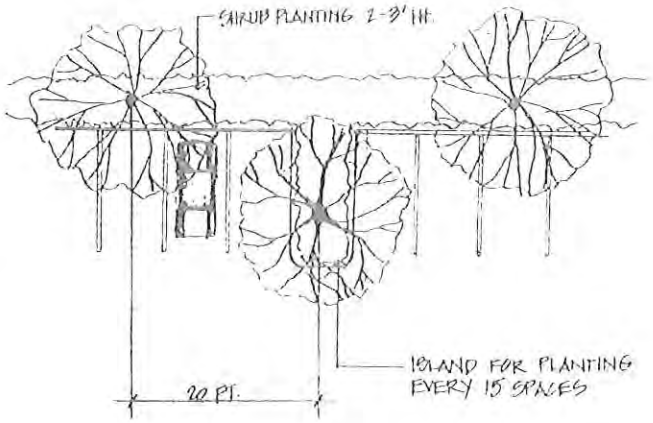
Planting may be introduced at two levels: the immediate building site and their larger streetscape context. In the former case, planting is limited to a small area in front of the building and may be limited to a single tree or shrub. Landscaping can consist of a consistent row of trees or consistent shrubbery around a parking area. Extensive landscaping at corners should be kept to a minimum or use very low shrubbery to prevent a traffic hazard. Trees should also be chosen for their maximum height. Trees, such as Purple Plums, Shade Master Locusts and Amur Maples, rarely grow higher than thirty to forty feet and are well suited for downtown areas.

Landscaping Guidelines

1. Landscaping adds to the appearance and aesthetics of downtown areas. The introduction of trees and shrubs along Broad Street, Jackson Street, and side streets should be considered.
2. Low plantings and shrubbery are also effective landscaping features and should be added.
3. Trees with limited height and dimensions that do not completely mask signs and buildings are recommended.



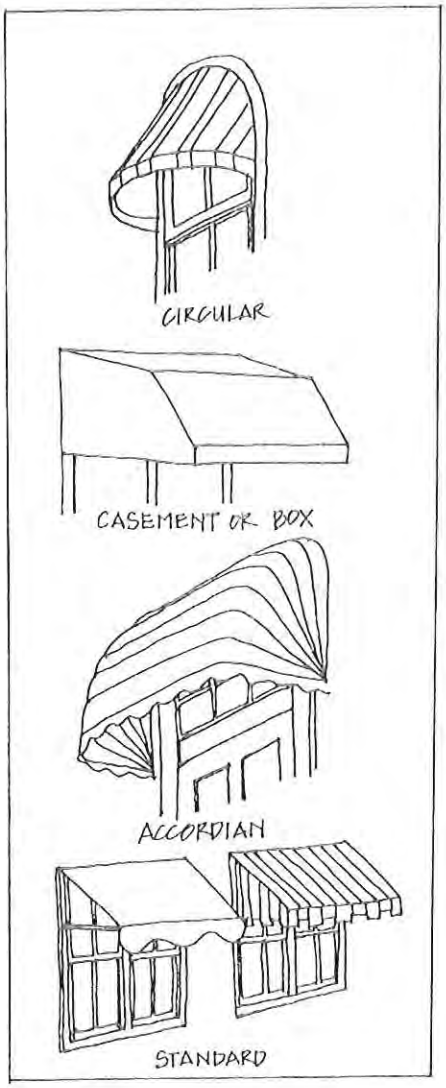
Proper Tree Installation



Parking Lot Landscaping

AWNINGS

One of the most attractive, economical, and practical additions in older commercial areas is the reuse of canvas awnings. Awnings on commercial buildings became popular in the 1890s and were in widespread use in the early 1900s. Historic photos of downtown Winder show awnings on almost every store on Jackson, Broad, and Candler Streets. Many of the reasons awnings were useful and practical in 1900 still hold true today. Awnings can provide many advantages for the downtown businessman.



Awning Types

Economics Awnings help to control heat gain and loss during the changing seasons. In the summertime awnings can help reduce heat gain by 50 to 70 percent, which translates into an 8 to 15 degree interior temperature difference and reduced air conditioning bills. With retractible canvas awnings, they can be rolled back in winter to reverse the process and save on heating costs.

Practicality Awnings shelter customers from the rain and provide shade in the summer. They can also be used as a sign surface especially on the valence.

Attractiveness Colored awnings soften the hard lines of brick commercial buildings and add variety to the street. Over 100 colors and styles of awnings are available for sale. Choosing the right awning can add distinctiveness to a business.

Retractible canvas awnings are much preferred over a fixed acrylic or metal awnings. Fixed metal awnings do not provide flexibility in heating and cooling and often reinforce a building's angular hard image. Added awning overhangs of wood shingles or other materials are also inappropriate. Canvas awnings are preferred; a typical canvas awning will last five to seven years. Vinyl-coated canvas costs more, but lasts from seven to ten years. The more expensive acrylic awnings are also available and last from seven to twelve years. Standard, concave, and accordian style awnings all are appropriate to downtown businesses.

Awning Guidelines

1. The reuse of retractible canvas awnings on downtown buildings is recommended based on economics and appearance.
2. Canvas or acrylic awnings are preferred over fixed metal or wood awnings.

SIGNAGE

The purpose of signs in the downtown area is to inform customers where a business is located and the type of business it is. How to accomplish this task through signs often leads to many sizes, shapes, placements and textures. Large signs are good for highway strip development where customers speed by in cars but they are inappropriate for the slower traffic flow and scale of buildings in a downtown area. Often downtown businesses end up competing with each other with oversized and over-illuminated signs which confuse and cancel out customers perception of location.

In small historic main street areas such as Winder the most appropriate signage is marked by proper legibility, clarity, placement and durability. Many of the signs in Winder are appropriate to the building's scale and size while others are too large, obscure the upper facade of a building or are out of character with the building's style and age. Signs in the downtown area cannot be larger than 10' by 10' or more than 100 square feet in area according to zoning guidelines.

Signage Guidelines

1. New signs should not pre-date the facade; for example Winder's early 1900 buildings should not have colonial style designs.
2. Signs should be located on the flat, unadorned parts of the facade such as the glass of the storefronts, awning flaps, masonry surface, or cornice fascia panel.
3. Signs can be placed at multiple locations such as storefront windows and the panels above the windows.
4. Signs should not hide architectural details such as windows, cornice details, or storefronts.
5. Signs should not project beyond adjoining buildings or interfere with the facades or details of its neighbors.
6. Sign panels should be square or rectangular and mounted flush on the facade.
7. Lettering styles appropriate for the Winder downtown area include serif type for 19th century buildings and sans serif type for early 20th century buildings. These were generally painted in high contrast to the sign panel color.

Appropriate Sign Placement

SECTION FOUR: Residential Architecture

In the residential areas of the historic districts, over 100 buildings remain which predate 1935 with many fine structures still remaining from the 1880s and 1890s. Only a few houses have been altered significantly with the most noticeable changes occurring when large lots were subdivided for infill construction. Even so, the historic residential area still maintains much of its original character.

Many of Winder's homes have designs unto themselves yet most homes built in this period were vernacular interpretations of the Queen Anne, Folk Victorian, Neo-classical, Colonial Revival and the American Bungalow styles.

An important style built in Winder in the late 19th and early 20th century is the Queen Anne style (see page 27). This residential design is distinguished by its asymmetrical plan, broad porches, decorative woodwork, projecting bays and towers and large scale. The Queen Anne form was also embellished with Colonial Revival detailing at the turn of the century and several fine examples of this design exist in Winder.

Many other homes constructed in Winder at the turn of the century are vernacular or Folk Victorian styles (see pages 28-30). Folk Victorian house styles are forms found throughout the Southeast. The main characteristic is a relatively simple design which contrasts with elaborate millwork on the porch and eaves of the house. The most common floor plans of these houses were central passage forms with gable or pyramidal roofs and gable front and wing or T-plans. While these homes displayed relatively simple floor plans, the homes often had extensive milled decoration at the porches, eaves and gables. In Winder, much of this millwork was available through the lumber and mill yards which were a part of the commercial development discussed in Section One of this publication. Milled balusters, carved porch posts and eave decoration was often added to existing homes to keep residences in style.

The most common Folk Victorian style residence in Winder is the gable front and wing plan or T-plan house. These one-story residences have a gable bay which projects at right angles from the rest of the house. Characteristics are hipped and gable roofs and these residences often feature extensive decoration at the eaves and porches. Porch columns are often milled into various shapes and in the gables are often brackets, decorative wood shingles, bargeboard brackets and other designs. Additional details found on these homes include decorative doors and windows. These doors and windows were often stock pieces which could be ordered and fitted into a house. Doors were often of both frame and glass in various patterns with transoms and sidelights taking a number of forms.

A decorative detail of several Winder houses is the elaborate sunburst or fan shaped gable decoration found on Folk Victorian styles. This sunburst or fan design consists of frame elliptical or half-circle designs with radiating applied milled slats. This design can be found on several residences in Winder.

After 1900, homes in Winder began to reflect characteristics of the Colonial Revival style (see page 31). The Colonial Revival house was based on 18th century American colonial residences and has many variations, but

common features are an emphasis on classical orders for porches, eaves, and dormers. Doric and Ionic capitals are found on porch columns. Dentils and modillion blocks are found on eaves and there is generally more symmetry in design than in the Queen Anne or previous Victorian styles.

A variation or subgroup of the Colonial Revival style was the Spanish Mission style which reflected the architecture of the Southwest (see page 32). This style is distinguished by its clay tile roof, arched porch, and stepped roof parapet. Although uncommon, several examples exist in Winder.

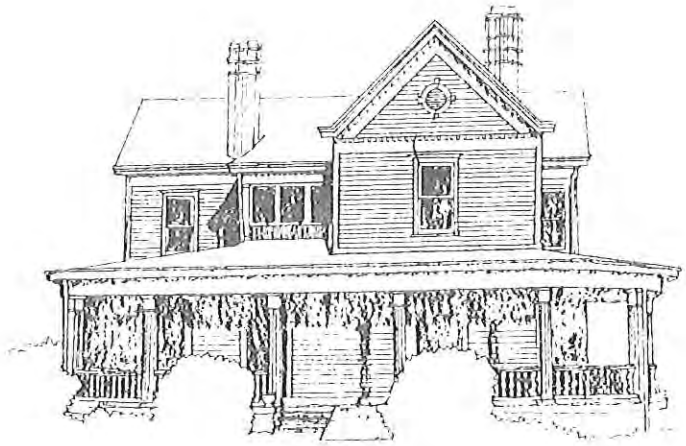
The revival period also saw a return of classicism as presented in the Neo-Classical style (see page 33). This style follows more closely the Greek Revival designs of the mid-19th century and has large columns on the main facade. These houses are symmetrical in form. In addition to large columns in the Greek or Roman orders, other classical decoration is widely used on eaves, porches, doors and windows. Many of Winder's most notable residences were constructed in this style.

View of residences along Candler Street.

View of residences along Center Street.

One of the most popular of house styles in Winder of the early 20th century was the Bungalow style (see page 34). A design popularized in California, the Bungalow was especially suited for the warmer climate of the Southeast. These houses are of either brick or frame and usually display gable roofs, wide eaves with exposed framing and large porches on the main facade. Altogether over twenty Bungalow designs remain in the historic areas.

Since 1950 few new buildings have been constructed in the residential districts of Winder. The only street with substantial new development is along sections of Candler Street where several one-story brick commercial buildings have been erected. Demolition and resulting vacant lots have also been infrequent and the Winder residential districts retain much of their original early 20th century appearance. In addition to the district's graceful homes, the large shade trees, sidewalks and landscaped yards all contribute to the district's unique character.



115 Church Street

Queen Anne, 1890-1915

Only a handful of high style Queen Anne houses were built in Winder in the late 19th century although the influence of its style is apparent on many simpler homes of the period. The Queen Anne style emphasized irregular plans, bay windows, projecting towers, and ornate millwork decoration. Queen Anne homes are one to three stories in height with a variety of exterior sidings. They were often originally painted with several colors which highlighted the ornate frame detailing.

Most Queen Anne style homes have large porches with milled columns, railings, and attached wood decoration. Entrances are quite varied with both rectangular and arched doorways, transoms, stained glass panels, and sidelights and raised moldings. Windows are two-over-two or one-over-one sash with raised moldings. Rooflines are intricate with gable, pyramidal, and hipped forms. Roof materials include metal standing seam, slate, and metal shingles. Brick chimneys are found on both the interior and exterior of the home. Interior details are also often highly ornate with decorative mantles, door surrounds and staircases.

General Characteristics

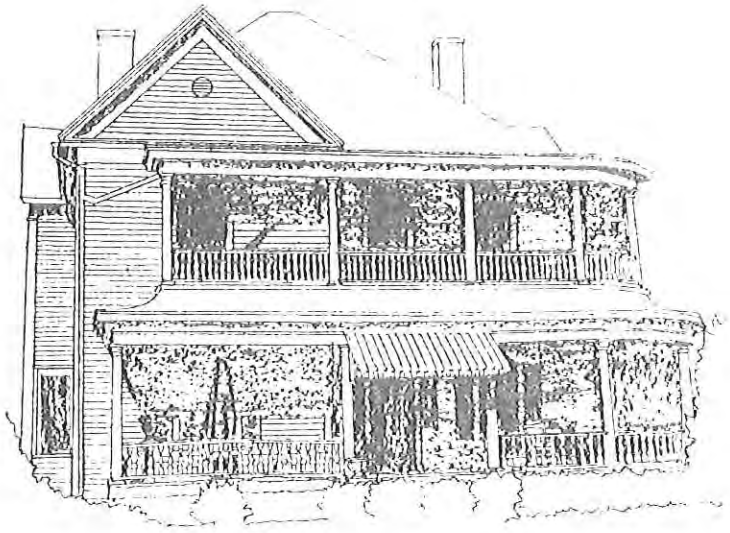
Materials. All of frame construction. Siding-clapboard, weatherboard, wood shingles and diagonal-exposed siding in gables.

Entrances. Elaborate multi-paneled doors of frame and glass construction. Entrances have single or double door designs with transoms and sidelights in both rectangular and arched designs.

Windows. Two-over-two or one-over-one double hung wood sash. Stained glass windows and small colored panes surrounding a larger clear pane known as "border glass."

Ornament. Porches and eaves with intricate milled wood decoration. Wood shingles in gable fields. Brackets beneath eaves. Windows with raised moldings.

Roofs. Varied forms including gable, hipped and pyramidal, or a combination of several forms. Roof materials-metal standing seam, metal shingles, or slate.



432 W. Athens Street

Folk Victorian, 1880-1915

The majority of houses constructed in Winder at the turn of the century were very simple frame residences which are traditional folk forms as opposed to high style Victorian designs. These styles are characterized by Victorian decorative detailing applied to simple house forms. The details are usually inspired by the Queen Anne and Eastlake styles with their emphasis on milled wood decoration applied beneath eaves and on porches. In Winder these homes are one to two stories in height and display a wide variety of massing and detailing. Folk Victorian styles in Winder are typical of the North Georgia region; two forms-the gable front and wing plan (T-plan) and the square pyramidal roof-predominate.

Several of these Folk Victorian houses display a decorative sunburst design, which is framed by ornamental brackets. A fine example of Folk Victorian architecture in Winder can be seen at 500 W. Athens Street.

General Characteristics

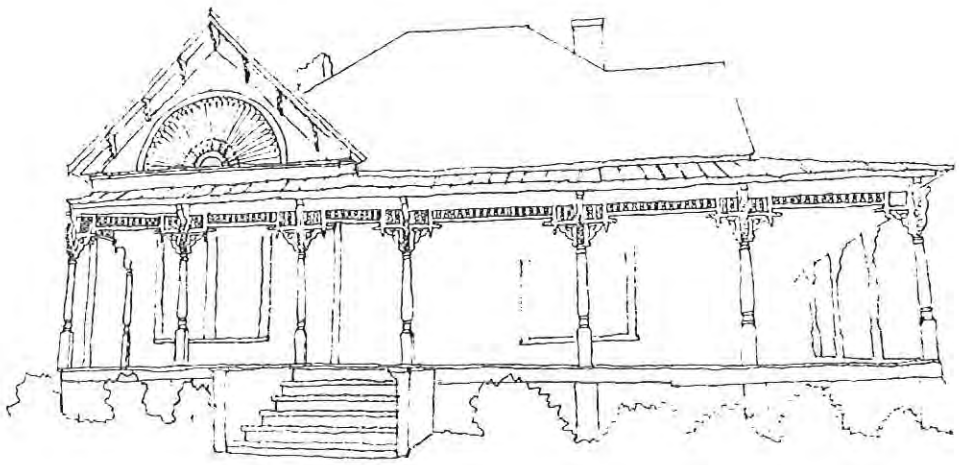
Materials. Frame construction with clapboard or weatherboard siding. In the gable fields with wood shingles in square, rounded, or diagonal patterns.

Entrances. Varied with multi-paneled doors or frame doors with glass inset panels. Stained or leaded glass transoms and sidelights at times in larger homes. Most houses have simple single-light transoms without sidelights.

Windows. Generally, two-over-two or one-over-one double hung sash.

Ornament. At times, very simple or very ornate decoration on eaves and porches. Most folk forms with chamfered or milled porch posts with spindled or square porch railings. Paired brackets or spindlework with pendants, often beneath eaves.

Roof. Gable, hipped, and pyramidal forms, with gable forms predominating. (Most original metal standing seam or shingle roofs have been replaced by composition roofs).



500 W. Athens Street

Folk Victorian
T-Plan, 1890-1905

Folk Victorian architecture in Winder is predominated by two vernacular subgroups: the T-Plan, or gable front and wing form, and the Pyramidal Roof Form. The T-Plan house falls more readily under the description of Folk Victorian than the other because it reflects many more stylistic similarities to Queen Anne architecture; whereas, the Pyramidal Roof Form is a simpler, transitional vernacular form. The T-Plan house is irregular in plan and is often decorated by intricate wood millwork. The gable front of the T-Plan facilitates decoration as in the sunburst design which is common in Winder. Several good examples of this building style are at 500 W. Athens Street, and 208 Church Street.

General Characteristics

Materials. Frame construction with clapboard or weatherboard siding. Often, gable fields with wood shingles in a sawtooth design or a wood sunburst decoration.

Entrances. Entrances vary with multi-paned doors or wood doors with glass inset panels. Sometimes stained or leaded glass transoms and sidelights in more elaborate houses.

Windows. Generally two-over-two or four-over-four double-hung sash.

Ornament. Simple or very ornate decoration on the eaves and porches. Chamfered or milled porch posts with spindled or square porch railings.

Roof. Often a combination of two gable wings or gable and hip wings.

208 Church Street

Folk Victorian

Pyramidal Roof, 1880-1920

Over a dozen Pyramidal Roof Form houses exist in Winder. This house form features a high pyramidal or hipped roof which rises from the four corners of the residence. These houses are a generally uncomplicated architectural transition from the more ornamental Queen Anne and Folk Victorian to the simpler Bungalow or Craftsman style. The porches are often supported by simple square, Doric-motif, frame columns. A good example of the Pyramidal roof form is at 320 W. Candler Street.

General Characteristics

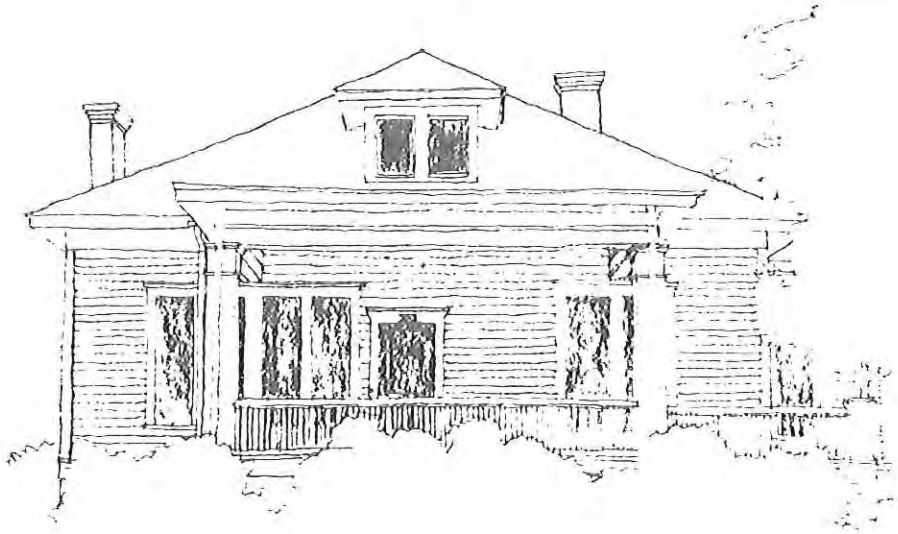
Materials. Frame construction with clapboard and weatherboard siding.

Entrances. Doors of wood with a single-light inset panel. Some with simple single-light transoms and occasionally single-light sidelights.

Windows. Generally two-over-two or one-over-one double-hung sash.

Ornament. Simple rectilinear forms replace decorative elements of Queen Anne architecture. Porch posts often rectilinear with Doric motif. Balustrade is simple in design.

Roof Pyramidal shape, hence its name. (The original metal or shingle roofs have, in most instances, been replaced by composition roofs).



320 W. Candler Street

Colonial Revival 1895-1930

Following several national fairs and expositions during the 1890s, America turned back to its colonial past for architectural inspiration. The return to the classical styles marked a return to symmetry and simplicity in house forms and away from the extravagances of the Queen Anne and other Victorian styles. Variants of this design include Dutch Colonial Revival style homes with distinctive gambrel roofs and the popular Foursquare design with very simple plan and detailing. An example of this style can be seen at 201 N. Broad Street.

General Characteristics

Materials. Majority of frame construction with clapboard or weatherboard siding. Some brick homes also in these styles.

Entrance. Multi-paneled frame door, occasionally with glass inset panels. Predominately, in more ornate designs, rectangular or fanlight transoms with leaded glass and sidelights. Several with pediments over the doors, pilasters, and other classical designs.

Windows. Two-over-two and one-over-one sashes. Distinctive Palladian design also common.

Ornament. Wide variety of 18th century derivative colonial designs. Usually, classical columns with cornices of dentils and modillion blocks.

Roof. Commonly, low pitched hipped roofs with some gable designs. Roof materials-composition, metal standing seam, and slate.

201 N. Broad Street

Spanish Mission, 1900-1930

The Spanish Mission style revives designs from Spanish Colonial architecture and features decorative parapets, tile roofs, and large porches. In Winder, a good example of this style is located at 217 W. Candler Street. It is of masonry construction with a ceramic tile, hipped roof. On the main facade is an arcaded loggia supported by brick piers.

General Characteristics

Materials. Generally of brick construction and oftentimes covered with stucco.

Entrance. Simple wooden doors with inset glass panels. As the doors, the sidelights and transoms, possibly with rectangular panes.

Windows. Often multi-light vertical or multi-over-multi-light double-hung sash.

Ornament. Confined to the pier supported loggias, the tile roofs, and the stepped parapets at the rooflines.

Roof. Low pitched hipped or gable roofs. Often gable or hipped roof dormer windows on the half stories or at hipped roof. Generally of American Spanish tile or an imitation in metal.

217 W. Candler Street

Neo-Classical, 1895-1930

Concurrent with the Colonial Revival tradition is the Neo-Classical style. This style is often found in large two-story homes with columns and porticos. These Neo-Classical style homes are distinguished by their two-story porches with columns in the Doric, Ionic, and Corinthian orders. On both styles decorative designs from the 18th century Georgian and Federal periods are added on the eaves, windows, doors and porches. This can include fanlight transoms on the doorway, Palladian windows, pediments on porches, and other variations. A good example of this style is the house at 116 W. Candler Street.

General Characteristics

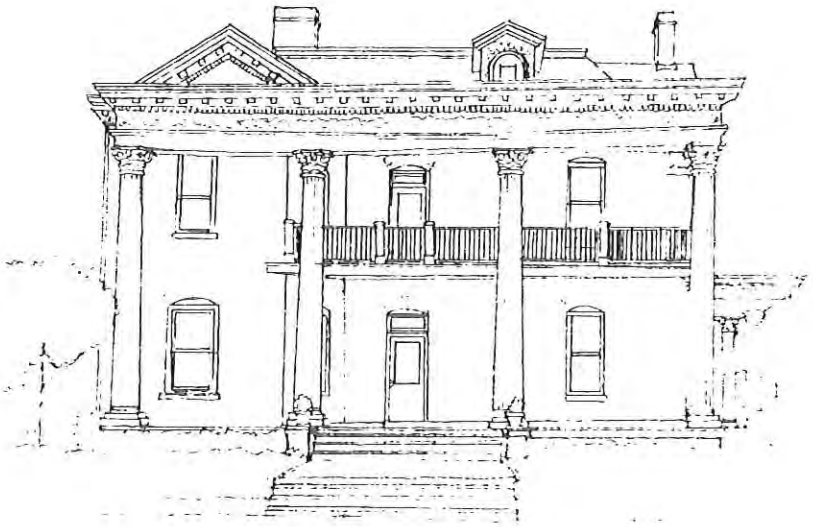
Materials. Commonly, frame construction with clapboard or weatherboard siding. Some brick homes also in these styles.

Entrance. Multi-paneled frame door occasionally with glass inset panels. More ornate designs with rectangular or fanlight transoms and leaded glass and sidelights. Several with pediments over the doors and pilasters.

Windows. Predominately, two-over-two and one-over-one sashes. Distinctive Palladian design also common.

Ornament. Wide variety of classicaly influenced details. Commonly, two-story, classical columns with Doric, Ionic, and Corinthian capitals. Many with cornices of dentils and modillion blocks.

Roof. Commonly, low pitched hipped roofs with some gable designs. Roof materials-composition and metal standing seam.



116 W. Candler Street

Bungalow, 1900-1940

The Bungalow design was a very popular house style constructed throughout the country in the early 1900s. It was especially suited for the southern climate, and many were built in Winder during these years. The style was first popularized in California but quickly spread by way of published pattern books and mail order designs.

Most Bungalows in Winder are one and one-half stories and of either frame or brick construction. Exterior decoration was generally simple with exposed framing providing the major ornamentation. Windows were also varied in design with vertical panes and multi-light panes common. Porches frequently had tapered frame posts resting on brick piers. The majority of Bungalows are rectangular and symmetrical in form. On the half-story, gable or hipped dormer windows are common. Quite a few excellent Bungalows exist in Winder of which good examples can be seen at 506 W. Athens Street and 224 W. Candler Street.

General Characteristics

Materials. Both frame and brick for exterior composition. Frame of either clapboard, weatherboard or shiplap siding. Predominately frame construction.

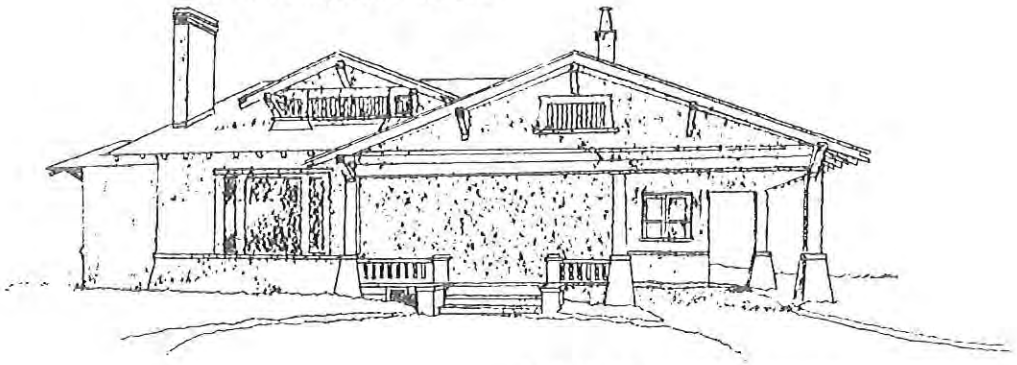
Entrance. Simple wooden doors with inset glass panels. Glass panels often divided into vertical lights.

Windows. Often multi-light vertical sash or six-over-six sash. Vertical rather than square panes. Diamond shaped upper sash on the main facade found on the larger homes.

Ornament. Mostly confined to exposed rafters and beams beneath the eaves and on porches. Often, large brackets (knee braces).

Roof. Either low pitched gable or hipped roofs. Often, gable, hipped, or shed roof dormer windows on half stories or at hipped roof. Most homes with metal standing seam or composition roofs.

506 W. Athens Street



224 W. Candler Street

SECTION FIVE: Residential Guidelines

A basic rule for proper preservation guidelines in a residential historic district is to respect the original design of the house and respect the overall character of the district. While many historic areas share similar architectural styles, each community's overall appearance is unique, and good guidelines highlight and reinforce its distinction. The following guidelines are based upon the character and design of Winder's historic areas. Although specifically tailored for Winder, these guidelines follow established recommendations and procedures used throughout the country.

Basic Guidelines

1. Original design and character of a building or structure shall not be altered.
2. Repair of historic fabric is preferable to replacement. If replacement is necessary it should be with materials to match the original as closely as possible.
3. New additions or alterations should not detract from the overall architectural character of a property.
4. The cleaning of historic structures should be undertaken with the gentlest and least abrasive means possible.
5. New construction and design in historic areas should be contemporary but compatible with neighboring historic structures.

(From these basic guideline procedures more specific recommendations have been devised based upon the present character and appearance of Winder).

Inappropriate Renovation

EXTERIOR SIDING

Within the residential historic district frame or wood siding is the overwhelming exterior material. Approximately three-fourths of the buildings in the residential districts are of frame construction while the remaining one-fourth are of brick construction. Brick homes in the district were all built after 1880 and only a few pre-date 1930. The majority of frame buildings in the district have beveled or lap siding, known as clapboard or weatherboard (horizontal boards that overlap with adjacent boards by approximately one inch). A typical Winder frame house has a brick foundation and frame substructure over which the weatherboard is laid and nailed to the wall studs. The width of the boards range from 6 to 9 inches with less width exposed due to overlapping.

The retention of the frame weatherboard is recommended for historic houses in Winder. Modern materials such as aluminum or vinyl siding, imitation stone or brick veneer are inappropriate and can often cause damage to the house both during and after installation. The appearance of artificial sidings is never convincing and always look out of place on older homes. Wood is a natural insulating material and, if properly maintained, will last indefinitely.

Wood shingles are also a common exterior siding material. Most houses with wood shingles were constructed after 1890 and are found on Queen Anne, Colonial Revival, and Bungalow styles. Wood shingles rarely cover the entire house; instead, they are used to cover certain floors or projecting gables. There is a variety of wood shingle patterns throughout the district, and they should always be repaired and retained. Paint or stain should be regularly applied to the shingles, and missing pieces should be repaired with new ones to match.

Although the majority of pre-1930 houses are of frame construction in the district, there are a number of Bunglalows and Colonial Revival homes of brick construction. The brick exterior of these homes should be regularly maintained, and new materials should not be added to conceal the brick. The application of stucco over brick is not desireable if extensive repairs are necessary on brick homes. The brick should be replaced or repointed following the maintenance recommendations. Stucco can be found on many brick chimneys in the district, and retention and repair of the stucco is appropriate.

Exterior Siding Guidelines

1. Homes should be regularly inspected for termite and other pest damage. If damage has occurred replace the pieces with wood frame to match.
2. If the frame around foundations and sills appears to deteriorate have a contractor check for rising damp in the brick foundation.
3. Damaged wood can be both replaced with new wood to match or treated with wood preservatives.
4. Replacement of siding and corner boards should be with new wood to match.
5. Artificial sidings should never be applied on historic structures in the district and owners are encouraged to remove existing artificial siding and restore the original wood siding.

Synthetic sidings: Metal and Vinyl

The application of synthetic sidings such as aluminum and vinyl is strongly discouraged for residences in Winder's historic districts. While synthetic sidings may be appropriate for modern homes they are never compatible with an older one. The reasons for not allowing artifical sidings on older homes are many and important:

Economy. All materials have a limited life span, and baked enamel or vinyl sidings are no exception. After no more than twenty to twenty-five years the finish on applied sidings begins to deteriorate and to weather, making it necessary to paint the exterior of the artificial siding. Sidings applied in the 1960s are now cracking or mottling; and, in many instances, painting over the metal siding has been necessary. Although you may save on one or two paint jobs following application of new siding, the initial expense and inevitable painting required later does not make economic sense.

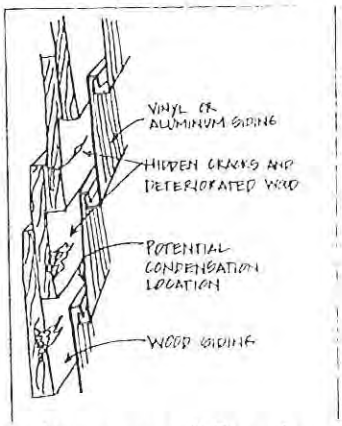
Practicality. On historic homes synthetic sidings are almost always placed over the original frame clapboard or weatherboard siding. Frame siding must "breathe" and allow moisture evaporation. Artificial sidings interfere with this natural process, and the wood can retain moisture and rot beneath the applied siding. This problem is compounded by the added siding that hides the wood rot, and severe deterioration may take place before discovery. New buyers may be reluctant to buy an older house with applied sidings because of the inability to assess structural problems.

Fire Condition. Firemen dislike artificial sidings because they intensify the heat and melt at low temperatures. Metal siding in particular traps and intensifies a fire on the interior of the home. Vinyl siding when burned can produce dangerous toxic fumes.

Insulation. The insulating properties of metal siding are often promoted, but very little heat is lost through walls. Applying artificial siding will have little effect on a property owner's energy bills.

Aesthetics. No matter how hard one tries, artificial siding never looks like real clapboard or weatherboard and always detracts from an historic home's appearance. The horizontal spacing on the imitation siding often does not match the type of siding appropriate for historic homes. The glossy, slick appearance of artificial siding never matches the texture of historic frame siding. Valuable frame details and textures, such as vergeboard, brackets, and shingles, are often removed or covered in the application process.

Fortunately only a small percentage of historic homes in the Winder historic districts have been covered with artificial siding. It is recommended that older homes with artificial siding have the siding removed. The longer artificial siding remains on a house, the more likely the house will have moisture damage and deterioration. Upon removal of the siding, all nail holes should be filled, damaged siding replaced, and the entire surface repainted. (From *Aluminum and Vinyl Sidings on Historic Buildings* by John H. Meyers and *Respectful Rehabilitation* by Technical Preservation Services of the National Park Service).



Application of Synthetic Siding

PORCHES

Porches are a feature found on almost all Winder residential structures. These porches are generally on the main facade of the house and often extend onto one or more additional sides. Most Winder porches are one-story in height although two-story porches are found on a few of the larger homes of the early 1900s.

Most porches consist of wood floor boards resting on a frame substructure which in turn rests on brick piers or a continuous brick foundation. Porch columns rise to support the porch roof beam and roof structure. Only a small percentage of porches in Winder lack railings which connect with the porch posts. These railings have several different styles, but all have handrails and balusters of simple or ornate design. The porches in Winder generally display sloping shed roofs with roof materials that match the main roof.

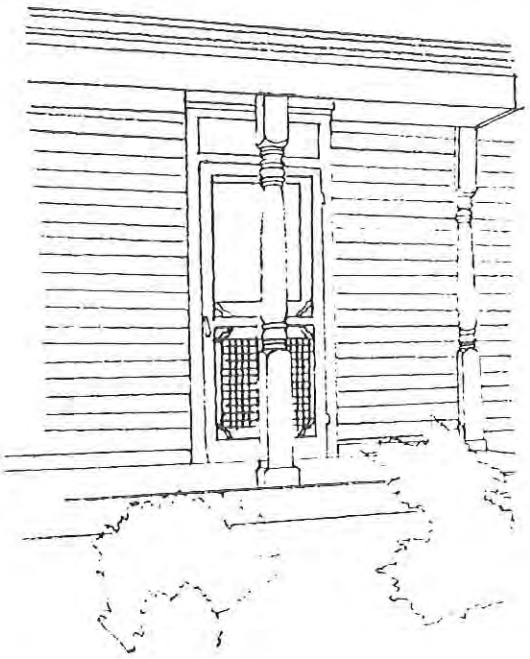
The retention of the original porch configuration is very important for houses in the district. A porch is one of the main defining features of a house, and it often signifies a building's age and style. The section on porch styles illustrates the wide variety of porch columns, railings, and trim in the district. Almost all porches are of frame construction and replacement with matching materials is essential. Wood porches should not be replaced with brick, inexpensive ironwork, concrete, or concrete blocks. Porch alteration compromises the overall appearance of a structure and disturbs its size and scale.

Porch Guidelines

1. Deteriorated frame porch elements should be replaced with matching wood pieces.
2. Only wood columns should be used to replace original wood columns. Wood columns in a variety of designs are now available from several companies. These column designs are more typical of Colonial Revival and Queen Anne designs. Metal columns should not be used.
3. Wrought iron porch columns are not appropriate and should not be applied on older homes.
4. Enclosing a porch with glass or screening is discouraged. Many porches in Winder are on two or more sides of the house; a side facade rather than the front of the house would be preferable for an enclosure. Screening or glass on porches should be applied behind the balusters and columns and have as few horizontal or vertical divisions as possible. Framing for the enclosure should be of wood, and aluminum or metal frames should not be used.
5. Porch stairs should be replaced with matching materials. Wood steps for frame houses are historically correct and are recommended. A number of homes have had the wood stairs replaced with brick. Brick stairs should match the brick piers or foundation in color, size, and texture. Pre-cast or poured concrete stairs should be avoided.
6. If wood steps need total replacement, a new stringer should be cut to match the original profile. New treads of standard tread stock (9 to 11 inches wide) should be cut and added with risers sized as required. The stringer and risers should be painted a similar color; treads could be left unpainted or could be painted to match the porch floor.

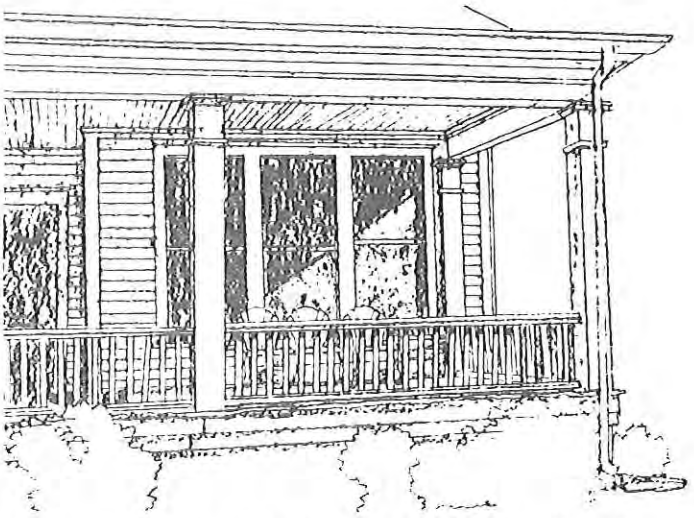
PORCH COLUMNS

In the late 19th century, milled porch posts became popular on Queen Anne and Folk styles and were readily available due to advances in woodworking machinery. These columns were often highly ornate with attached fretwork or milled panels. Columns were often beveled or "chamfered" at the corners. In the early 20th century, resurgence of classical styles reintroduced formal Greek orders in column design. These include the simple Doric design, the Ionic design (distinguished by the circular volutes) and the ornate Corinthian design. Most Colonial Revival houses in Winder have Doric columns with only a few displaying Ionic columns. Corinthian columns are found only on the larger Neo-Classic style houses such as at 118 W. Candler. The capitals on several of the Ionic columns are not of wood but terra-cotta (a light fired clay material easily shaped into many decorative forms). In the early 20th century after the arrival of the Bungalow porch, columns changed significantly. The most common column form is a tapered frame post resting on a raised brick pier. This style porch is found on the majority of Bungalows in Winder. Other Bungalows have simple square columns with no decoration or floor to ceiling brick piers.

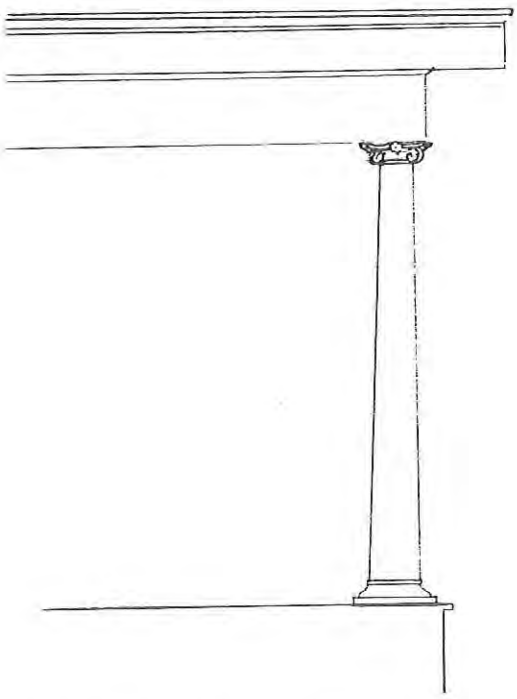


Queen Anne/Folk Victorian Porch

(106 Church Street)



Colonial Revival Porch (404 W. Candler Street)



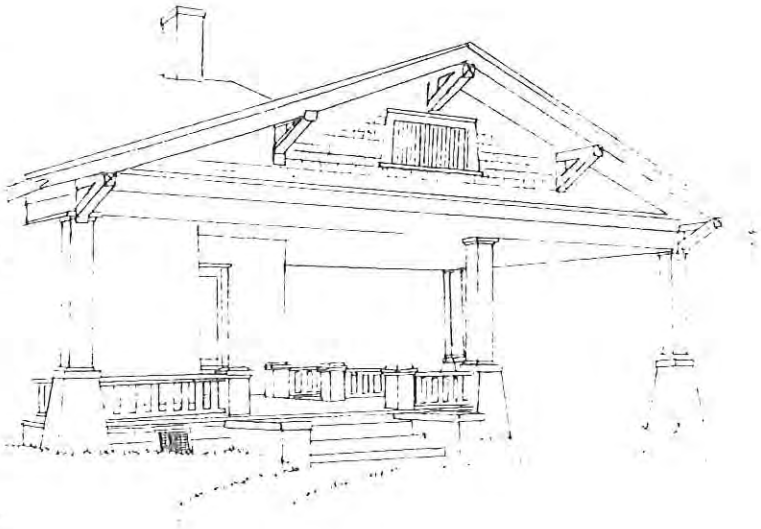
Colonial Revival Ionic Column

(102 Woodlawn Avenue)

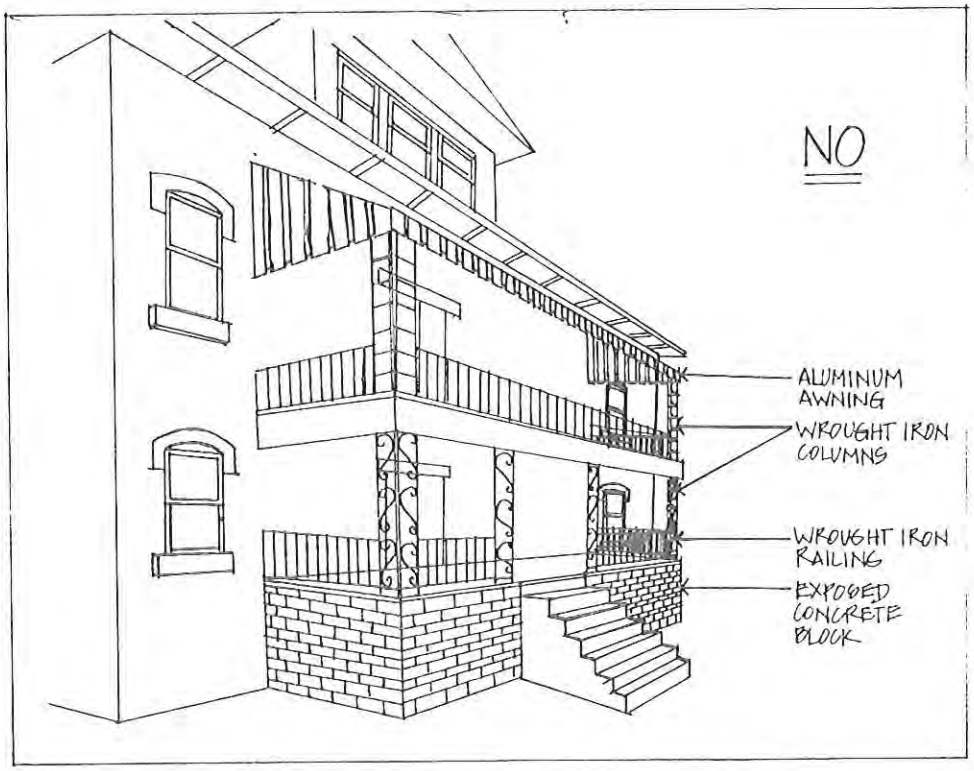
PORCH RAILINGS

In the late 19th century, widespread use of millwork in homebuilding made porch railings a favorite for decoration. Balusters were frequently milled in a variety of forms or flat pieces of wood were cut out with a jig saw into ornate patterns. On more simple vernacular houses of the period, simple square pickets remained a common feature.

In the early 20th century, Colonial Revival houses returned to simple square balusters together with the continuation of sleek turned balusters to complement the classic columns. On Bungalow styles, the porch railings are generally very simple with square pickets and rectangular handrails.

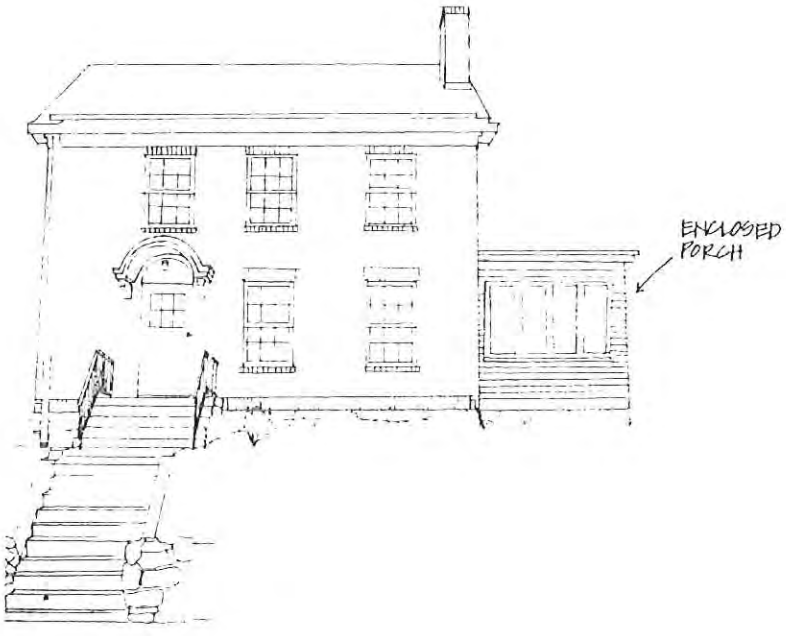


Bungalow Porch (224 W. Candler Street)



Inappropriate Porch Alterations

Inappropriate Porch Enclosure



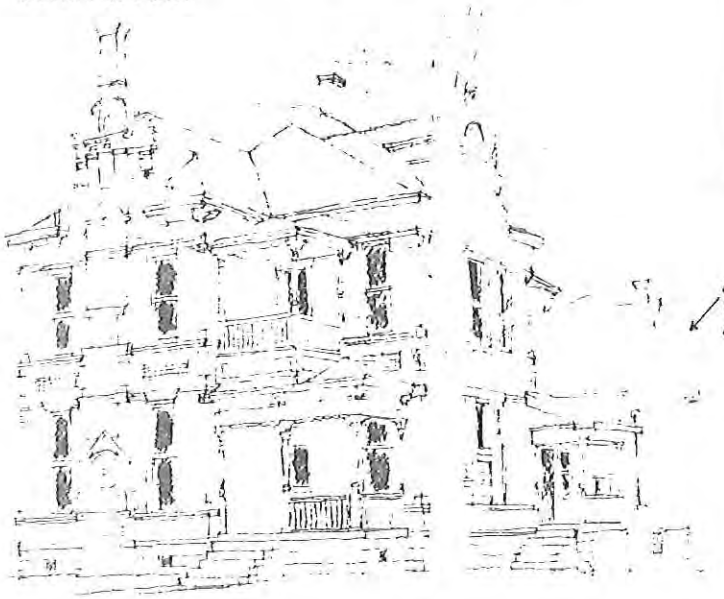
Appropriate Porch Enclosure

ADDITIONS

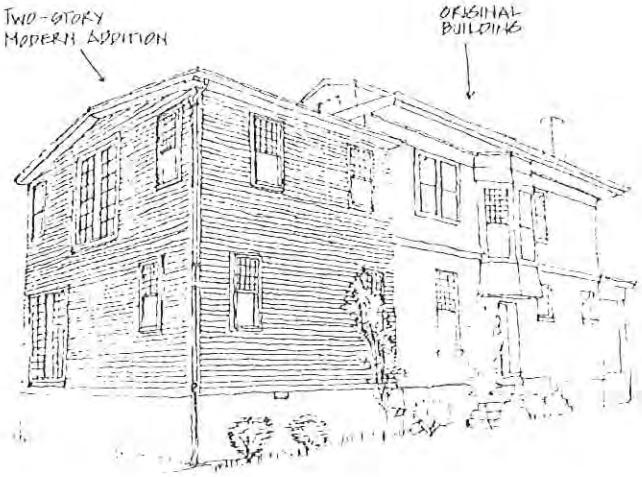
The addition of rooms or porches to residences in historic areas is a common occurrence. The construction of additional living space, porches, and decks is acceptable as long as these additions are placed on rear facades and are not readily visible. New projecting rooms or porches should never be added on the main facades of an historic structure. The only exception is if there is ample evidence that such a porch or room originally existed and was removed at a later date.

Rear facades are best for the placement of additions to historic structures. This restricts their visibility from the street and allows for a variety of contemporary designs. Additions should be compatible with the original structure in size and scale. They should not extend laterally beyond the plane of the original structure but be flush with, or inset from, the original exterior wall.

Additions to the sides of historic structures are not recommended unless the addition is near the rear facade of the structure and is not readily visible from the street. Landscaping to mask its visibility should also be considered.



Appropriate Rear Addition



Appropriate Rear Addition

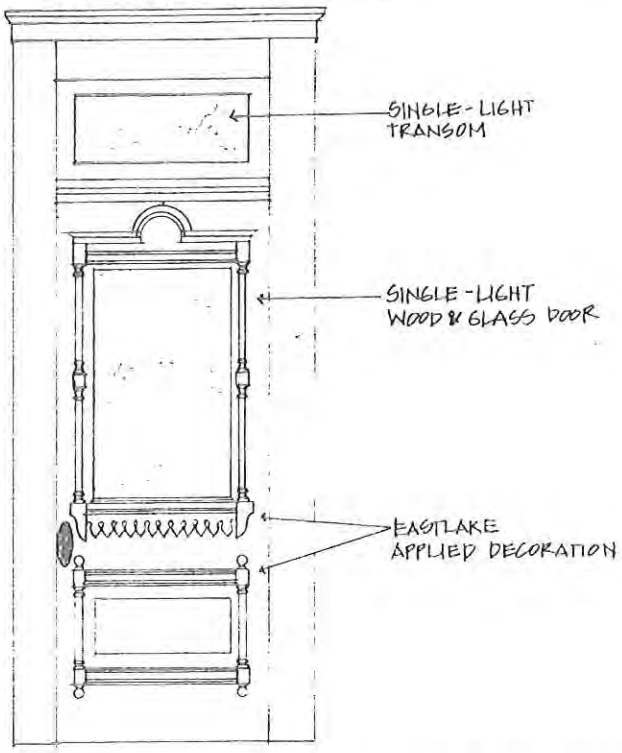
Addition Guidelines

1. Additions on the main facades of residences are not appropriate and should not be approved.
2. Contemporary additions-including porches, decks, and new living space-are acceptable at the rear of historic structures as long as they are compatible in scale and size with the original building.
3. Additions on side facades should be discouraged. Side facade additions should only be approved if they are near the rear of the structure and will not be readily visible from the street.

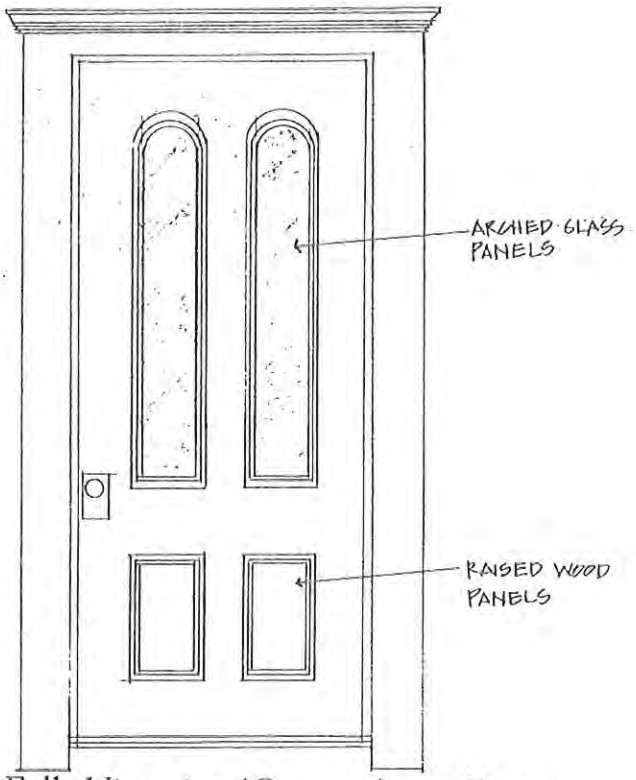
DOORS

Doors have always been considered one of the main focal points of the house and often have been embellished with decorative panels and molding. At the end of the 19th century, door styles became varied with highly decorative designs available. Large single light glass and frame doors became available with some displaying stained or etched glass. Queen Anne style houses varied from rectangular doorways to those with rounded arches. Sidelights and transoms became varied; arched fanlights and rectangular sidelights, and transoms were added. Leaded glass became a popular feature after 1900, and many of the Colonial Revival styles display this treatment. Arched fanlight transoms enjoyed an upsurge in popularity with Colonial Revival style homes. Bungalow doors were often of glass and frame in generally simpler designs than previous styles.

Retention and repair of original doors is of great importance to the preservation of an historic residence. On the main facade, doors are often one of the primary defining features of the house's particular style. Its removal or replacement with a door of modern design will always detract from the appearance and character of the house. Sidelights and transoms are important features and these should be regularly cleaned and maintained. Transoms should not be covered over or enclosed. All historic hardware such as locks, hinges, and doorknobs should be retained. If mechanical elements of locks are too badly deteriorated, new locks and hardware based on historic designs are readily available from several mail order companies.



Folk Victorian Door (208 Church Street)



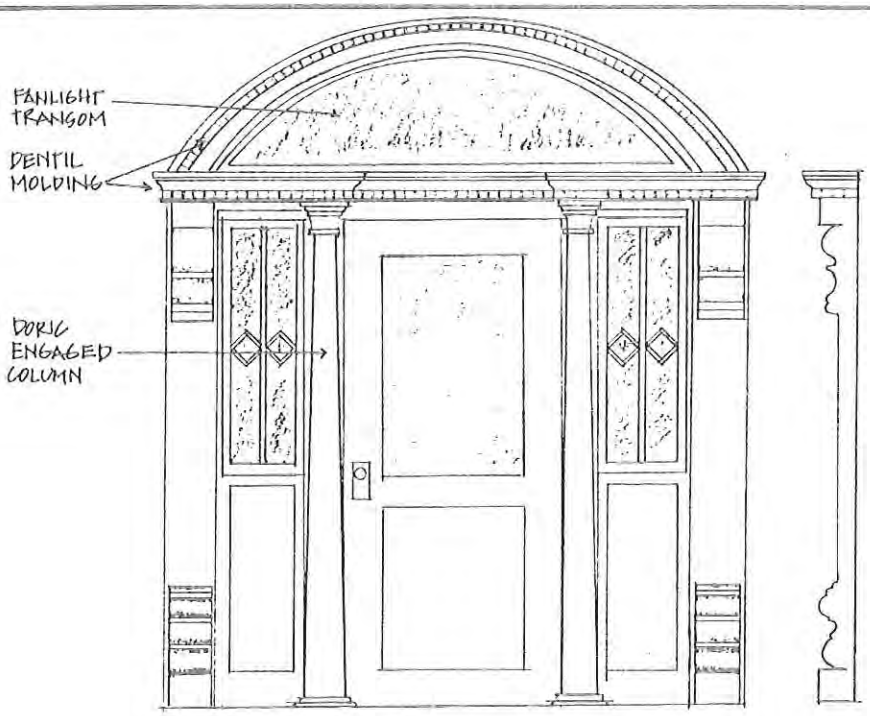
Folk Victorian/Queen Anne Door

(404 W. Athens Street)

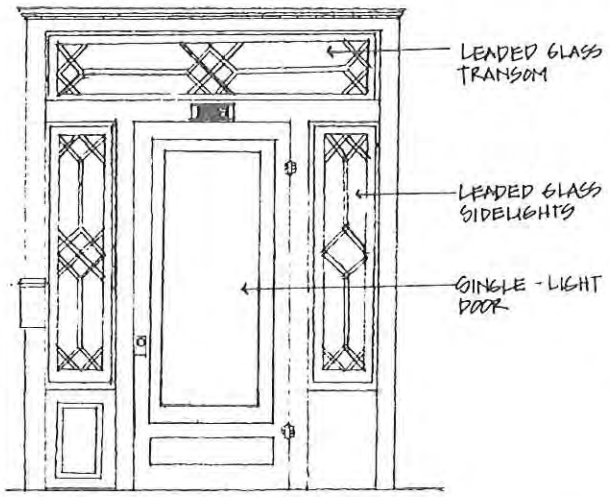
Screen doors are common additions to historic doors. The best screen doors are of wood frame construction rather than of aluminum or other metals. The framing of screen doors may be either painted to match the adjacent door trim or stained.

Door Guidelines

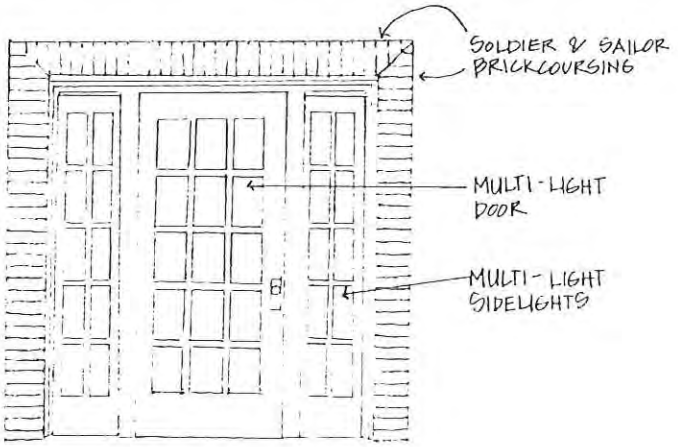
1. Doors should be retained and maintained through continued repair and painting. Deteriorated or missing pieces should be replicated in kind with new frame or glass to match the original. Locks and other hardware should be repaired as long as practical. Where retention is not possible, new locks based on historic designs are available.
2. Enclosing of transoms and doors is not recommended. Transoms and sidelights should be repaired and maintained on all older homes.
3. The installation of modern flush doors or variations out of keeping with the character of the house is not recommended.
4. New doors with ornate or elaborate metal designs are discouraged.
5. Some doors retain their original stained wood finish and have not been painted. The stained finish should be retained with coats of varnish applied to prevent weathering.
6. Recaulking of glass in the doors, sidelights, and transoms every several years is recommended.
7. If replacement of an historic door on the main facade is necessary, it may be possible to move a door from the side or rear facades to the main entrance, providing the doors match in appearance. If this is not feasible, salvage companies often have available historic doors for sale.
8. Many of the 19th century homes did not make provisions for screen doors. If screen doors are added, they should be of simple wood design with as much open screen area as possible. The screen door framing should be painted the same color as the door to blend together. If horizontal rails and vertical stiles are built into the door, they should be matched with the rail and stile design on the original door. The screen doors should be simple with little or no decorative elements in the screened section.



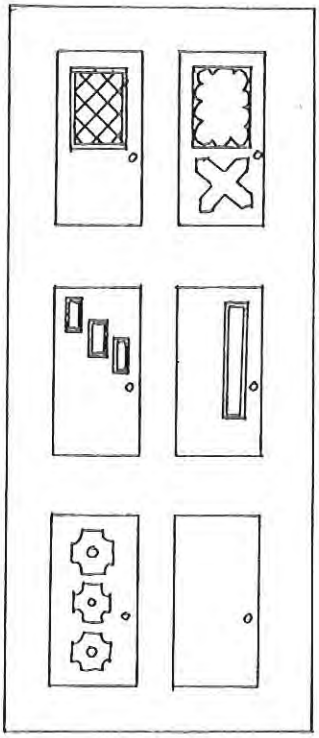
Colonial Revival Door (432 W. Athens Street)



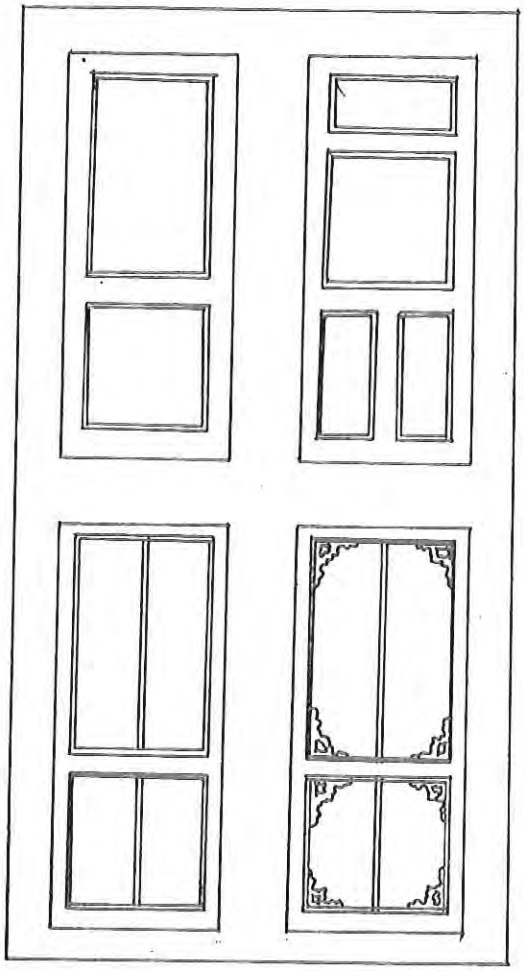
Colonial Revival Door (305 N. Broad Street)



Bungalow Door (203 Center Street)



Avoid These Doors

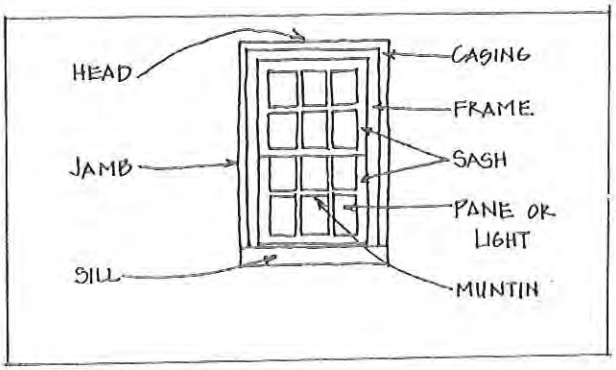


Appropriate Screen Door Designs

WINDOWS

Windows are extremely important in defining the character of a house. Continual maintenance or necessary replacement with "in kind" modern sash units, can add greatly to a residence; the addition of incompatible modern units can severely detract from a house's appearance. The shape of a window and the number of lights or panes differ from the 1880s to the 1930s; window configuration helps to determine style and age. With few exceptions, windows in the Winder districts are of frame vertical sash design. Every effort should be made to maintain and repair the existing sash.

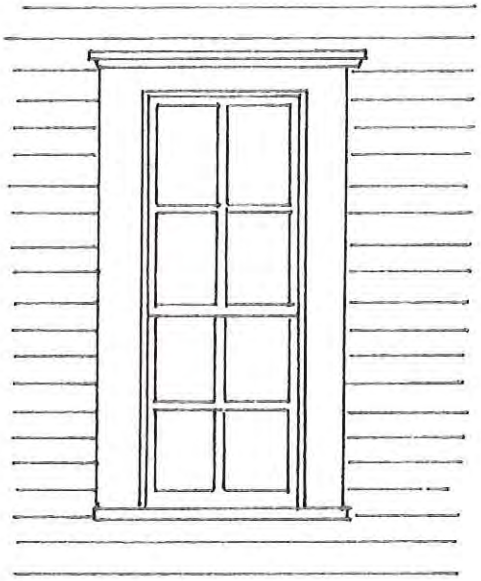
In the late 19th century, windows became simpler in form with two-over-two and one-over-one sashes predominating. In the Queen Anne period, decorative glass, such as etched or stained glass was often used. Leaded glass windows were also popular throughout the Colonial Revival period of the early 20th century. Bungalow style windows are often characterized by panes arranged in a vertical design in the top sash unit.



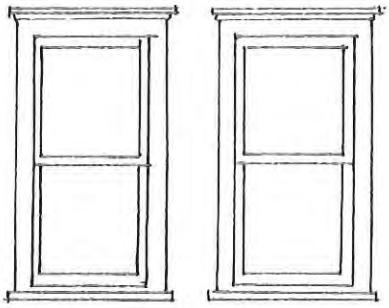
Parts of a Window

Window Guidelines

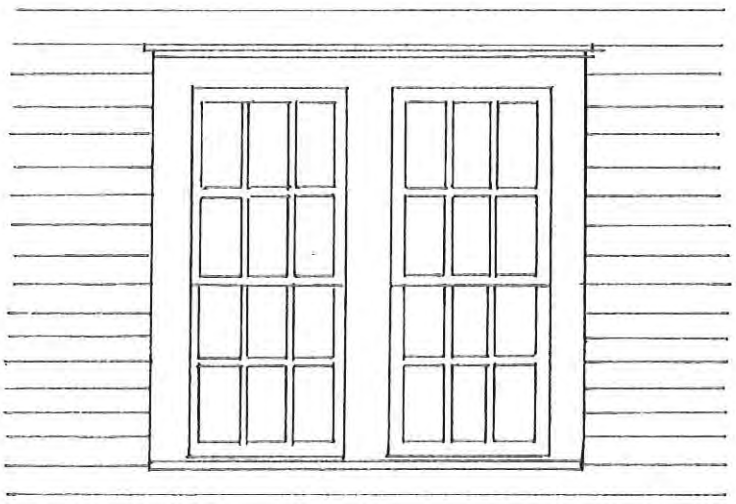
1. Existing historic windows should be repaired and maintained as long as feasible. These shall include replacing broken panes with new panes to match, repair and replacement of deteriorated frame elements with new frame to match and regular painting.
2. Where window replacement is unavoidable, new frame units to match the original design are recommended. Modern metal windows or differing types of vertical or horizontal arrangments should not be installed.
3. Window frames and sash should be painted colors compatible with the overall house color.
4. The addition of large picture windows or other alterations on the main facade should never occur. Window alterations on the rear of homes is acceptable so long as they are not readily visible from the street.
5. Window glass replacement should be clear. New tinted glass should not be added to any windows except in rear areas.
6. Window replacement of solid construction is much preferred over "snap-on" mullions. Instant mullions are not convincing and should be avoided.
7. Window sash and frames should be painted a darker color than the body of the house.



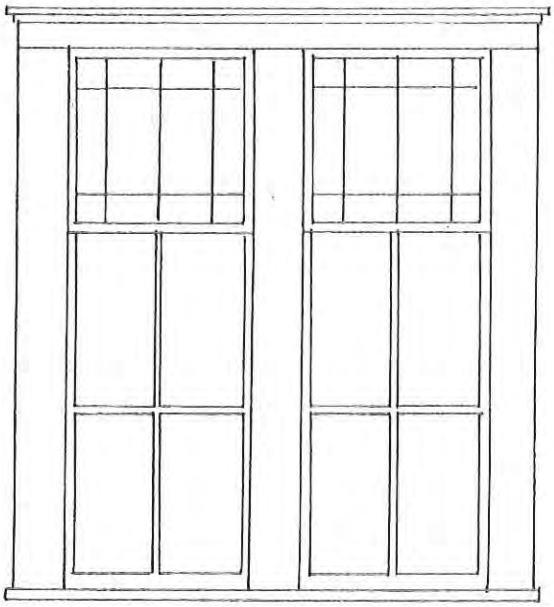
4/4 Sash, 1840-1900 (430 W. Athens Street)



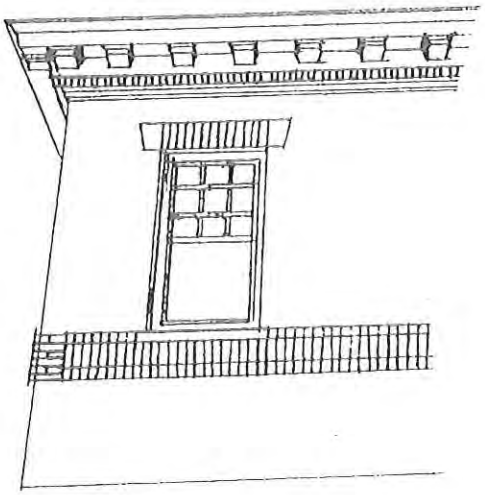
1/1 Sash, 1880-1920 (108 Center Street)



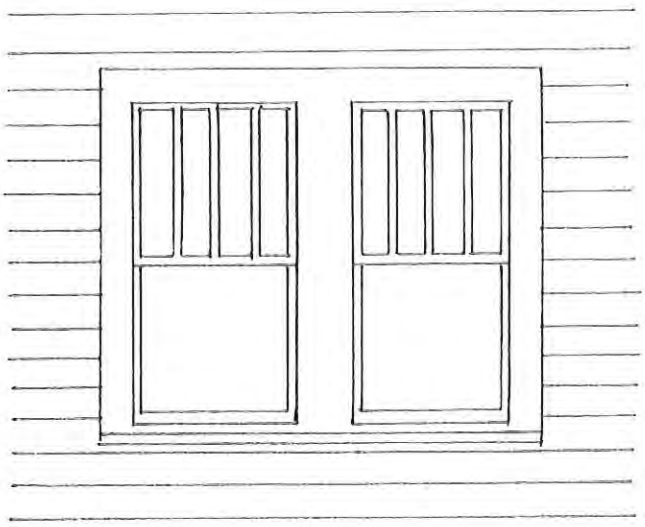
6/6 Sash, 1900-1930 (500 W. Athens Street)



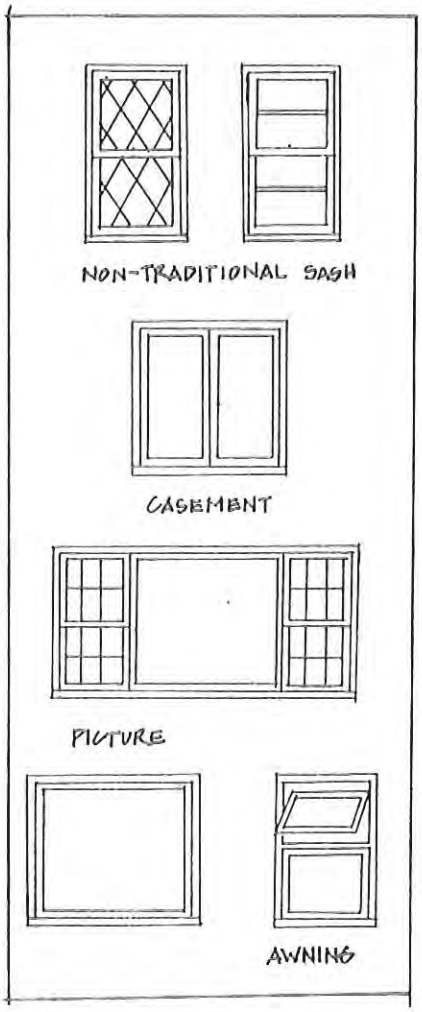
2/2 Sash with Border Glass Transoms
(203 W. Candler Street)



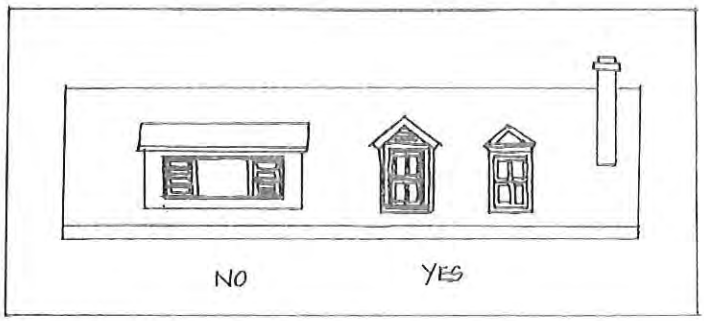
9/1 Sash, 1900-1930
(200 W. Candler Street)



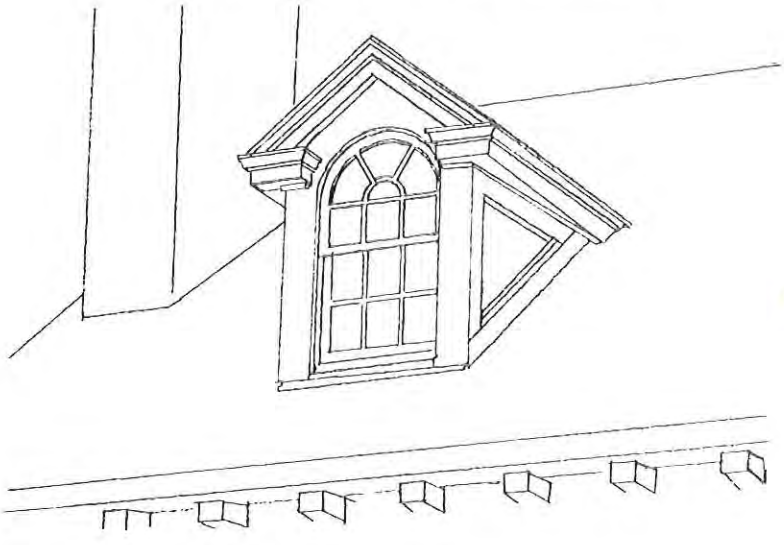
Bungalow Style Windows (208 Center Street)



Windows to Avoid



Dormer Window Additions



Colonial Revival Dormer (307 N. Broad Street)

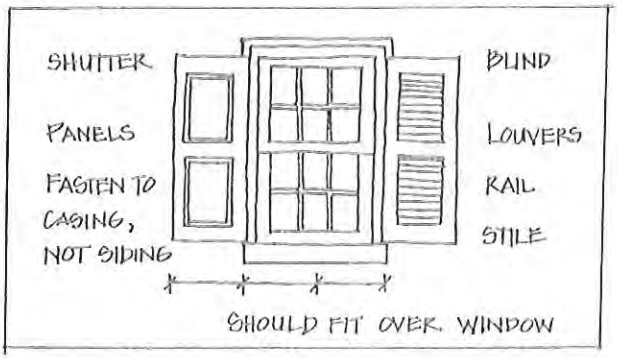
WINDOW SHUTTERS AND BLINDS

Window shutters and blinds originally had both a functional and ornamental use. In the summer they could be closed to restrict sunlight from entering a house and could also be closed to protect windows during storms. In colder months they could be left open to allow maximum sunlight into the house. Shutters and blinds are found on all styles of homes in Winder. Their functional use ended in the mid-20th century with the introduction of air conditioning, and the original shutters were often removed and replaced with purely ornamental designs. All historic shutters and blinds in Winder are of wood construction. Movable louvers allow residents to control the amount of light permitted while fixed louvers keep the amount of light constant. Louvers are attached to the exterior of window frames with hinges and anchors so they could be opened and closed.

Shutters and blinds must work or appear to work in order to be acceptable on an historic house. Too often, the original shutters are removed and new ornamental shutters, which are not in proportion with the windows are nailed to the side of the house. These never appear convincing and detract from the house's overall appearance. Existing shutters and blinds should be repaired and maintained where possible. New shutters should always appear to work even if they are only ornamental, and should be large enough to cover the window if closed. Shutters and blinds are often overlooked on older homes, but they can make a definite contribution to the house's character.

Window Shutter and Blind Guidelines

1. Repair and maintain existing wood shutters with continued maintenance and regular painting.
2. Replace deteriorated elements with new wood to match. If the shutter is extremely deteriorated replace it with a new frame unit to match the original in size, shape, and configuration.
3. Do not apply metal or vinyl shutters or blinds on an older house.
4. Added shutters should be proportional to the window opening. They should be neither too wide or too narrow to cover the window opening.
5. Paneled wood shutters are acceptable in the district, but louvered blinds are more appropriate due to their historic use in Winder.
6. Shutters and blinds should be painted a contrasting color to the body of the house. Dark paint colors were generally the rule for shutters in the 19th century with green especially popular. Shutters and blinds were often painted the same color as window frames and sashes at the turn of the century.



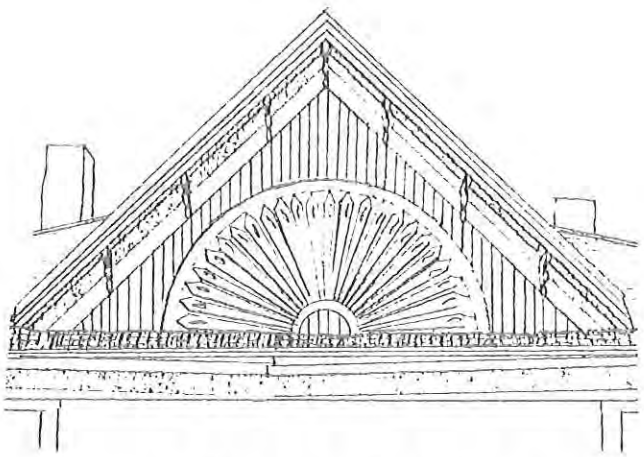
DECORATIVE TRIM

A very important defining feature of a house type or style is the decorative elements or trim added on the exterior. This can be as simple as exposed framing on a Bungalow home or as ornate as milled vergeboard on a Queen Anne house. Decoration in the Winder districts is almost always of wood, and elements are added on the main facade of the house, particularly on porches, eaves, and around doors and windows.

During the late 19th century, milled balusters on the porch railing, eave brackets, and vergeboard were the major forms of decoration. These types of decorative trim are very important aspects of Victorian styles and should always be retained.

A particular defining feature of the Winder residential districts is decorative frame sunburst or fan designs in gable fields. These designs are similar in materials and workmanship and may have been the trademark or signature of a builder. Frame panels are arranged in an elliptical fashion with radiating strips similar to the spokes on a wheel. An excellent example of this design can be found at 404 W. Athens Street. This decorative trim is especially noteworthy and should be preserved and maintained.

On early 20th century homes, decorations generally became simpler in design, especially on the popular "Foursquare" designs. The more ornate Colonial Revival and Neo-Classical styles display decorative trim based on classical ornamentation: modillion blocks, dentils, pilasters and columns in the Doric, Ionic, and Corinthian styles. These are most often of frame construction although some column capitals are of terra cotta, a fired clay material. Later Bungalow styles had simple trim composed of exposed rafters and beams.



Sunburst or Fan Gable
(404 W. Athens Street)

Decorative Trim Guidelines

1. All historic trim should be repainted and maintained. Any elements of the trim which become deteriorated should be replaced with new pieces to match. Local mills should be able to match any piece of decorative trim; several companies in the Southeast specialize in providing historic trim. Replacement trim can be matched and painted to be indistinguishable from the original features.
2. All replacement trim should be of wood construction.
3. Historic trim not appropriate to a particular style or period should not be allowed. Adding Colonial detailing to a Folk Victorian house is neither accurate nor appropriate. Historic trim should be compatible with the historic style.
4. Window cornices are generally simple in design in the district but are still important features. These cornices should never be removed or stripped.

EXTERIOR PAINT COLORS

Paint colors are an important defining feature of a home and help to highlight details and trim to best advantage. In addition to aesthetic considerations, paint is an excellent preventive of frame deterioration, and consistent painting and maintenance is essential to the survival of a house. Paint manufacturing and color mixing techniques greatly increased in the late 19th century which which allowed more colors to be available to homeowners. These coincided with the application of wood millwork decoration in the Eastlake and Queen Anne styles (as built in Winder after 1880). The result was a shift towards a larger variety of colors applied to homes. White continued to be used, but most homes from the 1880s to the early 1900s displayed a wide variety of shades and contrasting colors. Tans, greens, reds, and grays were all widely used. Often the siding of the house was painted a light color while darker colors were added to the windows, porch, and trim.

After 1910, paint colors were generally more conservative with white coming back into demand for the Colonial Revival styles. Property owners should be encouraged to select paint colors in keeping with each home's style and design. Several publications are available which illustrate and detail appropriate paint colors, such as *Century of Color* by Roger Moss. This and other publications should be referred to if historic paint colors are to be applied. There are also consultants available to conduct historic paint analyses if so desired.

General Color Recommendations

A. Queen Anne/Folk Victorian, 1885-1910

Body of house. Medium gray, dark red, dark blue, dark green, brown.
Trim (windows, shutters, shingles, vergeboard), Dark gray, dark brown, olive green, dark red.
Door. Unpainted, varnished or grained.

B. Colonial Revival, 1900-1930

Body of house. White, light yellow, tan, medium gray.
Trim. Cream, warm white, dark green.
Door. Unpainted, varnished or grained.

C. Bungalow, 1910-1940

Body of house. Often unpainted with stained shingles, brown, dark red.
Trim. White, light yellow, gray, light green.
Door. Unpainted, varnished.

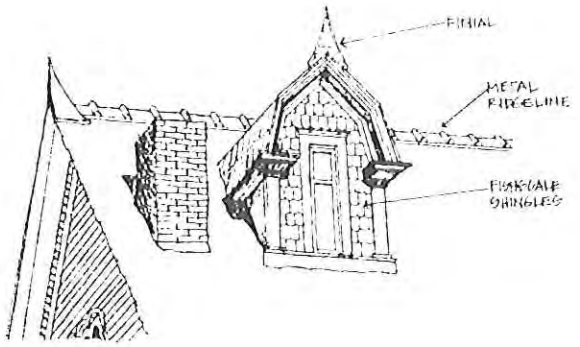
Exterior Paint Guidelines

1. Select colors compatible with the age and style of the house. Avoid bright and arresting colors except on Queen Anne and Folk Victorian style houses.
2. Remove exterior paint, using hand scraping or heat gun. Do not sandblast wood siding under any circumstances. This erodes the surface of the wood which increases deterioration.
3. Oil based paints are recommended over latex because of their preservative and water repellent qualities.

ROOFS

Roofs in the residential area of Winder are primarily of three types: gable, pyramidal, and hipped. These roof variations were popular on Queen Anne and vernacular Victorian style homes of the late 19th century and on Colonial Revival, Neo-Classical and Bungalow styles of the 20th century. Approximately sixty-five percent of homes in the North Broad Street and in the Athens-Candler-Church Street districts have gable roofs while thirty-five percent are hipped or with hipped variations. Gambrel or jerkinhead roof forms are rare in Winder.

Original roof materials in the late 19th century would have been predominately of metal design. Wood shingle or shake roofs were becoming less common in this period as metal roofs offered much greater fire protection and longevity. A number of Winder homes retain metal roofs, and they are important defining architectural features. These include standing seam roofs and roofs of pressed metal shingles. An example of an original standing seam roof can be seen at 317 W. Candler while roofs of pressed metal or stamped shingles are found at 108 Center Street and 500 W. Athens Street.



Roof Decoration (108 Center Street)

Roof Guidelines

1. Historic roof materials, such as metal standing seam, or clay tile, should be retained and repaired. The use of new metal standing seam is appropriate for pre-1910 homes.
2. Wood shingle roofs are not appropriate for Winder residences and should not be applied. If an historic roofing material is desired in a renovation, metal standing seam or metal shingles should be considered.
3. Imitation wood shingles of composition and other materials are not convincing and should not be used.
4. The use of composition shingles is acceptable on homes in the district.
5. Alterations of the historic roof forms such as gable and hipped design should be discouraged.
6. Roof colors are varied; but darker colors for composition shingles, including dark red, black, and dark greens are preferred. Metal standing seam roofs and roofs of pressed metal shingles should be coated with silver galvinizing.
7. Original box gutters should be retained and maintained.
8. Gutters and downspouts should be painted to match the house color.
9. Round downspouts are preferred over corrugated square downspouts but if this type of design is not available corrugated square downspouts are acceptable.

Metal standing seam roofs were generally composed of copper-bearing steel coated on each side with a terne alloy of eighty percent lead and twenty percent tin. Homeowners bought these roofs in individual sheets which were crimped together to form a watertight seal. Metal nails were then used to attach the metal sheets to the roof rafters. These roofs are durable and long lasting but require frequent painting to prevent rust. Metal ornamental shingles or stamped shingles were introduced in the late 19th century and consist of small rectangular shingles which interlock to form a solid surface. These also are quite durable but must be painted regularly.

Another historic roofing material in Winder is clay tile shingles from the early 20th century. These clay tiles are very long lasting and durable materials. This roof type is easily distinguished by its brick red color and undulating texture. Between 1900 and 1925, a number of Spanish Mission and other style residences were built with these roofs. Good examples of this type of roof can be found at 201 N. Broad Street and 247 W. Candler Street.

While slate is one of the most durable roofing materials known, it is very rare in Winder. It was especially popular as a roofing material for the Queen Anne style and was often formed in decorative patterns, using different slate colors. The best example of a slate roof is on the old Methodist Episcopal Church on Candler Street, which is now used as a restaurant.

Example of metal standing seam roof at 313 W. Candler Street.

Spanish Mission style tile roof at 217 W. Candler Street.

The vast majority of roofs in Winder are of composition or asphalt shingles added in the 20th century. These roofs are economical, reasonably durable, and easily the most available material. All historic roofing materials in Winder should be maintained and retained wherever possible. However, where retention is no longer possible, new composition or asphalt shingle roofs are acceptable.

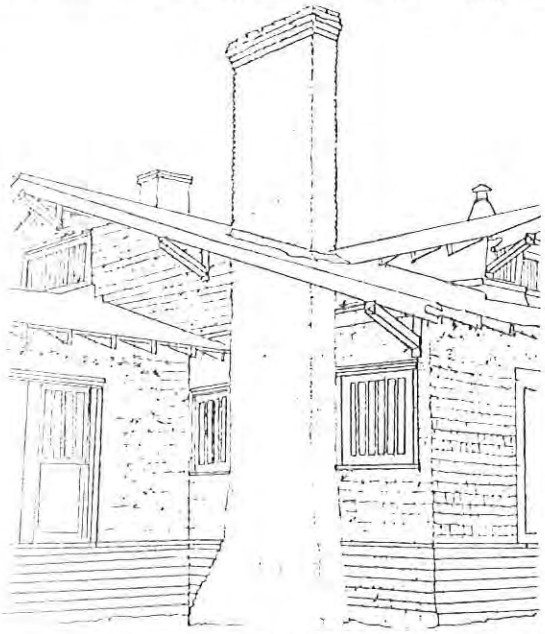
Roof gutters on older homes are usually of boxed or hanging design. Boxed gutters are sunk behind the eave and are not readily visible while hanging gutters are attached to the eave of the house. Round gutters and downspouts are more appropriate for older homes but are generally harder to find than standard square corrugated gutters and downspouts. All gutters and downspouts should be painted to blend with the surface colors of the residence and be as unobtrusive as possible.

CHIMNEYS

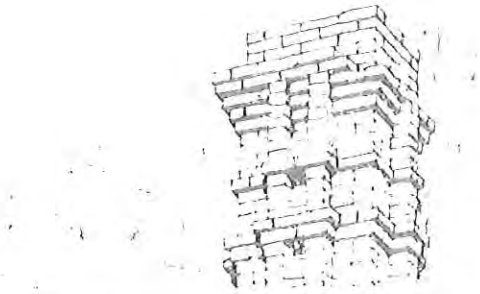
Brick chimneys are another feature of the homes in Winder's districts. Chimneys were an essential part of a house's heating system as well as a significant architectural feature. Both one and two chimney stacks on the exterior or interior of homes are common and open into fireplaces in the living areas and bedrooms. These brick chimneys were laid in stretcher or running bond with five-and six-course common bond also present.

Chimney stacks from the late 19th century were both simple and decorative in design. Decorative chimneys featuring indented and built-up brickwork known as corbelling can be found at 115 Church Street. At the turn of the century, chimneys were often built on the interior of the house to serve not only fireplaces but interior stoves and ovens. In later Bungalows, central heat was available, and many were built with simple oven flues and lack large chimneys.

Exposure to the elements over time often results in deterioration of a chimney's brick and mortar. Improper care of flashing around a chimney can also result in weathering. Many homes in Winder show chimney repair consisting of repointed mortar and new brick. While some repair work carefully matches the existing brick other chimneys are a contrast in brick color and texture. Historic chimneys have been removed and replaced with brick inappropriate in color and texture. A few chimneys have also had the brick covered with stucco, which is acceptable.



Bungalow Chimney (222 W. Candler Street)



Corbelled Brick Chimney

(115 Church Street)

Chimney caps are often used to prevent sparks from emerging and to keep out rain. The use of stone caps or small metal caps is recommended for Winder homes. Clay chimney caps are also being manufactured in a variety of styles and resist sulfuric acid, burning, and corrosion.

Chimney Guidelines

1. Chimneys are to be regularly maintained and inspected for deterioration. Masonry repair and replacement should match the existing mortar and brick color and texture.
2. While the retention of the exterior brick is preferred, a skim coat of stucco over the brick is acceptable.
3. Chimney caps of brick, stone, or clay are best for older homes. Metal caps should be avoided.

FOUNDATIONS

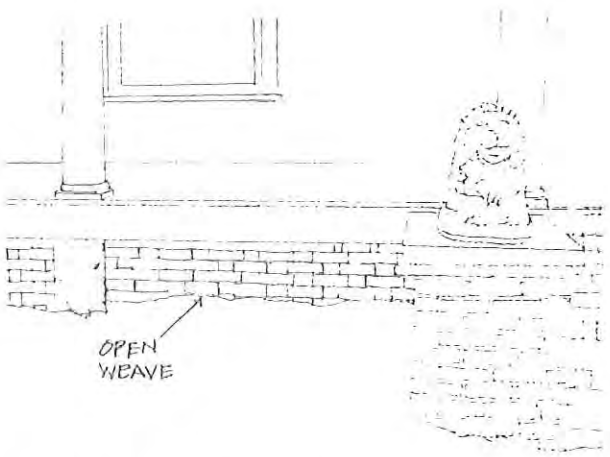
Throughout the Winder historic districts are foundations of brick construction. Many homes originally stood on foundations of rectangular brick piers, and some of these foundations remain essentially intact. Most brick piers, however, had brick infill added in the late 19th or early 20th century. The original brick and added brick rarely matched and the entire brick foundation was frequently painted. The brick foundations are laid in simple stretcher or running bond with some displaying five course common bond. The brick foundations extend from two to four feet in height, from the ground surface.

Raised brick foundations are important in Georgia to protect the frame homes from moisture damage and termite infestation. Brick is a very durable building material and well suited for foundations.

Under some homes is wood lattice work between the brick piers. Frame lattice is an attractive and practical method of providing ventilation in the house's crawl space. It also prevents animals and unsightly vegetation access under the house. Most lattice runs at a 45 degree angle with 60 degree and 90 degree angles less common. Lattice should be made from pine, redwood or other soft, knot-free wood. The best is redwood because of its resistance to decay or pressure-treated wood.

Lattice should be given a coat of preservatives before installation. For long life and appearances sake lattice should be custom made to fit the opening between piers. Pre-fabricated lattice panels available from hardware stores and lumber yards are usually too thin and fragile to be economical.

In other homes, ventilation is provided by open sections in the brick. These open sections are often arranged in a decorative pattern. Homes from the early 20th century usually display metal vents or grilles in the brick to provide air flow in the crawl space.



Brick Foundation (102 Center Street)

Foundation Guidelines

1. Enclosure of areas between brick piers is suggested using brick or frame lattice work. Brick patterns in decorative open weaves are appropriate on foundations for new construction and replacement on older homes. Frame lattice panels between brick or stone piers is also appropriate.
2. Exposed concrete blocks should be avoided. If concrete blocks are used they should be recessed at least six inches and a stucco skim coat added over the blocks. The stucco should then be painted to match the color of the brick piers.
3. All water runoff from the building should be channeled away from the foundation to protect it from deterioration.

EXTERIOR LIGHTING

All houses in the district have lighting fixtures located on the roof of the front porch or adjacent to the doorway. Many of these light fixtures are original, especially those on homes built after 1920. Electric lights were introduced in Winder in the early 1900s. Prior to the introduction of electric lights, gas lamps were generally used, but few remnants of these lights exist. All historic exterior lighting should continue to be utilized and rewired when necessary.

The introduction of modern fixtures to replace original lighting should be avoided. Historic fixtures are often decorative and add to the appearance of a structure. The use of imitiation "colonial" lighting should only be applied on homes built in the early 1800s or before. Simple contemporary fixtures are preferred if original lighting fixtures are non-existent. In yards, small footlights along walkways are preferable to gas or electric pole fixtures. The overall approach to lighting is to keep it as simple and unobtrusive as possible.

Exterior Lighting Guidelines

1. Original exterior lighting on porches and all facades should be retained.
2. If retention of original fixtures is not possible, contemporary fixtures should be added. Lights which can be concealed in the porch ceiling or beneath eaves are recommended.
3. "Colonial" or carriage lights are not not recommended for Winder homes. Simple contemporary fixtures are preferred.
4. For walkways small footlights are preferable to large freestanding gas lights.

LANDSCAPING

The Winder residential districts are characterized by large hardwood trees, such as oaks lining the streets. A mix of yard landscaping is apparent throughout the residential area. This mix includes the cultivation of shrubbery adjacent to homes, sidewalks and parking areas. The majority of residences have grass lawns bisected by concrete pavement or stone pavers.

Landscaping Guidelines

1. Elements introduced into the district such as parking lots should be screened by shrubbery to separate them from the streets and adjacent structures. Shrubbery should be at least 3 feet in height and be adequately "greened out" in the first year to provide the necessary screening.
2. All existing trees should be pruned as necessary and retained. The planting of new trees to fill in the present gaps is recommended.
3. Plant materials should be native to the Piedmont area of Georgia or be compatible with climate requirements.
4. Landscaping should complement a home rather than overwhelm it. Many homes in Winder with attractive detailing are lost much of the year behind a canopy of ivy or shrubbery.
5. Garden ornamentation such as birdbaths, fountains, urns and statuary were common elements of Victorian gardens and are appropriate today. Care should be taken not to detract from the home with a profusion of ornamentation or inappropriate designs.

FENCING

Fencing has traditionally been used to delineate a property line, as a barrier or to denote clearly the line between yard and sidewalk or street. The earliest fences in Winder would have been of simple wooden pickets at the street line or between homes. In the mid to late 19th century, fences of cast iron became popular; however, these types of fences are very rare in Winder. Most existing designs are simple frame fences with vertical wooden pickets predominating. A good example of compatible design wooden fencing is at 115 Church Street. New wood fences should be in historical designs and will last longer if they are of cedar or redwood construction or at least have posts of these rot resistant woods. Several brick fences were also constructed in the district in the early 20th century and remain in place.

Just as fences can add to the district, incompatible designs can detract from a home's appearance and from the streetscape. Metal fences, such as chain link or cyclone, along main facades or sidewalks are out of character in the district and should be avoided. Fences out of scale should be avoided on the main site lines regardless of the material. At the rear of homes or along the side yards, fences may not be readily visible, and many designs would be appropriate including metal fencing. However, fencing along side yards may need to change when parallel to the house and approaching the street.

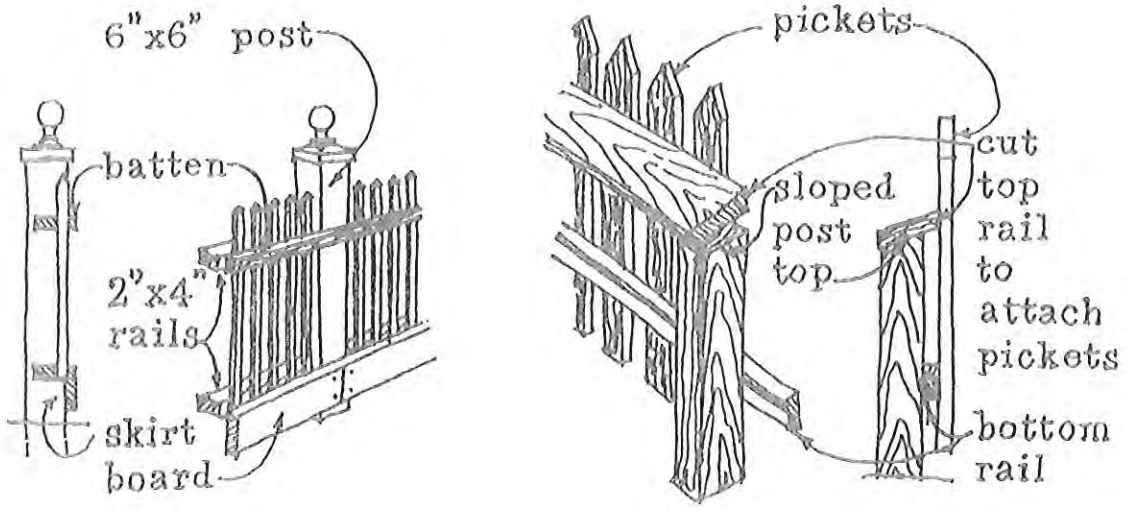
Good example of compatible picket fence on Church Street.

The majority of properties in the residential area are of frame construction, and it is strongly recommended that new fences in the district also be of frame design. New cast iron fences in historic designs are now available, although costly. These type fences would be appropriate for Queen Anne style homes and early Colonial Revival or Neo-Classical designs. Brick fences are less desired but would be appropriate in front of

Appropriate Plank Fence

Fencing Guidelines

1. Wooden fences in simple picket designs are best for the district due to the predominance of frame building types. Vertical pickets are more appropriate than horizontal boards or split rails. Historic iron replications are compatible in front of Queen Anne, Folk Victorian, and early Colonial Revival and Neo-Classical designs built between 1870 and 1910. Brick fences are rare in the district, and their use should be discouraged.
2. Fences of cedar or redwood construction are more rot resistant than other common woods and should be considered for new wooden fences.
3. Fences should be of an appropriate scale on the main facade and visible side facades of the house. Fences should not be more than four feet in height on these visible facades or higher than six feet on the rear and side facades.
4. Modern chain link or cyclone fences are incompatible with the district and should not be installed on the main facades. On the rear lot lines of the property which are not readily visible from the street, such fences may be appropriate.



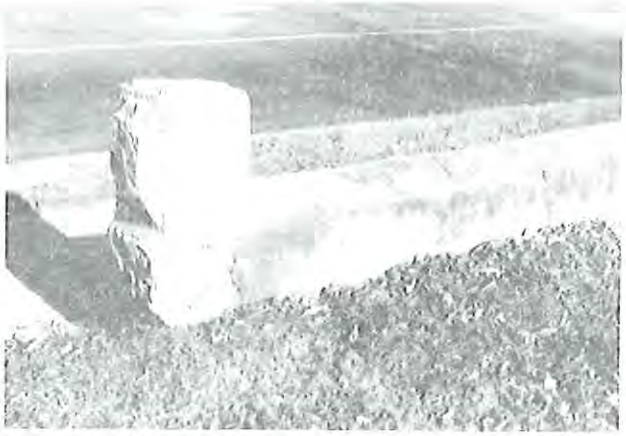
Appropriate Picket Fence Designs

SIDEWALKS, DRIVEWAYS AND PARKING LOTS

Sidewalks in Winder during the 19th and early 20th centuries consisted of simple dirt and sand paths along the streets. It was not until the mid-20th century that concrete sidewalks were added on several of the streets of the residential area. Some streets such as Athens Street have not received concrete sidewalks and retain the original sand path.

Almost all driveways in the district are paved with materials ranging from asphalt to concrete to gravel. Original driveways and parking areas for horses and carriages would have been of dirt, sand, gravel, or perhaps brick for some of the larger homes. Large paved parking areas are more recent introductions into the district to accomodate automobile traffic.

A distinguishing feature of Winder is the large number of granite gate posts and curbing. This granite came from a nearby quarry at the turn of the century and were widely used throughout the districts. These posts and curbs are an important defining feature of the community and should be retained at their locations.



Granite fence along Broad Street.

Sidewalk, Driveway and Parking Lot Guidelines

1. Sidewalk concrete repair and replacement should continue in the future, and new sidewalks in the area should also be of poured concrete design.
2. The introduction of brick pavement or ornamental concrete such as Bowmanite is not recommended. Winder appears never to have had any brick paving materials in the residential area, and the use of this type of pavement is not appropriate. Although the use of brick pavement has been popular in many urban historic districts, it is generally not used where there is no historic precedent to warrant the disruption and costs involved.
3. Driveways should be as simple and as inconspicuous as possible. The driveway should go along one side of a house to the rear. Circular drives or excessive parking areas on the main facade should be avoided. The width of driveways should be compatible with vehicular needs but excessive widths over 10' should be avoided.
4. Screening of driveways and parking areas with shrubbery should be encouraged.
5. Parking lot placement should be at the rear of a residence or along the side of a house. Parking in the front of the house should be discouraged. Screenings through shrubbery and plantings are encouraged.
6. Gravel drives are preferred over asphalt or blacktop.
7. Historic brick and granite gate posts and curbing should be retained and maintained.

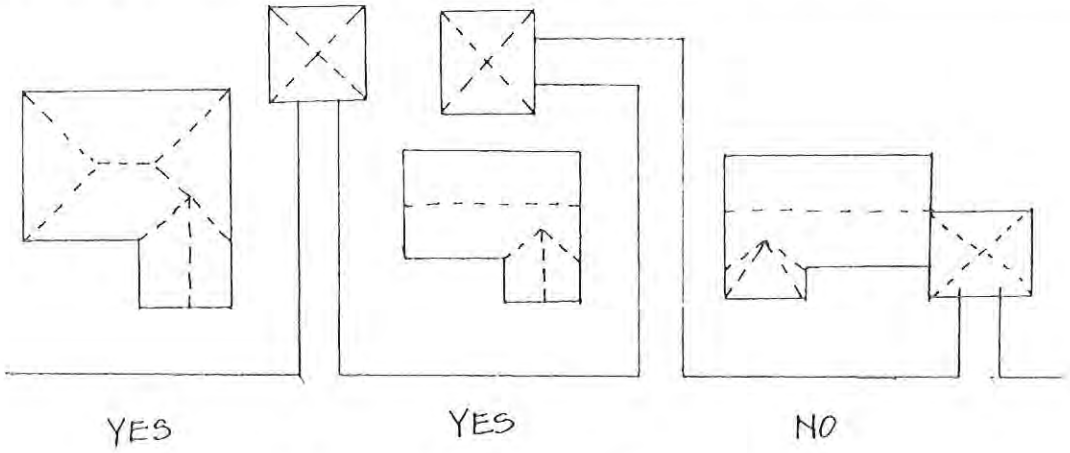
OUTBUILDINGS

Maps of Winder from the early 1900s show each house having one or more outbuildings to the side or rear of the main house. These outbuildings had many functions. There were detached kitchens for preparing food away from the main house; privies; small homes for servants; stables; and storage sheds. Almost all were of frame construction with gable roofs. Because of changes in house design and technology, only a small number of these historic outbuildings remain intact or unaltered. With the introduction of indoor plumbing, privies were removed, and with the advent of the automobile, stables were torn down to make way for garages. Kitchens and servant's quarters were either removed by the mid-20th century or attached to the main house.

The general criteria for repair and maintenance of residences in the district apply equally to the frame and masonry outbuildings. Outbuildings contribute to our knowledge and understanding of an area's history and character. Every effort should be made to preserve and maintain existing outbuildings in the district. Where deterioration precludes preservation new outbuildings should preferably be of frame construction and located at the rear of the main structure. Simple clapboard siding, gable roofs, and multi-light sash windows are encouraged for new outbuildings. New brick outbuildings are also acceptable as long as they are located out of sight lines at the rear of the structure.

Outbuilding Guidelines

1. Historic outbuildings should be preserved and maintained following the general guidelines applicable to residences in the district.
2. Many garages built in the early 20th century have significant design detailing and should be maintained.
3. New outbuildings should be simple in design to complement and blend with the main residence. Modern brick or frame outbuildings should be located to the rear of the main structure or recessed significantly from the street.



Appropriate Garage Placement

ENERGY CONSERVATION

Buildings constructed in Winder between 1880 and 1930 had a number of built in features which aided in energy conservation and heating and cooling. Broad open porches provided a shaded area to enjoy the summer breezes. High ceilings helped to dissipate hot air which flowed through transoms into the attic, where it escaped through vents in the gables. Operable windows, blinds, and shutters helped with air circulation, and large shade trees shielded homes from direct sun rays. Fireplaces provided heat and warmth in winter. In addition to these natural built in features, most property owners of historic residences have added new heating and cooling units and weatherizing over the years. These additions are generally compatible with older homes but there are a few cautions.

Heating is frequently provided by gas or electric furnaces supplied through wall or floor registers and rarely impacts on the exterior appearance of the house. One of the most common cooling methods is through window air conditioners. These are preferably located away from the main facade on the side or rear of the structure. They work best when placed in a window which receives shade and away from direct sunlight. More expensive central heating and cooling mechanical systems are located on the exterior of a structure. These modern units are generally not compatible with an historic structure and should be located at the rear of a house or screened with brick, lattice, or shrubbery.

Heating and cooling costs can be greatly reduced through the addition of insulation in the attic and weatherization of doors and windows. There are many types of insulation on the market which are acceptable for installment in older homes. Insulation materials such as fiberglass, vermiculite, and cellulose fiber are all available for placement on the attic floor to prevent heat loss through the roof. Plaster walls are good insulators, and the addition of wall insulation is difficult unless major remodeling is to take place. If the walls are opened, blown batt insulation with a vapor barrier on the interior wall should be used.

Weatherstripping of doors and windows is an economical way of saving energy in older homes. Felt weatherstripping can be added behind the track of window sash and between the joining rails of the upper and lower sash. Felt or foam strips can also be installed along the bottom of the sliding sash unit. Felt or foam stripping can also be added around door frames to prevent air loss.

In past years a popular item in energy conservation has been the use of solar energy collectors. Although initially expensive these collectors can aid in reducing bills associated with hot water heaters and air heating units. The major problem with energy collectors are the large dark metal panels required to trap the suns rays. These are usually placed on the roof of a structure or on a free standing platform in the yard adjacent to the house. Solar collectors should not be discouraged in the districts, but it is important that they be placed at the rear roof line or otherwise away from the main facade. These units are obviously non-historic and detract on the major facade. Every effort should be made to place energy collectors or other modern energy systems on a side or rear facade not readily visible from the street.

Many homes in Winder have storm doors, which have been added in front of the original historic door. If property owners wish to apply storm doors, it is recommended that they be as compatible as possible with the entrance. This can be accomplished by the use of wood frames, which can be painted to match

the adjacent door surround, and doors with large expanses of glass to allow visibility of the original door. Aluminum frames with an anodized finish are much preferred over regular aluminum storm doors. Doors with oversized metal frames also detract from the appearance of the house.

Storm windows can provide substantial savings for older homes. The introduction of storm windows can generally pay for themselves within five to seven years in reduced energy costs. The most common storm window material is of aluminum or similar metals. Storm windows with an anodized or baked enamel surface are preferred over the untreated or "raw" aluminum surface. Raw aluminum windows conflict with the appearance of a house and should not be used if other alternatives exist. Brown, white, and other colors of baked enamel are readily available from distributors and blend in much more effectively with the colors on historic structures. Storm windows should be of single pane design to leave visible the original sash configuration or be of double-hung appearance with the muntin bar matching the placement of the original window meeting rail.

What about pigeons?

On many older homes are recesses beneath eaves, projecting brackets and other nooks and crannies which are nesting or sitting areas for pigeons. This is often annoying to property owners and many different eradication techniques have been used. Plastic snakes, fake owls and blue jays, repellent gells and ultrasonic devices have all been used with mixed results. The product which is most recommended is Nixalite which is a metal strip with projecting points. It makes areas inhospitable for pigeons, is easy to install and is relatively inexpensive. It can be ordered from hardware stores or from Nixalite Co., 417 25th St., Moline, Ill. 61265.

Energy Conservation Guidelines

1. All heating and cooling mechanical units should be placed away from the major facade. This includes wall air conditioning units and central HVAC units. Large HVAC units on the sides of the house should be screened.
2. Weatherstripping doors and windows is an acceptable and helpful method to aid in energy conservation.
3. Solar energy collectors are encouraged as long as the units are placed on a facade not readily visible from the street.
4. Storm doors are allowable if they are of wood or of dark anodized aluminum. Raw or untreated aluminum frames should not be used.
5. Storm windows should also be of baked enamel or anodized aluminum to blend in with the building. Common colors available are dark brown, and white. These windows are preferable over the raw or untreated metal frames. Storm windows should be of single pane design or double hung design to match the window's meeting rail.

SECTION SIX: Infill Construction: Residential and Commercial

Infill construction is a term used to describe new construction in an historic residential or commercial area. New constuction in historic areas must follow certain general guidelines, but flexibility in design criteria must also be important. There have been many examples of infill-design construction in historic districts throughout the country. Where there is careful review and recommendations, these new structures have complemented an historic area and supported its overall character. Where review has not been exercised, infill design has often had a detrimental effect on a district. Infill construction should clearly be contemporary and not be exact historic reproductions which could confuse an observer. The most successful infill designs combine contemporary design with sensitivity to adjacent structures in the following areas:

1. Height.
2. Proportion.
3. Rhythm of Spacing and Setback.
4. Consistent Materials and Texture.
5. Relationship of Porches and Roof Shapes.
6. Directional Expression and Continuity.

Infill Should Respect Height and Orientation

In Winder's residential area, most of the late 19th century and early 20th century residences still exist, and there are relatively few vacant lots. Large vacant lots can be found primarily along sections of Athens Street and Candler Street. These vacant lots that exist are prime building locations and new construction should be encouraged. This new construction should be compatible with the architecture of the historic district to harmonize and support its overall appearance. Insensitive new construction could result in lowered property values and compromise the aesthestic qualities of the residential area.

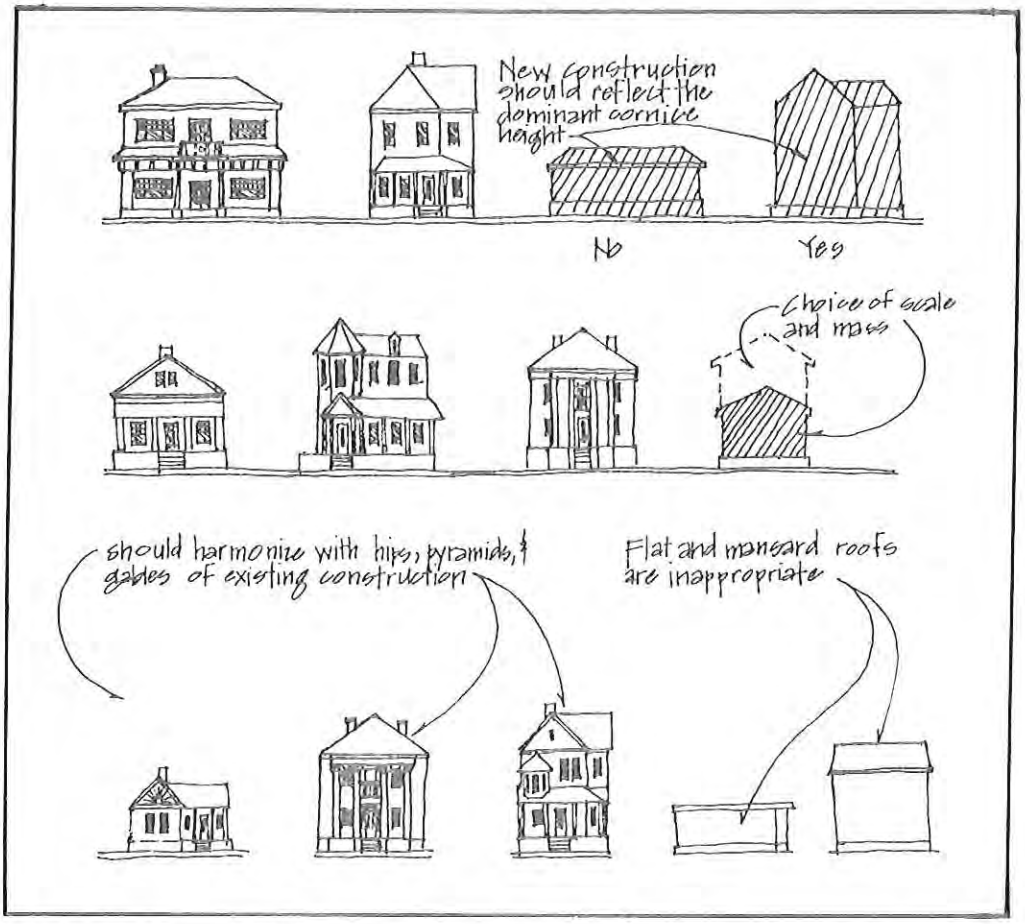
The following infill criteria have been based on the specific characteristics of the residential area of the Winder districts. Most lots in the districts contain single family dwellings, and any new multi-family dwellings such as apartments are by their very nature disruptive to the character of the districts. Zoning variances and site planning for new multi-family dwellings should be extensively examined before approval.

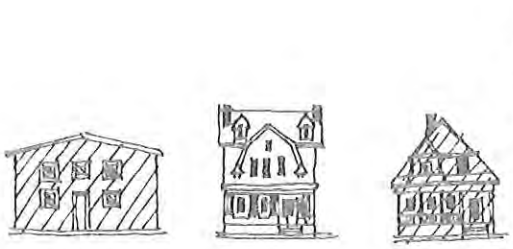
1. Height

The height of new construction in the district should be compatible with adjacent structures and is mandated by local zoning. Under R-1 and R-1A zoning, the height of any residence is restricted to 35 feet. This places a height limitation of two to three stories on any new construction in the residential areas. Other sections of the residential areas are zoned B-2 which allows for a maximum height of four stories. Almost every block in Winder has both one-to two-story structures and in no case is a home over two-and one-half stories. New construction should be within ten percent of the height of adjacent structures. Efforts should be made to match the cornice height on neighboring homes.

2. Proportion

New construction should match adjacent structures in porportions of width to height. Proportions vary throughout the district with some blocks featuring one-story horizontal buildings while others are two-story and more vertical in appearance. Compatibility with adjacent structures in proportion should occur. The relationship between the openings of doors and windows of the facade must be compatible with adjacent buildings. Windows should be 1:2 or 1:3 in width to height proportion, of rectangular design, and of double-hung sash design. Large picture windows or horizontal bands of casement windows should be avoided. Doors should also be compatible in proportion with over or undersized entrances discouraged.





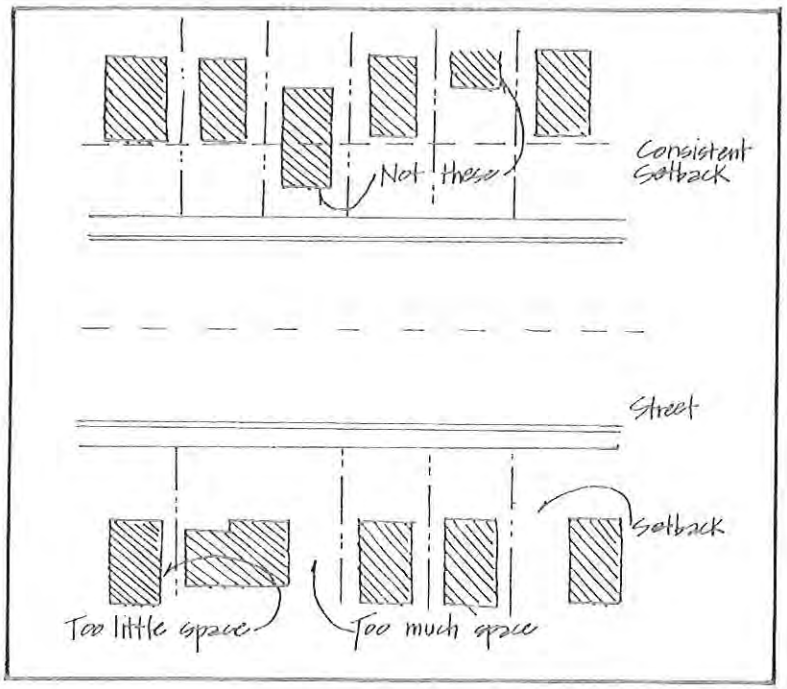
The proportions of all openings in new construction should respect the dominant proportions of the rest of the construction on the block.

New construction should respect the dominant proportions of the rest of the block.

3. Rhythm of Spacing and Setback

It is important that new construction in the district be consistent with adjacent structures in spacing and setback. Under R-1 and R-1A zoning, all new residences must be built with a minimum of 35 feet from the nearest point of the building front to the front lot line. Other requirements include a minimum width of 75 feet to 100 feet per lot and other requirements for minimum square footage for lots and side and rear yards. These requirements are designed to protect the historical setting of the districts which are distinguished by its large lots and ample spacing between buildings.

Some sections of the residential districts are zoned B-2 which places less restrictions on setback and setting. It is important that R-1 and R-1A zoning be followed in these areas due to the overwhelming residential character in the B-2 sections. Unless these residential zoning requirements are followed negative impacts could occur in the districts.



In the future development pressures may result in requests for zoning variations to construct large multi-family units in the districts. These variances should be carefully reviewed for their potential impact on the character of the districts. Multi-family dwellings can be approved as long as they respect the setback, spacing, and other infill criteria in the districts.

4. Consistent Materials and Texture

Most historic homes in the Winder districts are of brick and frame design, and either building material for new construction is acceptable. Frame homes should have siding which imitates the horizontal clapboard. Vertical siding, wood shingles, concrete, imitation stone, and wide profile artificial sidings should be avoided. Bright or arresting colors on new homes should be also avoided. Brick homes should have brick colors and textures which blend as closely as possible with older brick homes. The use of varied colors, glazing, or patterned surfaces should be avoided. Stretcher bond or common bond construction is preferred.

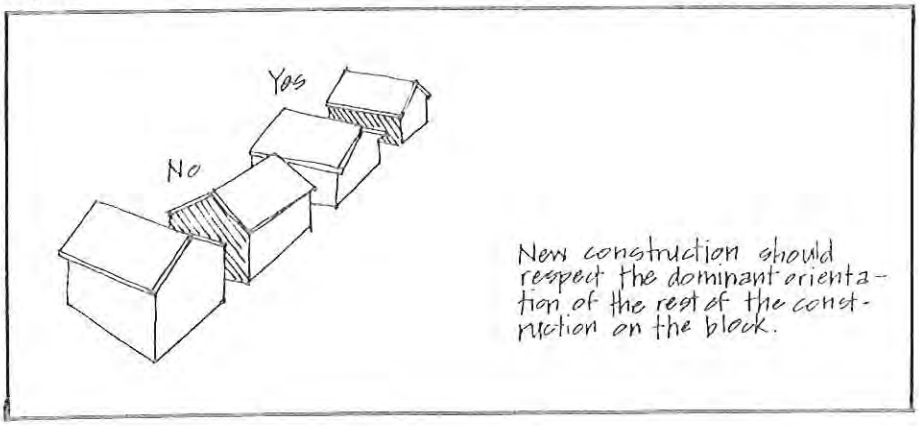
5. Relationship of Porches and Roof Shapes

The majority of homes in Winder have one-to two-story porches on the main facade. These porches have simple shed, pent, or gable roofs, and enclose at least the main entrance and often the entire width of the facade. Because porches are such defining features of the district, it is recommended that new construction also contain some type of compatible porch arrangement on the main facade with frame or brick porch posts or pillars. Wrought iron porch posts should be avoided.

Roofs for new construction should also be consistent with adjacent structures. Almost all historic homes in the district have gable or hipped roofs and new infill should follow the pitch and pattern of neighboring structures. Flat roofs or roofs with mansard designs should be discouraged.

6. Directional Expression and Continuity

New buildings in the district should be oriented with the main entrance facing the street on which it is located. Most structures in the district are consistent with their direction and new construction should be compatible in their direction with adjacent structures. Continuity in enclosures such as fences and landscaping should also be a part of new designs. Many homes have a low fence or hedges along the sidewalks on the main facade and new construction should incorporate the same continuity



along the block. Fencing should follow the suggested guidelines with chain link or other metal fences prohibited. Driveways and parking areas should not be located on the main facade to interrupt the rhythm of the streetscape along a block.

In the downtown commercial area infill construction is also of importance. Guideline criteria similar to the residential area should also be applied to new construction in the commercial area. Areas for review in the commercial area include:

1. Height.
2. Proportion.
3. Rhythm of Spacing and Setback.

Appropriate Residential Infill

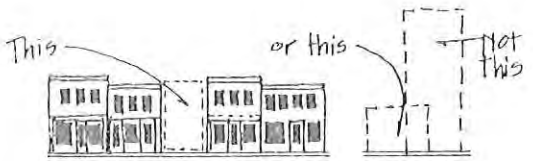
Appropriate Residential Infill

4. Consistent Materials and Texture.
5. Directional Expression and Continuity.

Few vacant lots exist in downtown Winder which separate the historic structures in the districts. There are, however, a number of vacant lots on the edges of the districts, including surface parking areas. If new construction is desired on these lots, it is important that this new construction be consistent with adjacent buildings to reinforce the present architectural appearance of the business district.

1. Height

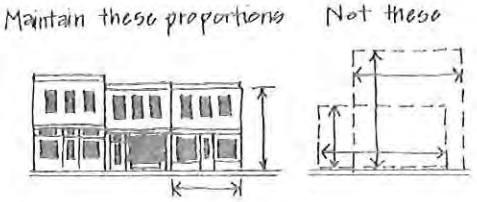
The height of new construction on the downtown area is presently restricted not to exceed the existing tallest building which is the four-story Peoples Bank. Only a few buildings in the downtown area are over two stories in height with most buildings of one or two stories ranging from twenty to forty feet in height. New construction should be consistent with neighboring structures and be within 10% of the



height of neighboring structures. Cornice lines should attempt to match those of adjacent structures.

2. Proportion

The width of buildings in the downtown area ranges from 10' to 60' so there is flexibility in the size of buildings. It is anticipated that most new construction will be built along lot lines and share party walls with adjacent structures. New construction should follow the general rectangular forms of downtown buildings and have flat sloping roofs. Floor to floor heights should respect the adjacent buildings and try to match the horizontal differentation between storefront and upper floors through belt coursing or cornices.



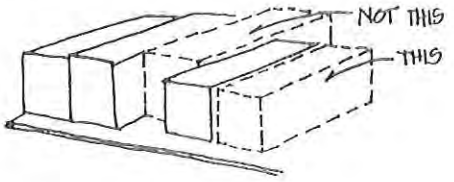
3. Rhythm of Spacing and Setback

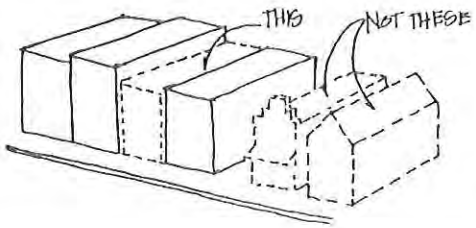
An important consideration in the downtown area for new buildings is the rhythm of spacing for storefronts and upper facade windows. Many new commercial buildings do not follow storefront principals and have solid masonry walls along the main facade with a central door and flanking windows. This type of design interrupts the rhythm of the buildings and is not recommended. New buildings should instead have a large ratio of glass to masonry on the storefront. Doors and windows should be designed to be consistent with historical storefronts of the period. Awnings on storefronts of new buildings are also encouraged.

Upper facades should also contain symmetrical spacing on the upper floor

windows. Blank masonry surfaces on the second story should be discouraged and window openings should at least be imitated if not actually operable. Most two-story downtown buildings have regular spacing of three to four windows on the upper facade, and the continuation of this spacing is recommended. Windows should be rectangular or with slight arching. They should also have the appearance of workable double-hung sash windows. Fixed casement or single pane windows should be available. Buildings should also have some type of horizontal delineation such as brick banding or paint colors to imitate belt coursing.

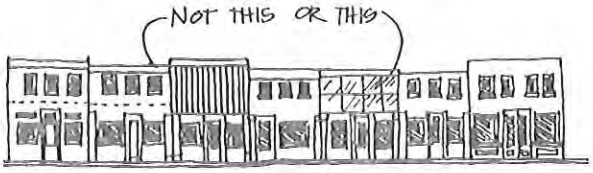
No restrictions for setbacks are in effect for the downtown commercial area. New buildings should be consistent and be flush with the sidewalk level. Buildings on corners may be setback on the side facade to create public spaces such as small parks or landscaped side entrances.





4. Consistent Materials and Texture

Downtown Winder is primarily composed of brick buildings with historical storefronts of frame and brick construction. Only a few buildings have a stone or stucco exterior. New



construction in the district should be consistent with the brick appearance of most downtown buildings. While new brick rarely matches the exact color and texture of fifty year old brick a fairly consistent match is recommended. Raised or etched brick surfaces, unusual glazes, or colors should be avoided. Brick patterns should also be consistent with stretcher or running bond or five and four course common bond recommended. New frame storefronts are recommended over extensive masonry or other materials. If the use of frame lower panels or doors is not desired, anodized aluminum may be allowed. Raw aluminum should never be used.

5. Directional Expression and Continuity

Commercial design generally dictates the primary entrance on the main facade. For corner buildings, there may be the option of using the side facade as the main entrance. If this is desired a secondary entrance or blind doorway should be located on the main facade to be consistent with adjacent structures. A blank wall or lack of doorway disturbs the rhythm of streetscapes.

SECTION SEVEN: Demolition/Relocation

Demolition of buildings within the historic districts is by its very definition a negative impact in most cases. Since the purpose of historic zoning is to protect historic properties, the demolition of a building which contributes historically or architecturally to the character of the district is inappropriate and should be avoided. Demolition is only appropriate where a building has lost its architectural character or integrity or if a building does not contribute to the overall character of the district.

Relocation or moving a historic building should also be avoided. Moving a historic structure always negates its integrity of site and setting and could also result in the loss of the ability to use the historic tax credit. Moving a building which retains its architectural and historical integrity and which contributes to the character of the district is innappropriate.

Demolition/Relocation Guidelines

1. Buildings which retain basic architectural character and design should not be demolished.
2. Demolition should not occur if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district, or would be visually incompatible.
3. Demolition is appropriate if a building has lost its architectural significance or integrity and its removal will result in a more positive visual effect on the district.
4. If the denial of demolition will result in an economic hardship, the applicant can appeal according to the procedures set forth in the ordinance.
5. Moving a building which does not contribute to the historical and architectural integrity of the district or which has lost architectural integrity due to deterioration and neglect is appropriate if its removal or the proposed replacement will result in a more positive visual effect on the district.
6. If relocation does occur, the building must be carefully rebuilt to retain and maintain original architectural details and materials.
7. A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture, and setback with existing buildings along the street.
8. A building may be moved from one site to another in the district if the integrity of location and seting of the building in its original location is seriously threatened; if the new location will be similar in setting and siting; if the building will be compatible with the buildings adjacent to the new location in style, height, scale, materials, and setback; and if the relocation will not result in a negative visual impact on the site and surrounding buildings from which it will be removed.

Acknowledgements

This report has been funded by the City of Winder, Georgia, and assisted through a grant awarded by the Georgia Department of Natural Resources Historic Preservation Section, with funding from the Department of the Interior, National Park Service, under provisions of the National Historic Preservation Act of 1966, as amended.

"The contents and opinions do not necessarily reflect the views or policies of either department, nor does the mention of trade names or commercial products consititute endorsement or recommendations by the Department of the Interior or the Department of Natural Resources."

Contributions to this report were made by a number of residents and officials. These include members of the Winder Historic Preservation Commission: Mr. C. Fred Ingram; Mrs. Evelyn P. Randolph; Mrs. Colleen O. Williams; Mrs. Dee Baxter Russell; and Mr. William A. Bramlett, Jr. Others contributing to the report include Mayor William C. Landress, City Clerk and Treasurer Ernest G. Graham, III, Larry Jones, Historic Preservation Commission Chairman for the Winder Main Street Program, and John Hutchins, Project Manager, Winder Main Street Program.

APPENDIX A

HISTORIC PRESERVATION COMMISSION Ord. #1-W-86

ORDINANCE

AN ORDINANCE TO ESTABLISH AN HISTORIC PRESERVATION COMMISSION IN THE CITY OF WINDER; TO PROVIDE FOR DESIGNATION OF HISTORIC PROPERTIES OR HISTORIC DISTRICTS; TO PROVIDE FOR ISSUANCE OF CERTIFICATES OF APPROPRIATENESS; TO PROVIDE FOR AN APPEALS PROCEDURE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.
BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF WINDER.

Section 1

Purpose

In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the City of Winder is amoung its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people;

In order to stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business;

In order to enhance the opportunities for federal tax relief of property owners under relevant provisions of the Economic Recovery Tax Act of 1981 allowing tax investments credits or rehabilitation of certified historic structures (26 U.S.C.A., Section 191);

The Mayor and Council of the City of Winder hereby declare it to be the purpose and intent of this Ordinance to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, and works of art having a special historical, cultural, or aesthetic interest or value, in accordance with the provisions of the Ordinance.

Section II

Creation of an Historic Preservation Commission

A. Creation of the Commission

The title of the Commission shall be the "City of Winder Historic Preservation Commission". Commission members shall be appointed by the City of Winder officials and will have only advisory authority in recommending landmark and historic district designation.

B. Commission Position within the City of Winder Government

"The City of Winder Historic Preservation Commission" shall be considered a part of the planning functions of the City of Winder.

C. Commission Members: Number, Appointment, Terms and Compensation

The Historic Preservation Commission shall consist of three (3) members appointed by the Mayor and ratified by the City Council, who shall be residents of the City of Winder, who have demonstrated special interests, experience, or education in history, architecture, or the preservation of historic resources. Members shall serve

three-year terms. Members may not serve more than two (2) consecutive terms. In order to achieve staggered terms, initial appointments shall be: one (1) member for one (1) year; one member for two (2) years; and one (1) member for three (3) years. Members do not receive a salary.

The City of Winder Historic Preservation Commission shall be authorized to:

1. Prepare an inventory of all property within its respective historic preservation having the potential for designation as historic property;
2. Recommend to the City Council specific places, districts, sites, buildings, structures, or works of art to be designated by ordinance as historic properties or historic districts;
3. Review applications for Certificates of Appropriateness, and grant or deny same in accordance with the provisions of this Ordinance;
4. Recommend to the City Council that the designation of any place, district, site, building, structure, or work of art as an historic property or as an historic district be revoked or removed.
5. Restore or preserve any historic properties acquired by the City.
6. Promote the acquisition by the City of facade easements and conservation easements in accordance with the provisions of the "Facade and Conservation Easements Act of 1976" (Georgia Laws 1976, p. 1181);
7. Conduct an educational program on historic properties located within its historic preservation jurisdiction;
8. Make such investigations and studies of matters relating to historic preservation as the local governing body or the Commission itself may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources;
9. Seek out state and federal funds for historic preservation, and make recommendations to the City concerning the most appropriate uses of any funds acquired;
10. Submit to the Historic Preservation Section of the Department of Natural Resources a list of historic properties or historic districts designated;
11. Perform historic preservation activities as the official agency of City historic preservation program;
12. Employ persons, if necessary, to carry out the responsibilities of the Commission with City Council consent;
13. Receive donations, grants, funds, or gifts of historic property, and to acquire and sell historic properties. The Commission shall not obligate the City without prior consent;
14. Review and make comments to the State Historic Preservation Office concerning the nomination of properties within its jurisdicion to the National Register of Historic Places.

E. COMMISSION'S POWER TO ADOPT RULES OF PROCEDURE

The Commission shall adopt rules for the transaction of its business and consideration of applications; shall provide for the time and place of regular meetings, and for the calling of special meetings. The Commission shall have the flexibility to adopt rules of procedure without ammendment to this Ordinance. A quorum shall consist of a majority of the members. The latest edition of Roberts' Rules of Order shall determine the order of business at all meetings.

F. COMMISSION'S AUTHORITY TO RECEIVE FUNDING FROM VARIOUS SOURCES

The Commission shall have the authority to accept donations and shall insure that these funds do not displace appropriated governmental funds.

John O. McCoy Jr.
Mayor

Attest:
E. V. Graham III
City Clerk-Treasurer

Adopted 1-15-86

APPENDIX B

Records of Commission Meetings.

A public record shall be kept of the Commission's resolutions, proceedings, and actions.

Section III

Designation of Historic Districts and Landmarks

A. Preliminary Research by the Commission.

(1) Commission's Mandate to Conduct a Survey of Local Historical Resources: The Commission shall have the authority to compile and collect information and conduct surveys of historic resources within the City of Winder.

(2) Commission's Power to Recommend Districts and Buildings to City Council for Designation: The Commission shall present to the City Council nominations for historic districts and local landmarks.

(3) Preparation of a Report on Proposed Designations: The Commission shall prepare formal reports when nominating historic districts or local landmarks. These reports shall be used to educate the community and to provide a permanent record of the designation. The report will follow guidelines for nominating structures to the National Register of Historic Places (National Preservation Act of 1966), and shall consist of two (2) parts: a)a physical description, and b)a description of historic significance. This report will be submitted to the Historic Preservation Section of the Department of Natural Resources.

B. Designation of an Historic District

(1) Criteria for Selection of Historic Districts: An Historic district is a geographically difinable area, which contains structures, sites, works of art, or a combination thereof, which:
a) have special character or special historic/aesthetic value or interest; b)represent one or more periods or styles or architecture typical of one or more eras in the history of the municipality, county, state, or region: c)cause such are, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.

(2) Boundaries of an Historic District: Boundaries of an Historic District shall be specified on tax maps; these boundaries will be included in the separate ordinances designating local districts. Boundaries specified in legal notices shall coincide with the boundaries finally designated. Districts shown on the Official Zoning Map or, in the absence of zoning, on an official map designated as a public record.

(3) Evaluation of Properties within Historic Districts: Individual properties within historic districts shall be classified as:
a)Historic (more than 50 years old);
b)Non-Historic (less than 50 years old, yet possessing architectural character);
c)Intrusions (structures less than 50 years old which do not contribute to the historical character of the district).

(4) Affirmation of Existing Zoning: This Historic Preservation Ordinance is not a Use Ordinance, and local zoning laws, where they exist, remain in effect until modified.

C. Designation of a Landmark

(1) Criteria for Selection of Landmarks: An historic landmark is a structure, site, work of art, including the adjacent area necessary for the proper appreciation or use therof, deemed worthy of preservation by reason of value to the City of Winder, State of Georgia, or local region, for one or more following reasons:
a) it is an outstanding example of a structure representative of its era;
b) it is one of the few remaining examples of past architectural style;
c) it is a place or structure associated with an event or person of historic or cultural significance to the City of Winder, State of Georgia, or the region.

(2) Boundary Description: Boundaries shall be clearly defined for individual properties on tax maps and located on the Official Zoning Map, or in the absence of zoning, on an official map designated as a public record.

D. General Matters Affecting Designation of Both Historic Districts and Landmarks

(1) Application for Desiqnation of Historic District or Landmarks:
a) Historic District-An historical society, neighborhood association, or group of property owners may apply for designation.
b) Landmark Structure-An historical society or property owner may apply for designation.

(2) Required Public Hearings: The Commission and the local governing body shall hold a Public Hearing on the proposed ordinance for designation. Notice of the hearing shall be published in at least three(3) consecutive issues in the legal organ of the City of Winder, and written notice of the hearing shall be mailed by the Commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than ten (10) nor more than twenty (20) days prior to date set for the Public Hearings. A letter sent via the United States Mail to the last-known owner of the property shall constitute legal notification under this Ordinance.

(3) Notification of Property Owners of Proposed Designation: Any ordinance designating any property or district as Historic shall describe each property to be designated, set forth the name(s) of the owner(s) of the designated property or properties, and require that a Certificate of Appropriateness be obtained from the Historic Preservation Commission prior to any material change in appearance of the designated property.

(4) Requirements Regarding District Boundaries: Any ordinance designating any property or district as Historic shall require that the designated property or district be shown on the Official zoning Map, or other designated map in the absence of zoning, of the City of Winder and kept as a public record to provide notice of such designation.

(5) Notification of Historic Preservation Section: Prior to designating any property or district as Historic, the Commission must submit a report on the historic, cultural, architectural, or aesthetic significance of each place, district, site, building/structure, or work of art, to the Historic Preservation Section of the Department of Natural Resources; thirty (30) days will be allowed to prepare written comments.

(6) Ordinance for Designation Announcement: A decision to accept or dany the ordinance for designation shall be made within fifteen (15) days following the Public Hearing, and shall be in the form of a resolution to the City Council.

(7) Notification of Adoption of Ordinance for Designation: Within thirty(30) days immediately following the adoption of the Ordinance for designation, the owners and occupants of each structure, site, or work of art located within a designated historic district shall be given written notification of such designation by the City Council; which notice shall apprise said owners and occupants of the necessity of obtaining a Certificate of Appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated.

(8) Notification of Other Agencies Regarding Designation: The Commission shall notify all necessary agencies within the City of Winder of the ordinance for designation, including the local historical organization.

(9) Moratorium on Applications for Alteration or Demolition while Ordinance for Designation is Pending: If an Ordinance for designation is being considered, the Commission shall have the power to freeze the status of the involved property.

(10) Authority to Amend or Rescind Designation: The Commission has the authority to ammend and/or rescind the designation if necessary.

Section IV

Application to Preservation Commission
for Certificate of Appropriateness

A. Approval of Alterations or New Construction in Historic Districts or Involving Landmarks:

After the designation by ordinance of an historic property or of an historic district, no material change in the appearance of such historic property, or of a structure, site, or work of art within such historic district, shall be made or permitted to be made by the owner or occupant thereof, unless or until application for a Certificate of Appropriateness has been submitted to and approved by the Commission.

B. Approval of New Construction within Designated Districts

The Commission shall issue Certificates of Appropriateness to new structures constructed within designated historic disstricts. These structures shall conform in design, scale, building materials, setback, and landscaping to the character of the district specified in the Commission's Design Guidelines.

C. Guidelines and Criteria for Certificates of Appropriateness

When considering applications for Certificates of Appropriateness to existing buildings, the Secretary of the Interior's "Standards of Rehabilitation" shall be used as a guideline along with any other criteria adopted by the Commission.

D. Submission of Plans to Commission

An application for Certificate of Appropriateness shall be accompanied by such drawings, photographs, or plans, as may be required by the Commission.

E. Acceptable Commission Reaction to Application for Certificate of Appropriateness

(1) The Commission shall approve the Application and issue a Certificate of Appropriateness if it finds that the proposed material change(s) in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property or the historic district. In making this determination, the Commission shall consider, in

addition to any other pertinent factors, the historical and architectural style, general design arrangement, texture, and material of the architectural features involved, and the relationship therof to the exterior architectural style, and pertinent features of the other structures in the immediate neighborhood.

(2) The Commission shall deny a Certificate of Appropriateness if it finds that the proposed material change(s) in appearance would have substantial adverse effects in the aesthetic, historic, or architectural significance and value of the historic property or the historic district.

F. Public Hearings on Applications for Certificates of Appropriateness, Notices, and Right to be Heard

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

G. Interior Alterations

In its review of applications for Ceritificates of Appropriateness, the Commission shall not consider interior arrangement or use having no effect on exterior architectural features.

H. Technical Advice

When dealing with difficult technical questions, the Commission shall have the power to seek expert advice.

I. Deadline for Approval or Rejection of Application for Certificate of Appropriateness

(1) The Commission shall approve or reject an application for a Certificate of Appropriateness within not more than forty-five (45) days after the filing thereof by the owner or occupant of an historic property, or of a structure, site, or work of art located within an historic district. Evidence of approval shall be by a Certificate of Appropriateness issued by the Commission.

(2) Failure of the Commission to act within said forty-five (45) days shall constitute approval, and no other evidence of approval shall be needed.

J. Necessary Actions to be Taken by Commission upon Rejection of Appliction for Certificate of Appropriateness

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

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

K. Undue Hardship

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

provided such variances, modifications, or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the Commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this Ordinance. An undue hardship shall be a situation not of the person's own making, which is: a)a problem unique to a specific property, or b)in order to comply with this Ordinance, the person will conflict with another Ordinance of the City of Winder.

L. Requirement of Conformance with Certificate of Appropriateness

Work not in accordance with anissued Certificate of Appropriateness shall be halted before it is completed.

M. Certificate of Appropriateness Void if Construction not Commenced

A Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of Appropriateness shall be issued for a period of eighteen (18) months and are renewable.

N. Recording of applications for Certificate of Appropriateness

The Commission shall keep a public record of all applications for Certificates of Appropriateness, and all the Commission's proceedings in connection with said application.

O. Acquisition of Property

The Commission may, where such action is authorized by the local governing body, and is reasonably necessary or appropriate for the preservation of a unique historic property, enter into negotiations with the owner for the acquisition by gift, purchase, exchange, or otherwise, of the property or any interest therein.

P. Appeals

Any person adversely affected by any determination made by the Commission relative to the issuance or denial of a Certificate of Appropriateness may appeal such determination to the City council; the appeal must be applied for within fifteen (15) days after notification is sent. The City may approve modify, or reject the determination made by the Commission, if the governing body finds that the Commission abused its discretion in reaching its decision. Appeals from decisions of the City made pursuant to the Georgia Historic Preservation Act may be taken to the Superior Court of the County, in the manner provided by law, for appeals from conviction for municipal or county ordinance violations.

Section V

Demolition or Relocation Applications

A. Authority to Comment on Demolition Permit Applications

The Commission shall have the authority to comment on any request for a permit to demolish or relocate a structure within an historic district, or classified as an historic landmark.

B. Actions Acceptable in Reasction to Application for Demolition or Relocation Permit

The Commission shall have the authority to delay, or merely comment upon, demolition or relocation permits within its jurisdiction.

C. Considerations of Post-Demolition Plans

The Commission shall not grant demolition permission without reviewing at the same time the plans for the building that would replace the structure.

D. Demolition or Relocation Criteria

(1) Whenever a property owner shows that a building classidfied as Historic is incapable of earning an economic return on its value, as appraised by a qualified real estate appraiser, and the Commission fails to approve the issuance of a Certificate of Appropriateness, such building may be demolished; provided, however, that before a demolition permit is issued, notice of proposed demolition shall be given as follows:

a) for buildings rated Historic-Six (6) months
b) for buildings rated Non-Historic-Two (2) months
c) for buildings rated Intrusion-No delay

(2) Notice shall be posted on the premises of the building or structure proposed for demolition in a location clearly visible from the street. In addition, notice shall be published in a newspaper of general circulation at least three times prior to the date of the permit, and the first notice of which shall be published no more than fifteen (15) days after the application for a permit to demolish is filed. The purpose of this section is to further the purposes of this Ordinance by preserving historic buildings which are important to the education, cultire, traditions, and the economic values of the City and to give the City's interested persons, historical societies, or organizations the opportunity to acquire or to arrange for the preservation of such buildings. The Commission may at any time during such stay approve a Certificate of Appropriateness, in which event a permit shall be issued withou further delay.

Section VI

Maintenance of Historic Property

A. Ordinary Repair

Ordinary maintenance or repair of any exterior architectural feature in or on an historic property, that does not involve a material change in design, material, or outer appearance therof, is excluded from review.

B. Conformity to Existing Building Codes

Nothing in this Ordinance shall be constructed as to exempt property owners from complying with existing City or County building codes, nor to prevent any property owner from making any use of his property not prohibited by other statutes, ordinances, or regulations.

Section VII

Penalty Provisions

Violations of any provisions of this Ordinance shall be punished in the same manner as provided by charter or local law for punishment of violations of other validly-enacted ordinances of the City of Winder.

Section VIII

Severability

In the event that any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional such adjudication shall in no manner affect the other sections, sentences, clauses, or phrase of this Ordinance, which shall remain in full force and effect, as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

Section IX

Repealer

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

Section X

Effective Date

This Ordinance shall become effective upon its approval by the City of Winder.

Section XI

Definitions

(a) "Certificate of Appropriateness"-Means a document evidencing approval by the Historic Preservation Commission of an application to amke a material change in the appearance of a designated historic property or of a property located within a designated historic district.

(b) "Exterior Architectural Features"-Means the architectural style, general design, and general attangement of the exterior of a building or other structure, including but not limited to the kind or texture of the building material and the type and style of all windows, doors, signs and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing.

(c) "Exterior Environmental Features"-Means all those aspects of the landscape or the development of the site which affect the historical character of the property.

(d) "Historic District"-Means a geographically definable area which contains structures, sites, works of art or a combination thereof which exhibit a special historical, architectural, or environmental character as designated by the Mayor and Council.

(e) "Historic Property"-Means an individual structure, site, or work of art which exhibits a special historical, architectural, or environmental character as designated by the Mayor and Council.

(f) "Material Change in Appearance"-Means a change that will affect either the exterior architectural or environmental features of an historic property or any structure, site or work of art within an historic district, and may include any one or more of the following:

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

THEREFORE BE IT RESOLVED, that the City of Winder does hereby ordain, resolve, and enact the foregoing Historic Preservation Commission Ordinance for the City of Winder.

Adopted this 4th day FEB, 1986.

Date of Implementation: 4th day of FEB, 1986.

ATTEST:

E.G. GRAHAM, CITY CLERK - TREASURER

APPROVED:

JOHN O. MOBLEY, JR., MAYOR

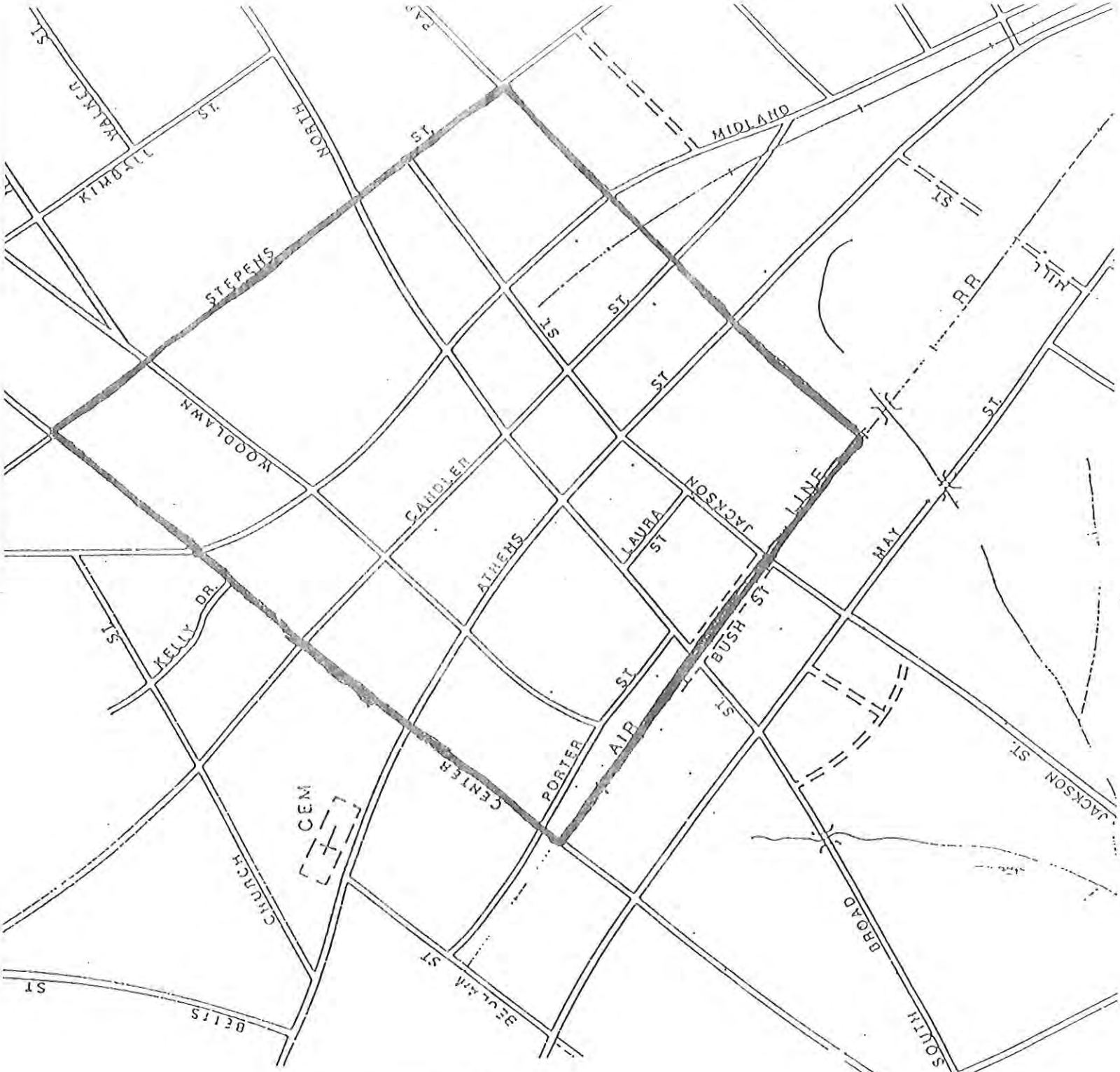
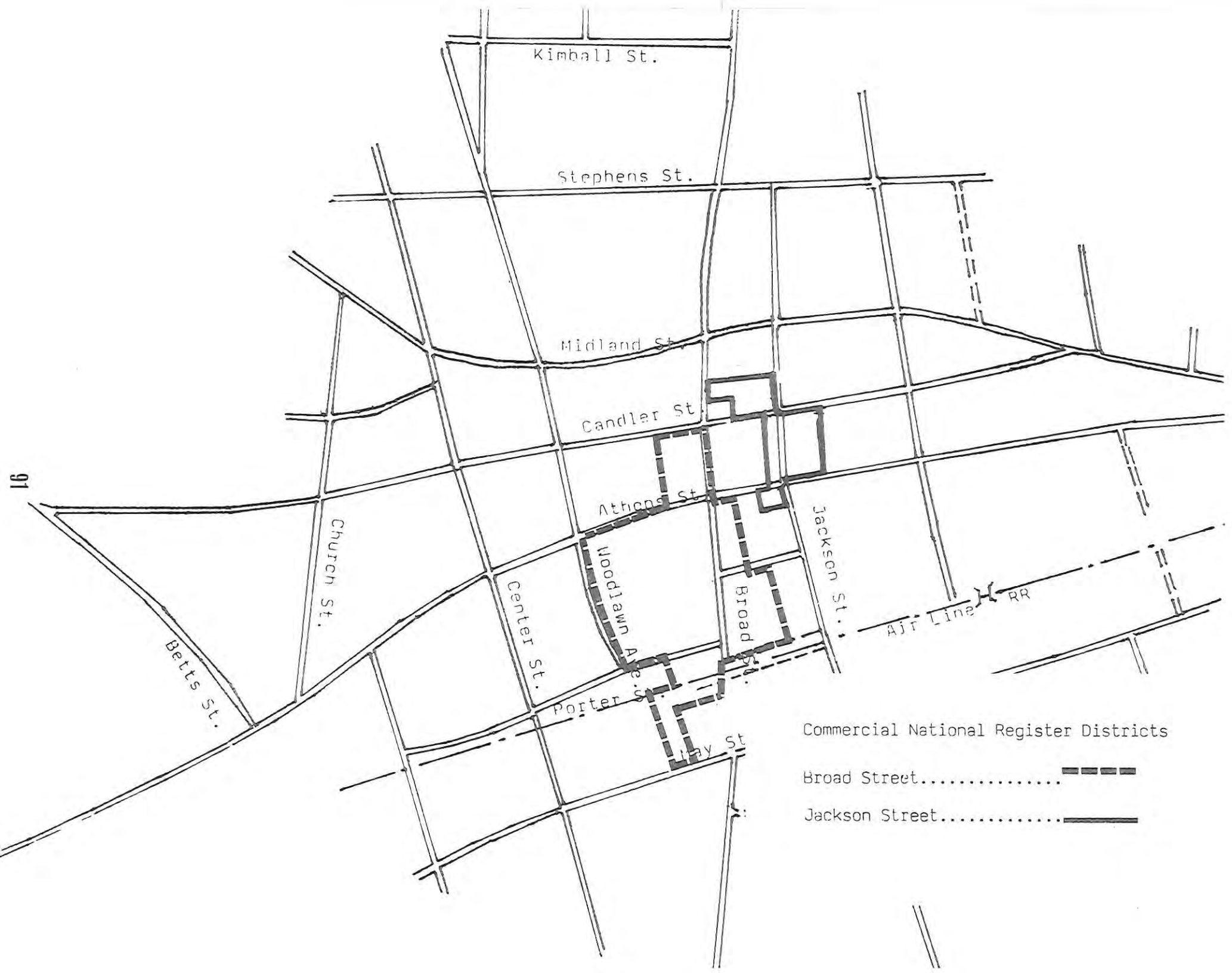


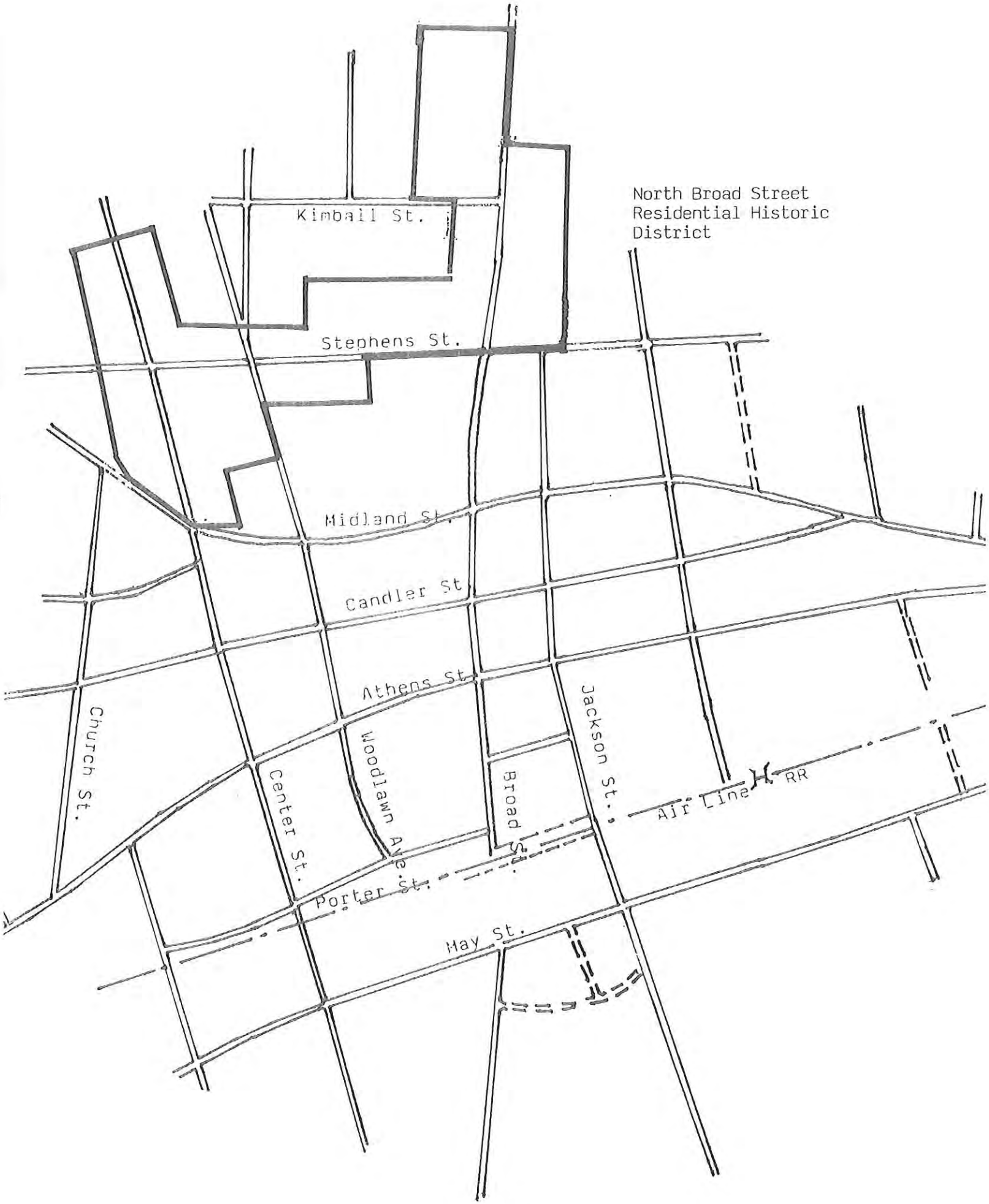
EXHIBIT "A"

HISTORIC DISTRICT #1

Beginning at the intersection of Park Avenue and Stephens Street, and extending thence along Stephens Street to Center Street, thence along Center Street to the Seaboard Coastline Railroad Line, thence along the Seaboard Coastline Railroad Line to a point where the intersection would be if Park Avenue were extended on a projection from where Candler Street crosses said Park Avenue, to the Seaboard Coastline Railroad Line.

Athens-Candler-Church Street
Residential Historic District
Betts St.
Church St.
Center St.
Porter St.
Woodlawn Ave.
Athens St.
Candler St
Midland St.
Stephens St.
Kimball St.
May St.
Broad St.
Jackson St.
RR
RR Line


Kimball St.
Stephens St.
Midland St.
Candler St.
Athens St.
Church St.
Betts St.
Center St.
Woodlawn Ave.
Broad St.
Jackson St.
Air Line RR
Porter St.
Clay St
Commercial National Register Districts
Broad Street.....
Jackson Street.....


North Broad Street
Residential Historic
District
Kimball St.
Stephens St.
Midland St.
Candler St
Athens St.
Church St.
Center St.
Woodlawn Ave.
Broad St.
Jackson St.
Air Line RR
Porter St.
May St.

APPENDIX C

APPLICATION FOR BUILDING PERMIT

Appendix "B"

_____
Name

_____
Telephone Number

_____
Location of Property

The City of Winder has adopted a historic preservation district in which any new construction, deolition or any exterior renovations or alterations of existing property has to be approved by the Historic Preservation Commission. Please study the attached map.

1) Is this property in the city's historic district? (see attached map)

_____yes _____no

2) Does this permit involve any new construction, exterior renovations/alterations or demolition?

_____yes _____no

If the answer to both questions is yes, then your plans must be approved by the Winder Historic Preservation Commission. Please fill out the attached "Application For Certificate of Appropriateness" and return to City Hall. Your cooperatoin is appreciated.

FOR USE BY HISTORIC COMMISSION

Received by _____ Date_____

Classification ( ) Major Hearing Held_____

( ) Minor

( ) Sign

This Certificate is hereby ( ) Approved

( ) Disapprived

( ) Tabled Pending further Plans/Specs. to be furnished by the applicant

_____ _____

Chairman Date

COMMENTS: _____

_____

_____

_____

_____

_____

_____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

City of Winder
P. O. Box 566
Winder, Ga. 30680

NAME OF APPLICANT: _____

ADDRESS OF APPLICANT _____

TELEPHONE NUMBER: _____

LOCATION OF PROPERTY (include street address if available)

_____

_____

RELATIONSHIP OF APPLICANT TO PROPERTY (lessee, owner): ___

_____

GENERAL DESCRIPTION OF EACH MODIFICATION OR IMPROVEMENT ___

_____

_____

_____

_____

IS THERE AN APPLICATION RELEVANT TO THIS PROPERTY AND THE SUBJECT MODIFICATIONS OR IMPROVEMENTS PENDING OR CONTEMPLATED BEFORE THE ZONING BOARD OR CITY COUNCIL? IF SO EXPLAIN _____

_____

WHO WILL REPRESENT APPLICANT BEFORE THE HISTORIC PRESERVATION COMMISSION? IF DIFFERENT FROM APPLICANT FURNISH NAME, ADDRESS, AND PHONE NUMBER

_____

_____

_____

_____ _____

Signature of Owner Signature of Applicant (if different from owner)

APPENDIX D

The Secretary of the Interior's Standards for Rehabilitation

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use the property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, site or its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

APPENDIX E

Sources of Assistance

Georgia Historic Preservation Office
Historic Preservation Section
Georgia Department of Natural Resources
Floyd Tower East
Suite 1462
205 Butler Street, SE
Atlanta, GA 30334
(404) 656-2840

The state preservation office administers the National Register, Survey and Grants programs for the Department of the Interior. The Historic Preservation Section also provides technical assistance to communities.

National Alliance of Preservation Commissions
Suite 500, 1522 K Street, NW
Washington, D.C. 20052

The Alliance provides information on the procedures and operation of preservation commissions across the country. They also provide training seminars and sponsor workshops.

National Trust For Historic Preservation
1785 Massachusetts Ave., NW
Washington, D.C. 20036
(202) 673-4000

The National Trust provides assistance in historic preservation law and issues nationwide. Georgia is part of the Southeast region of the Trust and their regional office is located at:

456 King Street
Charleston, S.C. 29403
(803) 722-8552

Northeast Georgia APDC
305 Research Drive
Athens, GA 30605
(404) 548-3141

The Northeast Georgia APDC assists with community development and can provide assistance and advice in the region which includes Barrow County.

Winder Main Street
P.O. Box 1313
Winder, Georgia 30680
(404) 867-9011

The Winder Main Street Program was begun in 1986 to provide assistance in promoting the downtown area. The Main Street Manager is available to provide technical assistance and guidance on rehabilitation.

APPENDIX F

APPENDIX G

Glossary of Common Terms

Baluster - A turned or rectangular upright member supporting a stair rail.
Balustrade - An entire railing system with top rail and balusters.
Bargeboard - A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.
Bay Window - A window in a wall that projects at an angle to another wall.
Board and Batten - Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.
Bracket - An ornamental or structural member or both set under a projecting element, such as the eaves of a house.
Bungalow - Common house form of the early 20th century distinguished by horizontal appearance, wide eaves, large porches and multi-light doors and windows.
Capital - The head of a column or pilaster.
Colonial Revival - House style of the early 20th century based on interpretations of architectural forms of the American colonies prior to the Revolution.
Column - A vertical support, usually supporting a member above.
Corbel - In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.
Corinthian Order - Most ornate classical order. Characterized by a capital with ornamental acanthus leaves and curled fern shoots.
Cornice - The uppermost, projecting part of an entablature, or a feature resembling it. Any projecting ornamental molding along the top of a wall building, etc.
Dentils - A row of small tooth-like blocks in a classical cornice.
Doric Order - A classical order with simple, unadorned capitals.
Dormer Window - A window that projects from a roof.
Double Hung Window - A window with two sashes, one sliding vertically over the other.
Eave - The edge of a roof that projects beyond the face of a wall.
Elevation - Any one of the external faces of a building.
Ell - The rear wing of a house, generally one room wide and running perpindicular to the principal building.
Engaged Column - A round column attached to the wall.
Facade - The face of front of a building.
Fanlight - A window, usually semi-circular over a door, with radiating muntins suggesting a fan.
Fenestration - The arrangement of windows on a building.
Finial - A pointed ornament at a gable peak.
Fluting - Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.
Fretwork - Ornamental woodwork, cut into a pattern, often elaborate.
Frieze Board - A flat board at the top of a wall directly beneath the cornice.
Gable - The triangular section of a wall to carry a pitched roof.
Gable Roof - A roof with a central ridge and one slope at each side.
Greek Revival Style - Mid-19th century revival of forms and ornament of architecture of ancient Greece.
Hipped Roof - A roof with uniform slopes on all four sides.
Hood Mold - A projecting molding above an arch, doorway or window.
Ionic Order - A classical order characterized by a capital with spiral scrolls, called volutes.

Lattice - An openwork grill of interlacing wood strips used as screening.
Lintel - A horizontal beam or stone bridging an opening.
Modillion - A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.
Muntin - The strip of wood separating the panes of a window sash.
Neo-Classical Style - Early 20th century style which combines features of ancient, Rennaissance, and Colonial architecture; characterized by imposing buildings with large columned porches.
Palladian Window - A window with three openings, the central one arched and wider than the flanking ones.
Pediment - A triangular space in a gable closed on all three sides.
Pilaster - A square pillar attached, but projecting from a wall, resembling a classical column.
Porte-cochere - A porch large enough to enclose wheeled vehicles.
Portico - A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.
Pyramidal Roof - A roof with four identical sides rising to a central peak.
Queen Anne Style - Popular late 19th century revival style of early 18th century English architecture, characterized by irregularity of plan and massing and variety of texture.
Quoins - Stones or bricks ornamenting the outside walls of a building.
Sill - The bottom crosspiece on a window frame.
Terra Cotta - Cast and fired clay units, used as ornamentation.
Transom - Horizontal window like element above the door.
Vergeboard - The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.
Weatherboarding - Wood siding consisting of overlapping boards usually thicker at one edge than the other.

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