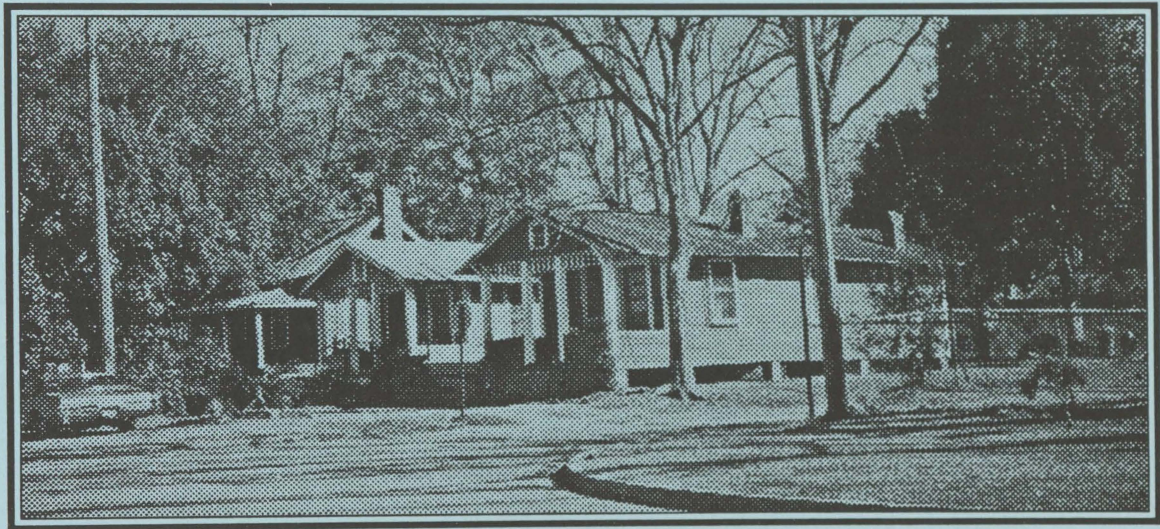


Stevens Street Neighborhood Preservation Plan



Preservation Strategies for the
Stevens Street Neighborhood,
Thomasville, Georgia

ACKNOWLEDGEMENTS

This preservation plan was produced by a team of second-year graduate students in the University of Georgia's Historic Preservation Program for Thomasville Landmarks, Inc. We are especially grateful to Melissa Fursey, Executive Director of Thomasville Landmarks and Past County, Georgia, for her support and assistance. We would also like to thank the residents of the Stevens Street Neighborhood for their cooperation and kindness. We are especially grateful to the first-year students in the University of Georgia's Historic Preservation Program who assisted in our survey efforts. The assistance of Gad Miller, Aurora Kiser, Pam Stockard and Laura Strubbia contributed a great deal toward the effectiveness of our field research survey.

Corinne Blencoe
Peggy Callister
Hayne Drumheller
Katherine Malone
Chloe Mercer
Jeff Squier

March 1996

Master of Historic Preservation Program
School of Environmental Design
University of Georgia

H.B. Owens Resource Center
School of Environmental Design
Caldwell Hall
University of Georgia

GA
Thomasville - Thomas
H.P.
1996

ACKNOWLEDGEMENTS

This preservation plan was produced by a team of second-year graduate students in the University of Georgia's Historic Preservation Program for Thomasville Landmarks, Inc.. We are especially grateful to Melissa Forgey, Executive Director of Thomasville Landmarks and Pratt Cassity, Director of the Office of Preservation Services, for their assistance and support of our study. We would like to thank Mr. David Goodlet, Mrs. Alta McDonald, Mr. Dennis McGill, Junior Warden of The Church of the Good Shepherd, Mrs. Lucile Morris, Mr. Charles Rowan, Senior Warden of The Church of the Good Shepherd, and Mrs. Pinky Wilkerson. We would also like to thank the residents of the Stevens Street Neighborhood for their cooperation and kindness. We are especially grateful to the first-year students in the University of Georgia's Historic Preservation Program who assisted in our survey efforts. The assistance of Gail Miller, Autumn Rierson, Pam Stoddard and Laura Straehla contributed a great deal toward the effectiveness of our historic resources survey.

Introduction	1
Chapter 1: History of Thomasville	2
Chapter 2: Historic Resources Survey	3
Chapter 3: Survey Methodology	4
Chapter 4: Survey Results	5
Chapter 5: Survey Results - Buildings	6
Chapter 6: Survey Results - Streets	7
Chapter 7: Survey Results - Landmarks	8
Chapter 8: Survey Results - Archaeology	9
Chapter 9: Survey Results - Cultural Resources	10
Chapter 10: Survey Results - Other Resources	11
Chapter 11: Survey Results - Summary	12
Chapter 12: Survey Results - Recommendations	13
Chapter 13: Survey Results - Conclusions	14
Chapter 14: Survey Results - Appendix A	15
Chapter 15: Survey Results - Appendix B	16
Chapter 16: Survey Results - Appendix C	17
Chapter 17: Survey Results - Appendix D	18
Chapter 18: Survey Results - Appendix E	19
Chapter 19: Survey Results - Appendix F	20
Chapter 20: Survey Results - Appendix G	21
Chapter 21: Survey Results - Appendix H	22
Chapter 22: Survey Results - Appendix I	23
Chapter 23: Survey Results - Appendix J	24
Chapter 24: Survey Results - Appendix K	25
Chapter 25: Survey Results - Appendix L	26
Chapter 26: Survey Results - Appendix M	27
Chapter 27: Survey Results - Appendix N	28
Chapter 28: Survey Results - Appendix O	29
Chapter 29: Survey Results - Appendix P	30
Chapter 30: Survey Results - Appendix Q	31
Chapter 31: Survey Results - Appendix R	32
Chapter 32: Survey Results - Appendix S	33
Chapter 33: Survey Results - Appendix T	34
Chapter 34: Survey Results - Appendix U	35
Chapter 35: Survey Results - Appendix V	36
Chapter 36: Survey Results - Appendix W	37
Chapter 37: Survey Results - Appendix X	38
Chapter 38: Survey Results - Appendix Y	39
Chapter 39: Survey Results - Appendix Z	40

ACKNOWLEDGEMENTS

The preservation plan was produced by a team of second-year graduate students in the University of Georgia's Historic Preservation Program for Thomasville Landmarks, Inc. We are especially grateful to Thomas Landmarks, Inc. for their assistance and support of our study. We would like to thank Mr. David Goodlet, Mr. Alan McDaniel, Mr. Dennis McNeil, Mr. James Warden of the Church of the Good Shepherd, Mr. Jackie Moore, Mr. Charles Hester, Senior Warden of the Church of the Good Shepherd, and Mr. Peter Wilkerson. We would also like to thank the residents of the Stevens Street Neighborhood for their cooperation and kindness. We are especially grateful to the first-year students in the University of Georgia's Historic Preservation Program who assisted in our survey efforts. The assistance of Oral Miller, Assistant from Sheldahl and Laura Fowells contributed a great deal toward the effectiveness of our historic resources survey.

Table of Contents

Introduction	1
Methodology	2
African Americans Places in History	4
Historic Preservation in Thomasville	7
Local	7
Thomasville Landmarks, Inc.	7
Historic Preservation Commission	7
City of Thomasville, Certified Local Government	8
Southwest Georgia RDC	8
Heritage Foundation	9
Statewide	9
Historic Preservation Division	9
African American Historic Preservation Commission	9
Developmental History	11
Introduction	11
Transportation	11
Agriculture	11
Commerce	11
Tourism	12
Religion	13
Education	15
Civil Rights	18
Summary	19
Survey Analysis	21
Methodology	21
Findings	21
Community Analysis	25
Assets of the Community	25
Issues that need addressing	25

Significance of Low Income Neighborhoods	27
Preservation Strategies	29
Maintenance Guidelines	33
Maintenance Checklist	33
Repair and Replacement	37
Guidelines for New Construction	39
New Construction	39
Additions	40
Appendices	
A. Survey Analysis Tables	
B. Glossary	
C. Bibliography	

Introduction

**Stevens Street
Neighborhood
Preservation Plan**

INTRODUCTION

This document is the end result of a Preservation Planning Class undertaken by students from the University of Georgia's Master of Historic Preservation Program. Each year groups from the class conduct studies in various towns and neighborhoods and present a final document summarizing their findings. This specific document is a culmination of a study done on the Stevens Street Neighborhood in Thomasville, Georgia. This historic African-American Neighborhood has served as a hub for the black community since the beginning of the twentieth century. The purpose of this study was to provide a detailed analysis of the historic resources located in the Stevens Street Neighborhood and to serve as the basis for future preservation activity within the community. The information is intended to provide a historical background of the area, identify important community resources and equip the residents of the Stevens Street Neighborhood with the strategies necessary for successful preservation efforts. Through carrying out this project students were able to utilize necessary and essential professional preservation skills while providing useful and needed information to the residents in the Stevens Street area. Hopefully, the study will serve as a catalyst for the appreciation and protection of the vast amount of historic African-American resources within the Stevens Street Neighborhood.



Bungalow building type, Oak Street

METHODOLOGY

Phase I. Initial Contact

As a requirement for a Preservation Planning class within the Master of Historic Preservation (MHP) program at the University of Georgia, second year students conduct a project where they develop preservation plans to assist communities in the protection of their historic resources. Melissa Forgey of Thomasville Landmarks, Inc. contacted Pratt Cassity, Director of the Office of Preservation Services, about using the Stevens street neighborhood, an African American community of Thomasville as one of the study areas.

Phase II. Historic Resources Survey

A. Windshield survey: A preliminary windshield survey using boundaries provided by Melissa Forgey was conducted on Friday, January 12, 1996. Using the windshield survey the students estimated the number of resources in the neighborhood.

B. Survey: The full survey was conducted Friday, February 2 and Saturday, February 3, 1996, with the help of four first year graduate students. The survey process consisted of completing a survey form for and photographing every property within the neighborhood.

C. Analysis of Survey Data: The information from the survey forms was compiled and entered into a computer database, which allowed the team to better analyze the integrity of the Stevens Street neighborhood (See Survey Analysis section).

Phase III. Community Meeting

On Saturday, February 24, 1996, the team conducted a meeting to gather public input from the residents of the Stevens Street neighborhood.

Phase IV. Final Plan

A. Developmental History: Team members researched the history of the Stevens Street neighborhood and African Americans in Thomasville. There was a lack of information on these subjects—the exceptions being religion and education in the black community.

B. Analysis of Neighborhood: In this phase the team analyzed the current preservation efforts in the area, assets of the community, and any threats to the community's character.

C. Recommendations: The final stage of the plan consists of a set of recommendations in three areas.

1. Preservation strategies for the Stevens Street neighborhood
2. Maintenance and Infill Guidelines
3. Education and Advocacy Packet



Double Shotgun building type

**African-American Places in History:
Historic Properties in Georgia: 1519-1960**

Places associated with Georgia's African-American history are very special historic places. They include historic buildings and structures, historic landscapes and archaeological sites, residential neighborhoods and commercial centers, and entire communities. These places form a distinctive part of Georgia's historic built environment. They also tell stories about the historic events and activities which took place in and around them.

A broad range of historic places associated with Georgia's African-American heritage exists today. Included are urban communities in major cities; residential neighborhoods in numerous towns and cities; portions of commercial districts and individual commercial buildings; landmark community buildings including churches, schools, theaters, hospitals, and fraternal lodges; and the houses of famous black Georgians along with the homes of "everyday" black Georgians. Also included are archaeological sites associated with former black settlements; an experimental Depression-era self-help community; buildings and structures including covered bridges, mills, and plantation houses designed or built by African Americans; cemeteries ranging from simple churchyard burial grounds to elaborate designed landscapes; properties associated with the history of race relations from slavery to civil rights; and places which commemorate African-American history in Georgia.

Chief among Georgia's historic African-American properties are churches. Churches were extraordinarily significant places in historic black communities, serving not only religious but also cultural, educational, and political purposes. Historic black churches in Georgia range from simple wooden buildings to elaborate architect-designed masonry structures. They are located in isolated rural settings, small towns, and urban neighborhoods, and they date from the mid-nineteenth century through the early-twentieth century. Many remain in use.

Schools are also well represented. Reflecting African Americans' desires for education and social advancement, they range from simple one-room country schools to large urban high schools and institutions of higher education. Some are still in use; others have been adaptively used as community and cultural centers.

Houses are the most numerous of all the historic places associated with African-Americans in Georgia. Ranging from slave cabins to mansions, they represent the wide variety of historic African-American lifestyles in Georgia. Most are examples of vernacular house types, including some specifically associated with African-

American heritage, like the shotgun, and others which correspond to larger vernacular house traditions, like double pens, gabled ells, and bungalows. Some represent interpretations of prevailing architectural styles such as the Queen Anne, Neoclassical Revival, and Craftsman. Most were built by black craftsmen. Many are still lived in by black families today, some of whom descend from the original owners.

While many historic buildings and structures associated with Georgia's African-American history still exist, others have been lost. For example, although most black Georgians lived in the country during the eighteenth and nineteenth centuries, relatively few rural houses or farms survive today. Other types of historic buildings and structures have been lost entirely. But even in these cases, physical evidence may still exist in the form of archaeological sites. If carefully examined, these sites can tell us much about the former buildings and structures and about the people who built them, lived in them, and worked in them.

A final category of places associated with African-American history in Georgia includes properties which document the history of race relations from slavery through Emancipation and the "Jim Crow" era to the civil rights movement. Represented here are slave dwellings; a trade market; free black communities; schools and churches founded immediately after the Civil War; segregated places of public accommodation including railroad stations, schools, theaters, and neighborhoods; and places associated with the civil rights movement.

In addition to these historic places, there are commemorative places — museums, foundations, and other institutions — which document, interpret, and celebrate Georgia's African-American history. Whether housed in new structures or in historic buildings, these places help bring the past to present and future generations of Georgians.

Richard Cloues, Deputy SHPO
Historic Preservation Division, Department of Natural Resources,
Atlanta, Georgia

HISTORIC PRESERVATION ORGANIZATIONS AND POLICIES

It is important for the residents of the Stevens Street Neighborhood to work for the designation, protection, preservation and rehabilitation of historic properties and historic districts and to participate in federal or state programs to do the same. The most effective way of protecting historic resources is through implementation of policies at the local level designed to facilitate this process. Regional and state sponsored assistance is also available.

Local Policies and Organizations

Protection of historic resources can be most successful at the local level. Organizations are in place to provide public assistance and policies have been adopted by the local government to help implement preservation strategies.

Thomasville Landmarks, Inc.

Established in 1964 and incorporated in 1966, Thomasville Landmarks, Inc. was created to encourage the preservation of historical and cultural sites in Thomasville and the Thomas County area. Thomasville Landmarks along with other local preservation organizations has played an important role in designating several local neighborhoods as National Register Districts. These districts include:

- Dawson Street Historic District, east of Broad Street
- Paradise Park Historic District, southeast of Broad Street
- Fletcherville Historic District, south of Broad Street
- Gordon Avenue Historic District, in southern Thomasville
- Commercial Historic District, located downtown
- Tockwotton-Love Place Historic District, east of Broad Street
- East End Historic District, east of Paradise Park.

The volume of preservation activity is significant, but more needs to be done including further preservation efforts in the Stevens Street neighborhood.

Historic Preservation Commission

In 1987, the city passed an Historic Preservation Ordinance. It is the purpose and intent of this ordinance to establish a uniform procedure for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscape features and works of art having a special historical, cultural or aesthetic interest or value to the city of Thomasville. The Ordinance also provides for the establishment of an Historic Preservation Commission in the city of Thomasville to provide for issuance of certificates of appropriateness; to provide for an appeals procedure; to

repeal conflicting ordinances; and to provide for designation of historic properties or historic districts. At the current time the Commission has designated two local districts: a smaller version of the Dawson Street National Register Historic District in 1987, and Tockwotton Historic District in 1990. It is important that the Historic Preservation Commission keep the Stevens Street Neighborhood in mind as a future locally designated historic district.

City of Thomasville, Certified Local Government

The city of Thomasville was granted Certified Local Government (CLG) status by the State Historic Preservation Office in 1988. The Certified Local Government (CLG) Program is a cost-effective local, state and federal partnership and has been a major source of support and guidance. This national initiative provides valuable technical assistance and small grants to local governments seeking to keep for future generations what is important and significant from their past. Funds are appropriated annually by the U.S. Congress and distributed from the Historic Preservation Fund, which is administered by the National Park Service and the State Historic Preservation Office in each state.

In the early years of the program, CLG grants were used for variety of survey and planning studies, but today CLG grants are used for a wider range of projects, including building reuse and feasibility studies, design guidelines, conservation district ordinances, and many kinds of public education. Thomasville has received several CLG grants for survey and planning from the Department of Natural Resources. These grants can be used for a variety of community preservation activities to help further local historic resource identification and protection, and should be used towards future preservation efforts in the Stevens Street Neighborhood.

Southwest Georgia Regional Development Center

In 1993, the city of Thomasville prepared a comprehensive plan in conjunction with the Southwest Georgia Regional Development Center. This plan is designed to provide local officials with a tool to manage and guide the future growth, development, and redevelopment of the City through the year 2010 and beyond.

This plan also provides for the stewardship of natural and historic resources including the goal of ensuring that all governmental actions encourage and promote the preservation of historic resources. Another stated goal is to create an economic environment that makes protection and recognition of historic resources attractive to all segments of the community. Implementation measures include increased police protection services; complete paving of and drainage improvements for the remaining approximately 22 miles



*Folk Victorian building style,
Side Hall building type*

of unpaved streets in the city; and determine the need for sidewalk replacement, renovation and extension. It is important that the city, and the Regional Development Center, do not forget the Stevens Street Neighborhood when implementing these measures.

Heritage Foundation

The Heritage Foundation was founded in 1989 for the purpose of preserving Thomasville's African-American heritage. The foundation is already involved in the Stevens Street neighborhood, and they are probably the most accessible local organization for members of the community who are interested in preserving their neighborhood's character.

State Preservation Organizations

Historic Preservation Division - Georgia Department of Natural Resources

The Historic Preservation Division of the Georgia Department of Natural Resources serves as the State Historic Preservation Office in Georgia. By working in partnership with the United States Department of the Interior and local communities, the Historic Preservation Division carries out mandates of the National Historic Preservation Act of 1966. In administering the National Register of Historic Places and its associated programs, the Historic Preservation Division provides the following services: identification of resources; administration of federal and state tax incentive programs; planning services; technical assistance; and archaeological services.

African American Historic Preservation Committee

This is a volunteer committee formed to advise the Historic Preservation Division on preservation issues related to minority heritage in Georgia, particularly African-American heritage. This statewide network is an informal group of over 200 individuals who have an interest in the preservation of African-American resources.



Greek Revival building style

DEVELOPMENTAL HISTORY

Introduction

Thomas County, located in southwest Georgia, was formed in 1825 from parts of Decatur and Irwin Counties. On December 22, 1826, a location was established for the new county seat, Thomasville. As the county seat, Thomasville became the center of educational, political, social, economic, and religious activities for the county. The construction of a railroad line through Thomasville in 1861 also had a large impact on its growth and development.

Transportation

The rail line between Thomasville and Savannah was destroyed by the Union Army but was repaired by 1866. By the late 1880s, Thomasville became the central terminus of the Savannah, Florida, and Western Railroad in southern Georgia. The improvement of the railroad and the introduction of the cotton press and warehouse in Thomasville encouraged the movement of cotton from Alabama, Florida, and north Georgia through Thomasville on its way to Savannah.

As well as destroying the railroad, the Civil War led to the cessation of civic functions and streets in Thomasville fell into disrepair. These streets were unpaved and had no drainage, which made them unstable. As a result, the town council urged the use of unemployed men to maintain the streets. By 1866, a corps of workers was created to repair the streets. A year later, the councilmen ordered all men aged 16 to 45 to work for five days on street repair or pay a five dollar tax. Since many African Americans were too poor to pay the tax, they made up the majority of the workers.

Agriculture

After the Civil War and the emancipation of the slaves, African Americans continued in agricultural pursuits. Most African American farmers were tenant or sharecroppers. Unable to afford land of their own, these men received the use of land and farming equipment in return for a portion of a crop. Cotton continued as the dominating crop. Many of these farmers were quite successful. In 1897 the Black Farmers Conference, a forum for the exchange of ideas and agricultural information, was held in Thomasville.

Commerce

Besides playing an important part in the growth of agriculture, African Americans were also vital to the expansion of Thomasville's commercial districts. The majority of the African-American businesses were located on West Jackson Street just south



Railroad Tracks in Stevens Street Neighborhood

of the Stevens Street Neighborhood. The area was quite prosperous until the Civil Rights Movement, when white businesses in Thomasville were forced to open their doors to the African Americans.

African-American residential areas of Thomasville during the late-nineteenth century were primarily to the north and west of the commercial district. An area known as Dewey City, located to northwest of downtown, had functioned as a prisoner-of-war camp for federal prisoners in 1864; following the war it developed as a African-American neighborhood. African Americans also purchased small lots directly north of downtown along Broad and Crawford streets in the vicinity of Merrill Street and Lutten Lane, an area developed by E.M. Mallette and later, his daughter Ola.

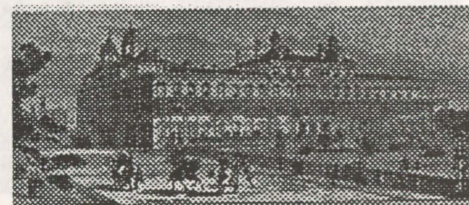
Tourism

Of all the commercial activities in Thomasville that followed the Civil War the largest was undoubtedly tourism. The role of tourism in the development of Thomasville and Thomas County dates back to the late 1860s. Factors contributing to the emergence of Thomasville as a tourist destination included the mild climate and the abundance of game in the surrounding pine forests, which lured hunters from around the country. The area was touted as one of the most healthy locales in the United States, being “free from malaria and all climatic diseases.”

William Warren Rogers, in his book, *Thomas County, 1865-1900*, sees two distinct periods in Thomasville’s tourist heyday. The first was from 1865-1883, during which time the Mitchell House, the first major hotel to be built in Thomasville, was completed in 1875. Recognizing the need for more luxurious accommodations, local businessman Thomas C. Mitchell acquired two parcels of land at the corner of Broad and Jackson streets and built the hotel bearing his name on this lot. In 1883 the Mitchell House was destroyed by a fire that began in the kitchen, signalling an end to this first hotel era.

The second hotel era was from 1884 to 1900. It was during this later period that tourism in Thomasville really flourished. An influx of affluent midwestern and northeastern industrialists and aristocrats came to Thomasville to enjoy the temperate climate, and, later, the hunting. During the 1890s the second of the two major hotels, Piney Woods, was built facing a pine grove on South Broad Street, Paradise Park, that was favored by northern tourists. By 1895 Thomasville’s popularity as a tourist destination had reached its peak, substantially increasing the economy of the area.

African Americans also profited from the tourism trade. Many were employed in construction, or worked as dog handlers, cooks, guides or any number of other jobs. Some capitalized on the



Mitchell House Hotel, Thomasville



Masury Hotel, Thomasville

abundant wildlife and agricultural products of the county by hunting and gathering and then bringing their goods to Thomasville to sell to the tourists. There were many skilled and professional African Americans in Thomasville, and the African-American population there was thought to be more economically sound than other African Americans in the state. The average African American resident of Thomasville owned property valued at \$16.45 while other African Americans in the state only averaged \$14.35 worth of property. However, the white per capita amount of taxable property averaged \$459.22.

During this time additional African American Thomasville neighborhoods were in the beginning stages of development. Residential neighborhoods such as Dekle’s Quarter—located near Stevens and Madison streets—were firmly established by the 1920s. These African-American neighborhoods consisted of mostly small, modest homes with shotguns, saddlebags, and bungalows being the most common building types. Besides residential structures, the Stevens Street neighborhood also had a number of churches.

Religion

As in many African-American communities, the church and religious life played an important role in the lives of African-American citizens of Thomasville. Slaves were denied many opportunities for socialization that were available to free persons prior to the Civil War. Churches were one of the few places where slaves were able to interact with other African Americans. Most belonged to the white church but had no right to participate in the administration of those churches. This was to change after emancipation. Once free, African Americans desired to establish their own churches. Although they had been members in white churches, they had played no role in church government. With their new freedom, African Americans could now form their own congregations, listen to ministers of their own race, and control church affairs. The masses of African Americans were often segregated from the mainstream of American life and the church communities; the church became the one institution where they were in control.

In Thomasville, a number of congregations were established. The Saint Luke Colored Methodist Episcopal Church was founded in 1869 with their first services conducted in a brush arbor on East Monroe Street. The St. Thomas African Methodist Episcopal Church was founded in 1874 at the corner of Broad and Webster Streets. Maintaining and building an African American church in southwest Georgia in the 1880s was a formidable task. The strength of St. Thomas can be attributed to the hard work and dedication of its ministers.



Row of Shotgun building types

The First African Baptist Church (later renamed First Missionary Baptist Church) was formed in September 1866 by members of Thomasville Baptist. By October 1866, the 137 members occupied their building at Madison and Calhoun Streets. Sermons were conducted by Elder Jacob Wade. The Baptists enjoyed a strong growth under the guidance of their ministers.

Reverends E.K. Love and N.W. Waterman both made significant contributions to the church. In 1881, Reverend Love raised \$1,000 to renovate the church, and, by that time, the congregation had grown to over four hundred members. During his pastorate, Waterman launched a campaign to raise money for a new church. The present church building at the corner of Madison and Calhoun streets dates from 1900.



Bethany Church, Thomasville

Other denominations established congregations in Thomasville, although the Methodist and Baptist churches remained the largest. In 1891 the American Missionary Association organized the Bethany Congregational Church, which was presided over by the Reverend Charles F. Sargent until 1895. Membership was consistently low in the Presbyterian church, and African-American members continued to worship with white members until 1898 when the General Assembly of the Presbyterian church approved a plan to transfer its African American presbyteries to a new Afro-American Presbyterian church. In 1910 the all-African American Second Presbyterian Church of Thomasville was established, although it was supervised and partially supported by the white church.

In 1872, John E. Carter, with the assistance of Henry Carrington and Benjamin Goldwire, established the Christian Church of God. By July 1873, however, the building burned. In 1887 yet another Christian church was developed in the neighborhood: Mount Pisgah was built on Stevens Street and was closely related to the Church of Christ.



Good Shepherd Episcopal Church, Thomasville

The Episcopal Church never had a large African American membership until 1872 when membership began to rise. Finally in 1893, action was taken to establish a new church. At that time Reverend LaRoche, Rector at St. Thomas, helped organize what became the Church of the Good Shepherd, and eventually a church was built on the corner of Oak and Clay Streets. In 1897 the Reverend G. S. Whiting became LaRoche's successor and in 1901 the Reverend A. G. Coombs became the church's first African-American vicar.

Churches in historically African-American communities served not only religious but also cultural, educational and political purposes. Participation in the church provided a social outlet for African-Americans as well as educational and political participation. Sunday schools afforded children the opportunity to learn about God and their duty to the community. The role of pastor in the African-

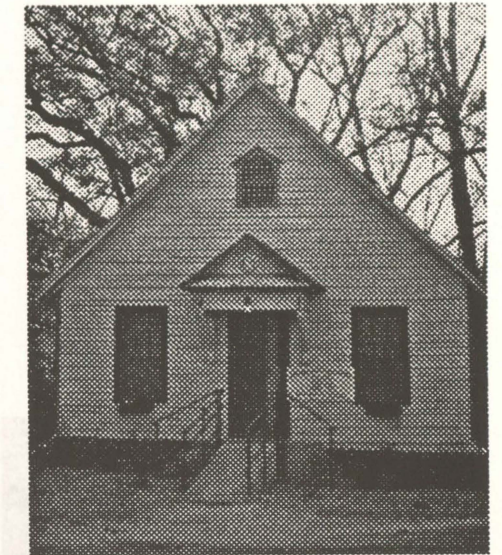
American church carried tremendous responsibilities and required leadership skills. Because members looked to their ministers for religious and social guidance, ministers were very important members of the community and were considered the pillars of society. Ministers also played the role of politician. In the African-American church, politics were often an integral part of the sermons, and ministers were inextricably linked to two duties: that of spiritual guide and of community leader.

Within the Stevens Street neighborhood, various churches continue to exist and support the community in which they are located. Acting as anchors within the community, these congregations still provide spiritual guidance and social structure. They include: The First Missionary Baptist Church on Madison Street, Saint Luke CME Church on North Broad Street, True Vine Church of Deliverance on Pine Street, Olive Grove Baptist Church on Pine Street, The Church of the Good Shepherd on Oak Street, St. John PB Church at the corner of Oak and Monroe Streets, Colman Temple on Clay Street, Good Shepherd Deliverance Church on Oak Street, Faith Temple Church of Our Lord Jesus Christ on Webster Street, and St. James AME Church on Stevens Street.

Education

Along with religious institutions, several structures that played an important role in the education of African Americans were located within the area of the Stevens Street neighborhood. The education of the African-American population of Thomasville became institutionalized only after the conclusion of the Civil War. Prior to this conflict, the education of African-Americans was limited to the efforts of a few literate slaves or slave owners. During the era of Reconstruction, the Freedman's Bureau established schools for African-American students as part of its efforts to assist African Americans in the transition from life as slaves to free citizens. By May 1866, the Freedman's Bureau reported the existence of several African-American schools in Thomasville. In 1867, Simon Ryoll, an African-American educator, began assisting the Freedman's Bureau in establishing schools, the largest of which had an enrollment of 82 students. Although the efforts of the Freedman's Bureau were hindered by insufficient funds and a lack of teachers, by 1868 there were several schools for African-American children in Thomas County.

In 1869 the Freedman's Bureau was dissolved and African-American educational institutions became dependent on state and local appropriations within a governmental framework where racial segregation was rigidly enforced. In spite of this difficult position, African-American education survived and grew in Thomas County.



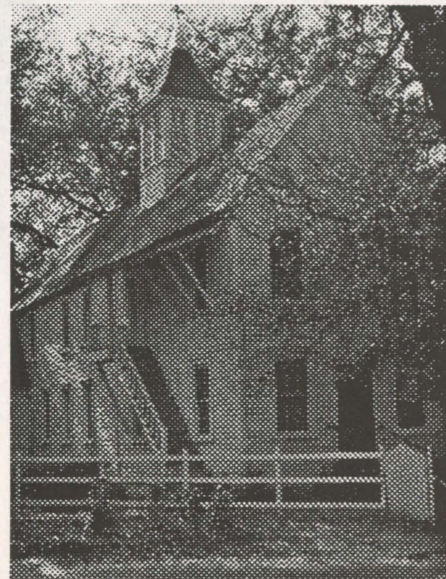
True Vine Church of Deliverance, Thomasville

In 1870 only two African-American schools were in operation in the county; however, a decade later there were 24 African-American schools in existence. The Freedman's Academy, also known as the Negro Academy, survived the dissolution of the Freedman's Bureau and boasted an enrollment of 90 students in 1886. In 1886 the American Missionary Association, a group which founded African-American schools and colleges throughout the South, decided to establish an industrial school in Thomasville. Charles Rice, a graduate of Atlanta University and principal of the Negro Academy, yielded his school building on Broad Street to the A.M.A. and constructed the Clay Street Normal and Industrial School. The Clay Street School housed the largest public library in the county which was named in honor of Frederick Douglass and financed by one of Thomasville's wealthy vacationers, Mrs. B. Chance Wyman of Rhode Island.

The A.M.A.'s school opened in the old Negro Academy building in the spring of 1886 as an industrial school for girls, providing them an education in subjects including cooking, dressmaking, and nursing. The school, staffed primarily by white teachers from the North, soon grew to include boys as day students and was renamed the Connecticut Industrial School. The curriculum expanded to include orthography, mathematics, physiology, and geography. In 1887, a new three-story school building was constructed facing Lester Street on a parcel of land donated by Judge H.W. Hopkins. In the same year, due to its inexpensive tuition and growing reputation, the school's enrollment reached 270. In 1891, the students and faculty established the Bethany Congregational Church in a building directly across from the college. Also in 1891, the school was renamed the Allen Normal and Industrial School in honor of its original benefactors. An advertisement for the school published in 1897 illustrates the breadth of education at the institution. It reads:

The systemic course of the three departments, Literary, Industrial and Musical will be in charge of tried and competent teachers. The literary course includes twelve grades, the industrial department includes sewing, cooking, and nursing. Instruction in vocal music is given without extra charge. Four lessons per month on the organ or piano, \$1.00. Use for instrument for practice one hour a day; \$1.00, organ \$.25 a month. Tuition in primary grades \$.50 a month. Intermediate \$.75. Grammar and Normal, \$1.00.

In the early years of the twentieth century, the school's enrollment declined due to economic hardships and an increasing number of African-American schools.



Church of the Good Shepherd
Parish Hall

The late nineteenth century also witnessed the efforts of several other African-American educators to establish schools in Thomasville. J. Jones began a school located on Jackson Street in the 1880s. By 1892, it had an enrollment of 175. J.W. Carter, an African-American educator and minister, opened a school in a rented building on Stevens Street. The school received financial assistance from a white Episcopal congregation, and by 1894 it had an enrollment of 155.

Education for Thomasville's African-American community was reinforced in 1902 when the Clay Street School, a private institution, was constructed at the corner of Pine and Clay streets. The school was a two story building with five classrooms and a large auditorium. H.H. Thweatt served as school principal with Daisy McLean, Massie Toombs, and Kittie Hamilton comprising the teaching staff. The school's initial enrollment was 119 students.

The Clay Street School was destroyed by fire in 1925, and at this time a public school campus was constructed between Alexander and Forest Streets to house the new Dewey City Public School.

Two early leaders in Thomasville's African-American public schools were D.C. Brantley and W.G. Smith. Brantley, a Civil War veteran, served as the first principal of Dewey City School. He was followed in that position by Smith, a veteran of the First World War and a graduate of Lincoln University. W.G. Smith was the first African-American principal in Thomas County to have earned a college degree. He organized a strong Parent and Teacher's Association which requested that the high school be given a new name. A committee was formed and made several suggestions, including the names Paul Lawrence Dunbar, Booker T. Washington, and Frederick Douglass. The full PTA voted, and the school became Frederick Douglass High School.

W.G. Smith's leadership proved to be a significant factor in the continued growth of the Dewey City campus. In 1925 a new high school facility was constructed. Possessing an insatiable desire for education, and challenged by the Board of Education, the PTA launched a fund drive that raised \$500 to purchase equipment for the science classroom at the new high school. This building burned in December of 1932 but was quickly replaced. Members of the African-American community raised \$10,000 to complete the new \$25,000 facility, which was state-of-the-art and featured running water, electricity, and steam heat.

In December of 1937 the second Frederick Douglass School burned, and students were forced to complete the school year in a building once occupied by the Allen Normal School. A new facility, identical to its predecessor, was erected the following year.

Douglass High School was known for its high academic stan-

dards: its English, math, and science programs were especially strong. The school also had an excellent athletic program, and its football team was known throughout the region and played African-American teams from Albany, Georgia, to Miami, Florida.

Another key figure in African-American education from the 1930s onward was Edward H. Smith. A native of Sumter, South Carolina, Smith arrived in Thomasville after earning a B.S. in Mechanical Arts from South Carolina State College and an M.A. in Vocational Technical Training from New York University. He was hired as the industrial arts instructor at Douglass High School but had influence in many aspects of the school and community. In 1942 Smith began the Thomasville's first African-American Boy Scout Troop—Troop 350—and he was involved in the drama and choral programs at Douglass.

Schools in Thomasville and Thomas County remained segregated until September of 1963, when approximately fifty-one African-American students entered formerly all-white public schools. The next year witnessed the introduction of Freedom of Choice, a concept that permitted parents throughout the county to determine where their children attended school. However, the majority of parents elected to continue sending their children to traditionally all-black or all-white public schools.

In 1965, the City of Thomasville School Board considered gradually integrating local schools over a twelve year period. This concept recommended integrating one grade each year, beginning with the first grade in 1965 and culminating with the twelfth in 1976. The plan was not adopted, however, and Freedom of Choice continued until August 1970, when city and county schools were integrated according to federal law.

Civil Rights

Besides desegregation of the public schools, African Americans in Thomasville were involved with the civil rights movement through several different organizations. In 1940, an organization known as the Bi-Racial Committee was formed to deal with race-related issues. The organization's inception was prompted by education needs and by the desire of local leaders, black as well as white, to improve the quality of education for all Thomas County school children. Lawson Neel, local business and community leader, explained that the Committee was effective because "we knew each other and respected each other." Early participants included Will Watt and Mel Goodwin from the white community and Forest Monroe and C.W. McIver from the African-American community.

The Bi-Racial Committee lay dormant during the late 1940s and early 1950s but was reactivated as the Civil Rights Movement

began. Communication between the races had improved during the 1940s, allowing for a fairly orderly period of integration during the 1960s.

The Thomasville chapter of the National Association for the Advancement of Colored People (NAACP) was organized in 1963. The organization was led by Thomas County native and Bi-Racial Committee member Curtis Thomas. In 1964 Mr. Thomas led the formation of additional NAACP chapters in neighboring Decatur, Lowndes, Seminole, and Mitchell Counties. In that same year a chapter was also organized by Mr. Thomas in Jefferson County, Florida.

The Thomas County chapter of the NAACP was quite active, and in 1963, as voting rights legislation became national law, this group helped register new voters in Thomas County. In July of 1964 the NAACP organized a march in celebration of the Supreme Court's Public Accommodations Decision. The march occurred without incident.

Compared with the integration of the public schools, the integration of city and county governments arrived more slowly, and in 1972 the NAACP sued for reapportionment. The suit was ultimately heard and upheld by the United States Supreme Court in 1983. Reapportionment was followed by the election of the first African-American representatives to the County Commission in 1983. Mr. William Morris was the first African-American elected official in Thomas County, serving as a member of the Thomas County Commission from 1983 to 1986. The first minority member of City Commission was elected in 1984.

Summary

The Stevens Street neighborhood is a good example of how an African-American community developed from the end of the Civil War through the peak of the Civil Rights Movement. However, the history of African Americans in Thomasville is incomplete. It is obvious that they played an important part in the development of the city, but their history has been neglected and marginalized. Very little written documentation exists about this rich part of Thomasville's cultural heritage. In order to supplement this preservation study and lend a more complete understanding of the important contributions of Thomasville's African Americans, the city of Thomasville should undertake an oral history program to ensure that when the elderly African-American citizens pass away, their history does not pass away with them.

SURVEY ANALYSIS

Methodology

The methodology used for the Stevens Street Neighborhood survey was based upon criteria from the Georgia Historic Resources Survey Manual, as part of an ongoing, statewide survey of buildings, sites, structures, and objects of historic, architectural, and cultural significance administered by the Historic Preservation Division of the Georgia Department of Natural Resources. The goal of the Georgia Historic Resources survey is to collect as uniformly and reliably as possible the minimum standard of information necessary for statewide preservation activities. Information gathered during field work is entered into the statewide database.

The survey field work was completed in accordance with the Georgia Historic Resources Survey Manual. Melissa Forgey, Executive Director of Thomasville Landmarks, Inc., the project sponsor, provided initial district boundaries. A preliminary windshield survey was undertaken to familiarize the team with the overall character of the neighborhood, patterns of growth and development, types of resources, common building materials, and predominant building types. All structures within the district boundaries were surveyed, including structures that are non-contributing or have yet to reach the 50-year threshold of significance.

A modified Georgia Historic Resources Survey form was used in the field. Based on the preliminary windshield survey, the group determined that given the nature of the resources in the Stevens Street area, several of the fields could be filled out in advance in order to expedite the survey process. With this in mind, these fields were marked on the master form prior to copying. Sections regarding the integrity and condition of a resource were also added to the Georgia Historic Resource Survey form. A Survey Reference card, illustrating principal building types and listing common answers to certain questions, was developed by team members to facilitate filling out the Georgia Historic Resources Survey form. Black-and-white photographs were taken of all structures and were later affixed to the completed survey forms.

Findings

The Stevens Street neighborhood is comprised mostly of vernacular structures. There are no high style buildings within the district, and almost eighty percent of the structures have no academic style. There are however, a significant number that have Craftsmen elements, and also some that have elements of the Folk Victorian and Greek Revival styles (see Appendix A, Table 1). The most common building type is the bungalow, which accounts for over 30 per-

cent of the structures. Other common historic building types include shotgun, saddlebag, gabled ell, single pen, central hall and Georgian cottage, while the most common non-historic building type was the single-story ranch (see Appendix A, Table 2).

The condition of the structures fall roughly into two categories, good and fair. Eighty-three percent of the surveyed structures were determined to be in good or fair condition. This means that the structure are structurally sound, but are in need of routine maintenance or cosmetic repair. Seven percent of the structures were in excellent condition, meaning they were recently restored or they were new construction. Seven percent were in poor condition, and in need of structural and cosmetic repair as well as routine maintenance. The remaining three percent were abandoned and in need of restoration, and classified as derelict (see Appendix A, Table 3).

The integrity of the structures in the survey area were classified into three categories: unaltered, slightly altered and significantly altered. Thirty-nine percent of the structures were determined unaltered, having maintained their historic form and decoration and having no noticeable alterations or additions. Forty-seven percent were considered slightly altered, maintaining their historic form and decoration, despite alterations to historic material and minor additions to the side or rear facades. Fourteen percent were found to be significantly altered, with the historic form of the building unrecognizable due to major alterations and/or major additions to the side or front of the structure (see Appendix A, Table 4).

Frame construction with brick pier foundation appears to be the most common type of construction, consistent with the late nineteenth and early twentieth dates of development for the Stevens Street neighborhood (see Appendix A, Tables 5 & 6). Clapboard is the most common exterior cladding material, although synthetic siding—aluminum, vinyl, and asbestos—is also common (see Appendix A, Table 7). Seventy-eight percent of the structures had double-hung sash windows. Other window types used in the area were casement and fixed, both common in twentieth century construction (see Appendix A, Table 8).

Almost all of the surveyed structures were one story in height, and eighty percent of them had a rectangular floor plan. Other floor plans identified in the survey were square, irregular, L-shaped, T-shaped, and U-shaped (see Appendix A, Tables 9 & 10). The most common roof types were front-gables, forty-five percent and side-gables, 25 percent. Other common roof types were hipped, complex flat, and pyramidal (see Appendix A, Table 11). Sixty-two percent of the structures surveyed used metal roofing materials, while thirty-three percent had asphalt shingles (see Appendix A, Table 12).

Analysis of the survey information reveals important histori-

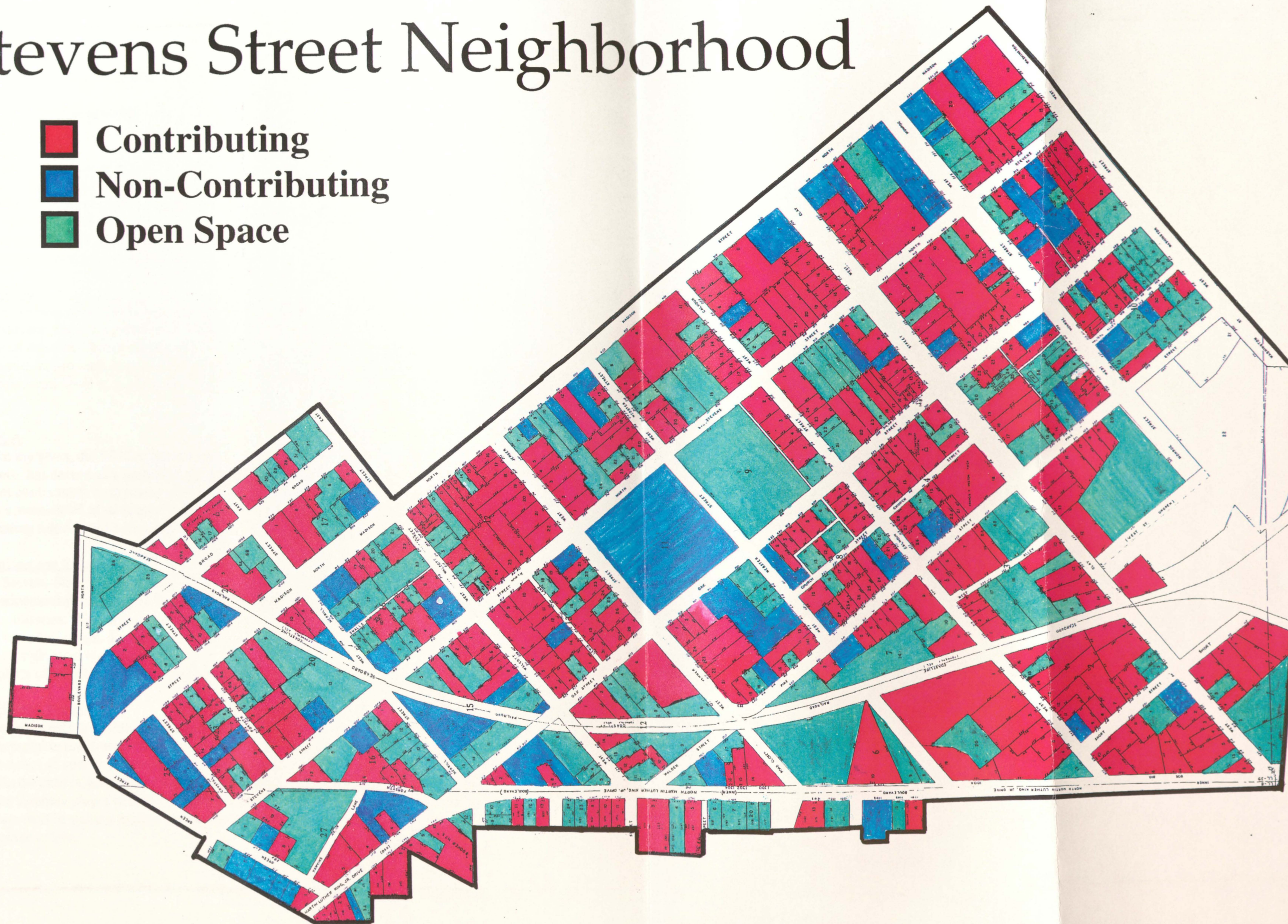
cal information about the Stevens Street neighborhood and the structures within it. The building types, construction types and materials are consistent with late nineteenth and early twentieth century construction practices. The information also indicates that a majority of the structures are in good/fair condition while being historically intact or only slightly altered. These findings clearly signify the vast amount of historic fabric within the Stevens Street Neighborhood.



Georgian Cottage building type

Stevens Street Neighborhood

- Contributing
- Non-Contributing
- Open Space



COMMUNITY ANALYSIS

Assets of the Community

Citizens

The most vital asset of any community is the members of the community itself. Within the Stevens Street neighborhood there is a large number of residents who are concerned with what direction their community will take in the future. They have been involved in several stages of this project, and it will be up to them to ensure that the recommendations in this plan are implemented.

Churches

As the historical sketch illustrated, the religious institutions within the Stevens Street neighborhood played a vital role in the development of the area. Today these churches are just as important. Citizens still turn to their churches for leadership and guidance, and the churches still serve as anchors for the community.

YMCA

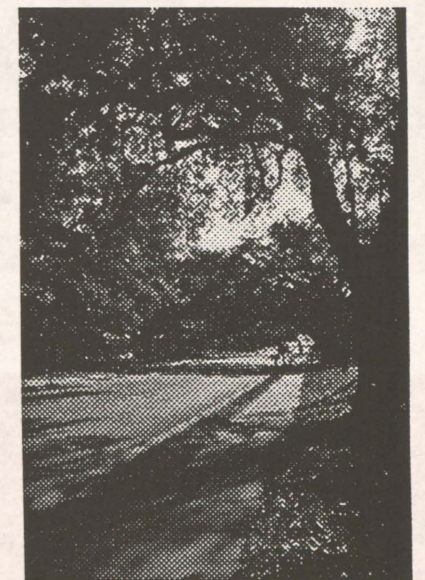
For many years, the YMCA, located on the site of the old Clay Street School, has served as a gathering place for members of the Stevens Street community, both young and old. The YMCA currently sponsors a number of after-school programs for the community youth, including tutorial and athletic programs.

Architectural Resources

The Stevens Street neighborhood features a number of fine examples of various architectural styles from the late-nineteenth and early twentieth centuries. Vernacular house types represented within the district include shotgun, double pen saddlebag, and bungalow. The number of high-style buildings is few, but many of the homes exhibit elements of the Folk Victorian and Craftsman styles.

Landscape Features

These elements are often overlooked or taken for granted, but they are integral to the overall character of the neighborhood. There is an abundance of mature hardwoods, including live oaks and magnolias, within the district, particularly along streets such as Clay and Calhoun. These features play a role in the historical development of the area and are vital in making the Stevens Street neighborhood a more pleasant place to live.



Clay Street, Thomasville



Vacant Bungalow in good condition



Vacant Bungalow, in derelict condition



Unpaved section of Small Street,
Thomasville



Empty Lot, Thomasville

Issues that need addressing

Numerous Vacant Properties

One of the most pressing issues within the Stevens Street neighborhood is the number of vacant buildings. A number of residents have expressed concern that these vacant houses are being used for criminal activities. There is also an increased fire risk with vacant buildings, as is evidenced by the number of burned buildings in the area. Some of these properties are in a derelict condition and are in need in renovation. Other vacant properties are in good repair, needing nothing more than tenants.

Unpaved Roads

The number of unpaved roads within the neighborhood is currently being addressed by the city government. A comprehensive paving and sewage improvement plan is underway with a completion date in the near future.

Empty Lots

There are a number of empty lots in the Stevens Street neighborhood. There has been some discussion of using the large vacant lot between Stevens and Oak Streets as the site for a senior citizens community center. These lots should be considered opportunities for community improvement. With an increasing need for affordable housing within the district, the lots can also be the site of compatible infill construction. Other communities have used vacant lots as the sites of successful community gardens or parks and playgrounds.

Recommendations

Stevens Street
Neighborhood
Preservation Plan

THE HISTORIC SIGNIFICANCE OF LOW-INCOME NEIGHBORHOODS

Over time, history has been interpreted through the stories and evidence left behind by people. Forts, grand houses and museums have dominated our sense of history. Today, the need for understanding the different cultures, races and social classes that helped to form our nation is imperative. This understanding requires the investigation and preservation of many resources previously thought of as unworthy or not important. The inclusion of these resources will allow for a more complete and factually correct understanding of our history.

One essential source of history that has been ignored over time is low-income neighborhoods. These neighborhoods include a vast amount of historical wealth that exists in many forms. Vernacular architecture, local garden and plant types, original streetscapes, and the verbal histories of the residents are just a sample of this historic wealth. Although these areas may not be filled with white-columned homes and formal gardens, they represent the lives of the ordinary citizens, whose contributions to our collective history are just as significant.

Why are these neighborhoods historic? Throughout the development of the United States different areas of the country were supported by various types of economic activities. Whether those activities were industrial or agricultural, located on the coast or the interior, they each required a large labor force for support. Mill towns, factory housing, and other forms of vernacular architecture began to predominate in—and around—the city. These areas were home to the working man; the carpenter, the cobbler, and the professional. Home-owners in these neighborhoods personalized their own homes in the best way they could, often influenced by traditional or local customs and methods. These neighborhoods stand today as a reminder of the worker, whose toil contributed to the growth of our country into an economic power. Their streets and gardens hold the everyday history of our country.

The simple definition of low-income neighborhoods too often creates a negative image. These neighborhoods must be realized for their aesthetic values and historic attributes. Their people, architecture and landscapes offer a view into our past. Due to their nature many of them remain virtually unchanged. These areas are often overlooked by developers, investors and government officials. Limited economic growth has kept these neighborhoods from being swallowed by urban sprawl and development. This lack of growth has created a historic gem—a neighborhood that with a little help can tell us a great deal about its past. Low-income areas must be realized



Clay Street, Thomasville



Plantation Plain building type

as valuable resources that hold a great part of our country's history. Through economic revitalization, community development, and historic preservation, these neighborhoods may once again be recognized places of importance and value.



Saddlebag building type

PRESERVATION STRATEGIES FOR THE STEVENS STREET NEIGHBORHOOD

There are a number of methods that the Stevens Street community, the Thomasville city government, and Thomasville Landmarks can use to ensure the preservation of the Stevens Street neighborhood.

National Register Designation

The National Register of Historic Places was created as part of the National Historic Preservation Act of 1966. The National Register of Historic Places recognizes resources that have achieved historical significance for various reasons including age, architecture, archeology, or association with famous events and persons.

Listing of the Stevens Street neighborhood on the National Register of Historic Places would help convey the importance of this area to the community of Thomasville at large. The National Register only offers protection against demolition in instances where federal funding is involved. However, the recognition and awareness that National Register designation creates both within the community and across the nation is an important first step towards community conservation and preservation. Also, most federal financial rehabilitation incentives are connected to listing on the National Register.

Renovation of Properties for Use as Affordable Housing

In June of 1995 the Advisory Council on Historic Preservation issued a policy statement on affordable housing and historic preservation. Developed by the Council's Affordable Housing and Historic Preservation Task Force, the policy statement was designed to promote a more flexible and practical approach towards the issue of affordable housing within historic districts. The "Principles for Implementation" delineated in the policy statement encourages federal, state, and local officials to coordinate their efforts; encourage a focus on the community as a whole, not merely specific buildings; encourage adherence to the Secretary of the Interior's Standards whenever feasible; and encourage communities to adopt "programmatic approaches" that call for the adoption of maintenance and design guidelines for rehabilitation and infill construction.

There are two federally-sponsored tax credit initiatives that can be used for rehabilitation of historic properties for affordable housing:

The Rehabilitation Tax Credit

The rehabilitation tax credit enables the property owner to

claim a tax credit equal to 20 percent of the qualified rehabilitation expenditures of a certified historic structure. A certified historic structure is one that is listed (or eligible for listing) on the National Register of Historic Places individually or as a contributing property within a registered historic district. Rehabilitation must meet the Secretary of the Interior's Standards for Rehabilitation, and the cost of these efforts must be equal to, or exceed, the adjusted base value of the property being restored. An additional advantage of the rehabilitation tax credit is that it can be combined with the low-income tax credit.

The Low-Income Tax Credit

The low-income tax credit can be either a 70 percent credit or a 30 percent credit depending on whether or not federal funding is involved. Projects receiving no federal subsidy are eligible for the 70 percent credit, and federally-funded projects can receive up to 30 percent tax credit. Low-income tax credits are increased for areas that the United States Department of Housing and Urban Development has designated "difficult development areas." In these difficult development areas, the maximum credit is increased to 91 percent and 39 percent respectively. An additional benefit of the low-income tax credit is it can be used against the acquisition of property if the building is to be substantially rehabilitated.

The low-income tax credit is claimed for ten years, beginning with the first year the building is placed in service. The annual dollar amount of the credit is computed by multiplying the applicable credit percentage by the qualified basis of the low-income building. The qualified basis is essentially the low-income portion of the eligible basis.

A low-income credits project must set aside a minimum percentage of rent-restricted units for individuals with incomes which meet specific levels. A unit is considered rent-restricted if the gross rent for the unit does not exceed 30 percent of the family income. The primary tests are the 20-50 Test and the 40-60 Test. The 20-50 Test requires that at least 20 percent of the units in the project must be rent-restricted and occupied by individuals with incomes of 50 percent or less of area median gross income, adjusted for family size. The 40-60 Test requires that at least 40 percent of the units are occupied by individuals with incomes of 60 percent or less of area median gross income, adjusted for family size.

Additional Federal Programs

There are a number of U.S. Department of Housing and Urban Development and other government programs that help subsidize affordable housing. The programs generally fall into three categories:

egories: loans, grants, and subsidies provided directly to a project sponsor; mortgage insurance and other incentives for lenders; and rental assistance, such as Section 8 certificates, which are used to subsidize the difference between fair market rent and the amount tenant can afford.

Private Sector

Maintenance of historic properties is cost-effective over time; however, maintenance costs in low-income areas can become prohibitive in some cases. Preservation organizations in other communities have formed partnerships with local retailers to provide donated goods and services to low-income neighborhoods. For example, Sherwin-Williams, a nationwide paint distributor, has participated in paint programs throughout the country. The generous donation paint and painting supplies enables many property owners to maintain their buildings.

Many of the residents of the Stevens Street neighborhood are elderly and would not be physically able to do necessary building maintenance even if materials were provided. Volunteer labor, perhaps from local Habitat for Humanity chapters or local church or civic organizations, and organized work days—such as Christmas in April—sponsored by Thomasville Landmarks could help preservation efforts in this neighborhood.



Side Hall building type

MAINTENANCE GUIDELINES

All buildings require some level of maintenance. Historic buildings—because of their age—require particular consideration to keep them performing well and looking good. Most of the methods of keeping a new building in good condition apply to historic buildings as well. Maintenance is an on-going process to keep a building in good condition and reduce the need for more costly restoration or rehabilitation activities.

Water can be the biggest enemy to a building, especially in the warm, humid climate of southern Georgia. It is very important to keep water and moisture away from a building by maintaining a waterproof barrier.

A simple maintenance checklist can help an owner determine if a building is safe from water infiltration and other elements. Proper repair or replacement is important to both eliminate the problem and maintain the character of the building.

Maintenance Checklist

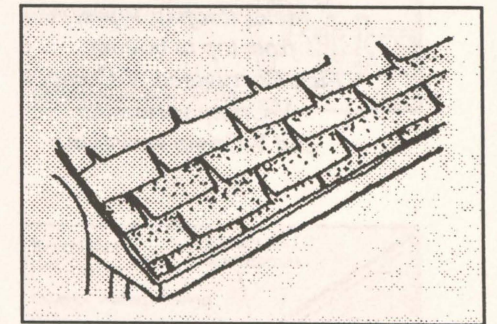
This checklist may be used to identify common problems that can lead to deterioration of historic buildings. The presence of these conditions may signal the need for repair or replacement.

Asphalt Shingle Roofs

Asphalt shingle roofs are expected to last approximately twenty to thirty years. Commonly, roof damage occurs on the southern slope and at the ridge, hips, and edges because of exposure to the sun, wind, and rain.

Look for:

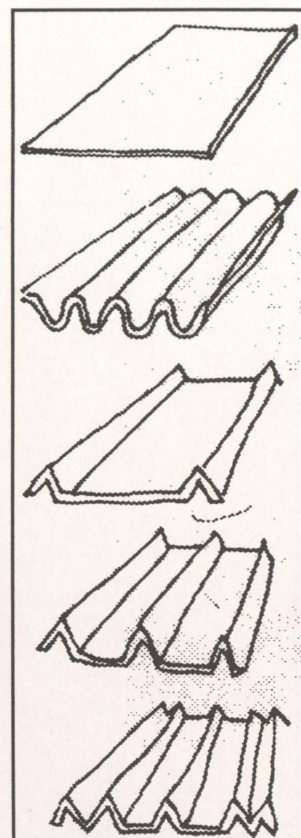
- missing, broken, or warped shingles
- lumpiness on roofs, warning of current roof applied over old shingles
- granular material worn off of shingles
- granular material in gutters or at downspout discharge
- worn edges on shingles
- appearance of nails
- mold or moss forming on shingles



Asphalt Shingles

Metal Roofs

Metal is an historic and attractive roofing material that can last almost a hundred years. The most common forms of metal roofing are V-crimp and corrugated made from galvanized steel. They require periodic painting for durability, but experts recommend allowing a new roof to age for a season or two before painting. It is also important to use similar metals for flashing and attaching the metal to the roof with nails to avoid galvanic corrosion.



Metal Roofing Types, from top to bottom: Flat, Corrugated, V-Crimp, V-Crimp variation, 2nd V-Crimp variation

Look for:

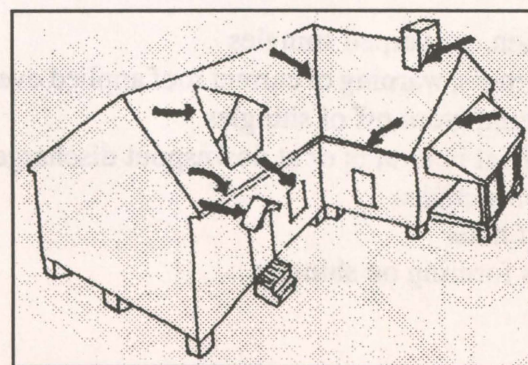
- large amounts of rust or corrosion spots
- signs of tar or other material patches
- punctures in metal
- broken seams at crimp
- loose corners or sheets of metal roofing

Flashing

Flashing a roof is required to protect joints in roofing planes, valleys, dormer and chimney connections, and edges where splashing and dripping occurs. A variety of metals provide adequate protection as a flashing material. The flashing material should last as long as the chosen roofing material. It is very important to apply flashing correctly to provide a waterproof barrier at vulnerable areas.

Look for:

- loose, corroded, or missing flashing
- deteriorated flashing caulk or cement
- missing flashing from chimneys, vent pipes, and other roof projections



Places to apply Flashing

Gutters and Downspouts

Gutters are used to collect rainwater from roofs and direct them toward downspouts which expel the water away from the building. It is important that these downspouts do not leave standing water around the building. Gutters and downspouts should be cleaned of debris periodically to avoid blockage. Gutters are often unnecessary on particular building types such as the bungalow because its wide eaves are designed to expel water from the building.

Look for:

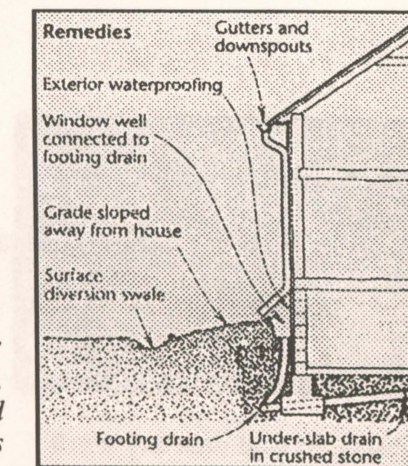
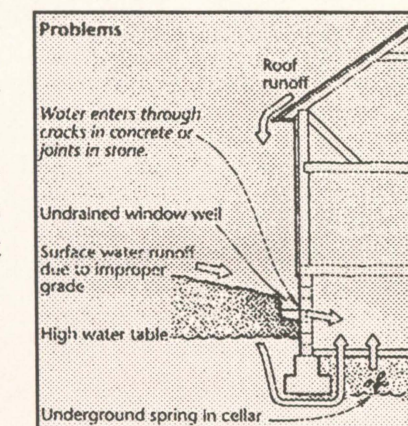
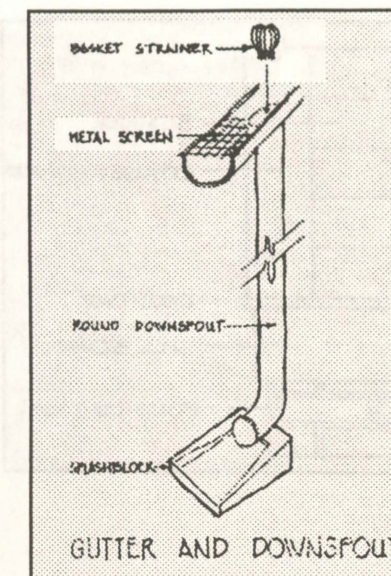
- water flowing out and over gutter channel
- gutter or downspout coming away from building
- poorly connected gutter sections and/or downspouts
- appearance of standing water at ground level

Perimeter Drainage

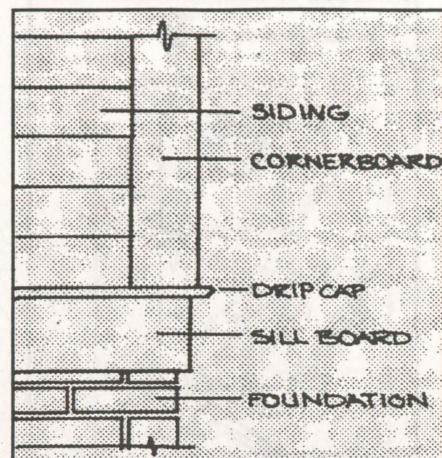
Once the water is directed off the roof of a building, it is important to channel it away from its foundation. Standing water around the house can cause the foundation materials to deteriorate and eventually fail. The most common and simple method of directing water away from a building is to slope the land away from the building. Concrete or masonry splashblocks under a downspout can direct the flow of water away from the building. Sandy soils and soils with gravel absorb water and carry it down and away from the building. If the soil does not absorb the water, it may be necessary to create a gravel trench at the perimeter of the building to ensure drainage.

Look for:

- lack of splashblocks below downspouts
- standing water or soggy ground around house or in crawlspace
- damp piers or foundation
- moss or mildew growing on foundation materials



From top to bottom: Gutter diagram, Drainage problems, and Drainage solutions



Exterior Cladding

The wood siding (clapboards) or brick that covers an historic building is another protective material for the structure of the building. It is important to make sure the exterior material is undamaged and in good condition. Wood siding is used to shed water from the structure of the building. It is important that there are no missing clapboards and that it is painted and free of cracks. Brick is another exterior cladding material that is vulnerable to water. Bricks have a hard exterior glaze that protects them from deterioration. This glaze and the mortar that holds the bricks together must be maintained to protect the building. It is important to repair historic brick and mortar correctly to avoid further damage.

Look for:

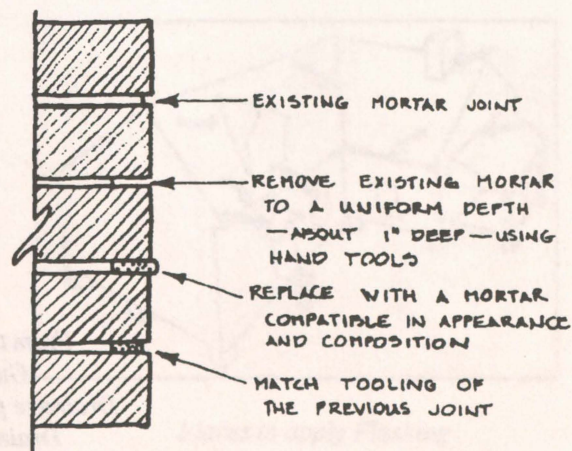
- missing or damaged clapboards, bricks, or mortar
- blistered or peeling paint
- soft brick surface

Plant Material

Trees, shrubs, and other plant materials enhance the appearance of a building and can even provide shade offering relief from summer heat. It is important to keep these materials under control because they can provide refuge for water and unwanted creatures that can damage the building.

Look for:

- branches from nearby trees touching the roof surface
- weeds and tall grass growing up around the foundation and/or beneath the building
- shrubs tightly planted against the building
- vines growing over building surface



REPOINTING

Above: Parts of a structure's exterior cladding.
Left: Proper method of repointing mortar

Repair and Replacement

Once it has been determined that there are problems occurring in one or more areas of the historic building, there are special guidelines to help the owner repair the problem correctly. The Secretary of the Interior has written standards that guide Federal agencies on the preservation of historic buildings listed or eligible for listing in the National Register of Historic Places. These Standards for Rehabilitation can help the owner of historic properties choose a proper method of repairing their building.

The Standards for Rehabilitation state:

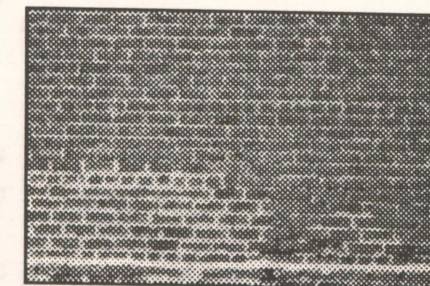
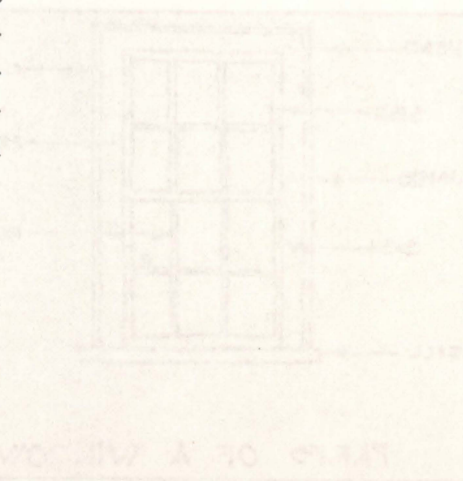
- An historic property should be used for its original purpose or minimally changed for its new use.
- Avoid the removal of historic materials and distinctive features and the alteration of interior spaces.
- Damaged historic features should be repaired rather than replaced. If replacement is necessary, the feature should match in material and design.
- Cleaning the surface of an historic building should be done using the gentlest methods. Sandblasting and other harsh treatments will damage the exterior materials.
- New additions and new construction should not destroy historic materials. It should look different but be compatible to the historic building to maintain the character of the neighborhood. It should be constructed so that it may be removed in the future without damage to the historic building.

Roofs

- Roof materials need replacing about every thirty years, or when signs of aging and deterioration are apparent.
- Continued maintenance of roof area can prolong the life of a roof.
- It may be necessary to repair only those areas that receive high exposure or fail because of other forces.
- Use the same or similar materials that were originally or previously used when repairing or replacing a roof on a historic building.

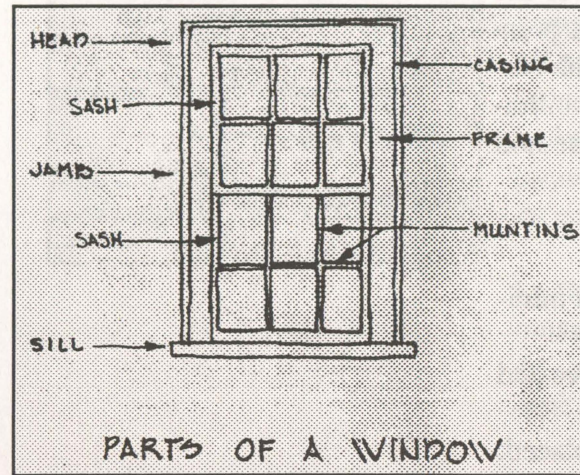
Exterior Cladding

- Exterior materials that cover and protect the building are expected to last the life of the building.
- Maintain the surface of the building to protect the structure from water and wind infiltration.
- Wood cladding should remain protected with paint. Brick buildings should maintain good brick surfaces and mortar joints.



Bricks that have been repointed improperly.

- Use similar materials when repairing the cladding of a building.
- Synthetic materials such as vinyl siding, patterned asphalt, asbestos shingle, and permastone should be avoided because they alter the appearance of the historic building, and, more importantly, can cause deterioration of the original cladding and structure.



Windows

- Windows should last the lifetime of the house.
- Repair of glass or other fragile components may be necessary during its lifetime.
- It is recommended that windows be repaired rather than replaced. If replacement is necessary, it is recommended to use a window of like size, material, and configuration (e.g. 2/1 or 6/6, etc.).
- Storm windows provide good insulation for historic windows. If they are necessary, use types that are compatible with the house and allow visibility of original window.

Ornamentation

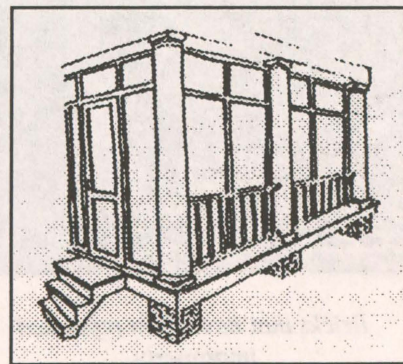
- Ornamentation is a cosmetic component of a building that is important in establishing the character and beauty of a building.
- Repair or replace any broken or missing ornament, such as molding or sawnwork on the cornice or porch, with a similar material and design to maintain the character of the building.

Foundation

- The foundation supports a building and is constructed of brick, stone, or cement.
- Maintain the foundation to keep it structurally sound by keeping it clear of plant material and standing water.
- Maintain the original foundation material and configuration (e.g. piers or continuous). If replacement, repair, or infill of piers occurs, attach compatible materials behind the piers for minimal visibility. Always keep the foundation vented to allow air flow.

Porch

- The porch is another character-defining component of a building.
- Maintain the original shape and ornamental elements of the porch.
- Use similar materials and designs of the original porch if repair or replacement is necessary.
- Do not enclose the porch to create an interior room. Appropriate application of screen is allowed as long as it is placed behind porch supports and does not hide the decorative elements of the porch.



Above: Parts of a window.
Below: Correct method of screening porch

GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS

New Construction

New construction on empty lots in historic residential areas is encouraged. It is important, however, to consider the context—the character of the area—when placing a new building within a historic district. New construction should not mimic historic buildings to the point that the public cannot separate the old from the new. The surroundings should guide the developer toward a compatible design. The new building needs to relate to its physical surroundings in several ways: site, orientation, height, mass, and materials.

Site

- New buildings should recognize the existing setback that is established by other buildings on the street.
- The distance between new buildings and existing buildings should resemble the spacing between other buildings on the street.
- New buildings should maintain the general building shape and existing lot coverage in the neighborhood.
- New ground cover and paving should resemble that of the surrounding area.
- Garages, sheds, fences and other parts of the property should conform to these features in the rest of the neighborhood.

Orientation

- New buildings should follow the placement and location of the historic buildings.
- The placement of the front of the building should resemble that of existing buildings on the street.
- The roof on new buildings should follow the direction of existing roof lines.
- Doors and windows should follow the general placement and direction of others on the street.

Height

- New buildings should follow the height of existing buildings. This can be achieved by raising new buildings on piers above the grade like historic buildings.
- New buildings should not be taller than existing buildings because that will destroy the existing character of the neighborhood.

Mass

- The general form, volume, and scale of existing buildings should be followed in new designs.
- Roof shapes of historic buildings on the street should be repeated on new buildings. Flat roofs are rarely appropriate in residential neighborhoods.
- If larger buildings are necessary in the neighborhood, the mass of the building should be minimized through the use of setbacks and recesses on the facade.

Materials

- The exterior materials of new buildings should match or conform with the materials of the historic buildings on the street or in the neighborhood. If most buildings on the street are clad in wood, it is logical to use that type of exterior cladding in new construction.

Additions

Additions to historic buildings are often necessary to create space for particular activities and uses. They are appropriate as long as they are designed to cause the least possible damage to the historic building. They should not be taller or larger than the original building and should, in fact, be placed on the least visible side of the house. It is also important to consider any important landscape features on the site.

- An addition needs to comply with the scale of the historic building and avoid overwhelming it in plan or massing.
- The general public should be able to distinguish the new addition from the historic building.
- New additions should be placed to the rear of the original building to hide it from view. If placed on the side of the building, the addition should be recessed from the plane of the main facade.
- The roof shape of additions should be compatible to that of the original building.
- Similar or compatible materials should be used in additions to historic buildings.
- The general details of the addition should conform to those of the historic building, such as window height and configuration, foundation line, and exterior cladding.

New Construction

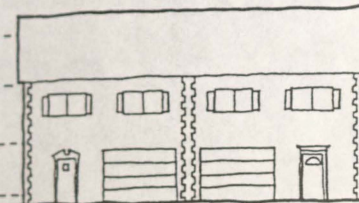
EXISTING STREETSCAPE

BROAD FRONT PORCHES



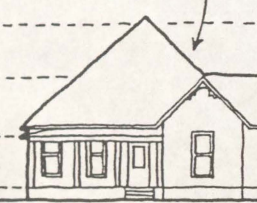
VERTICALLY PROPORTIONED WINDOWS

INAPPROPRIATE NEW CONSTRUCTION



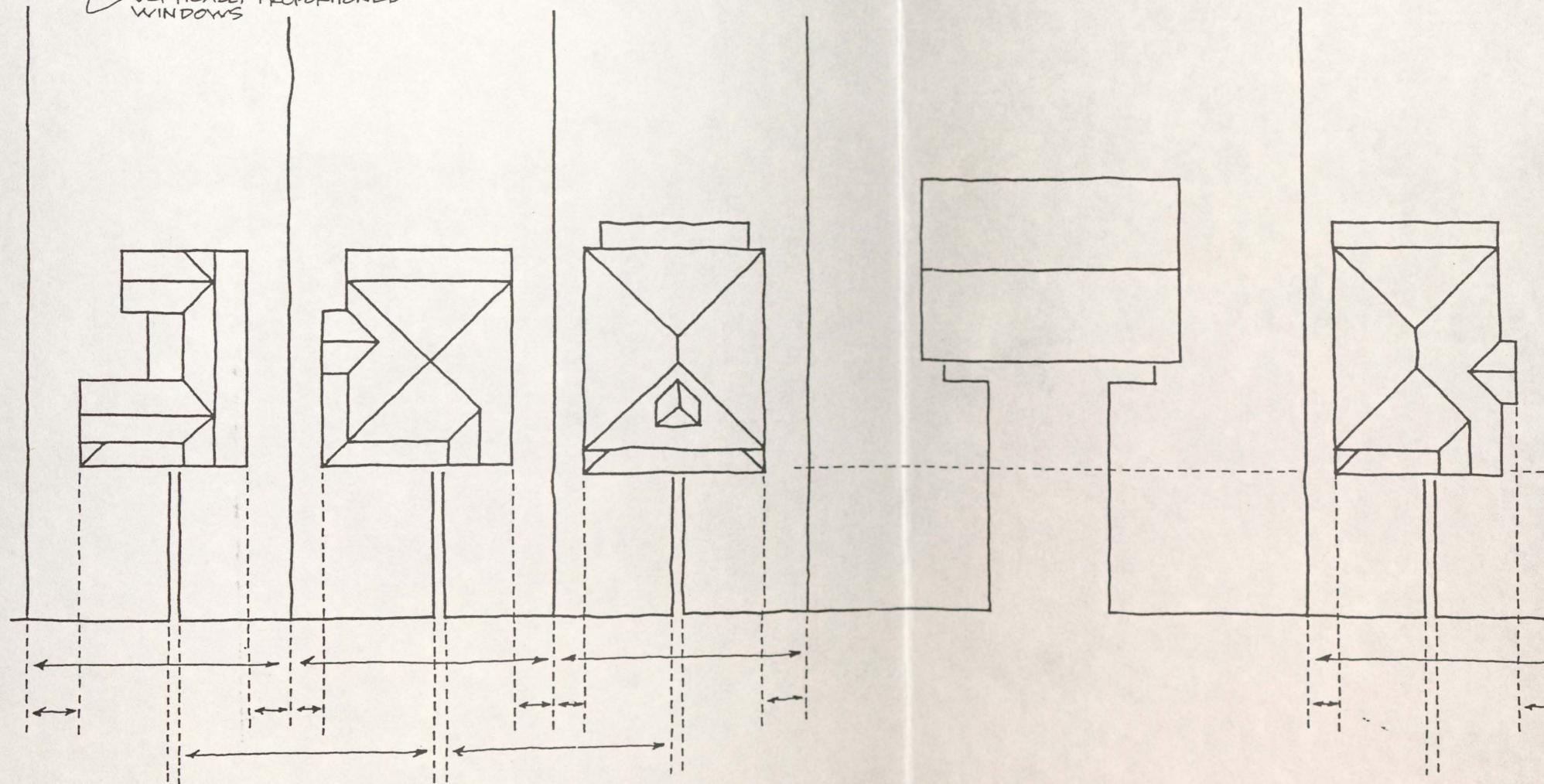
APPROPRIATE NEW CONSTRUCTION

SIMILAR ROOF FORM



OVERALL HEIGHT
FRONT GABLE HEIGHT
PORCH ROOF HEIGHT
FOUNDATION HEIGHT

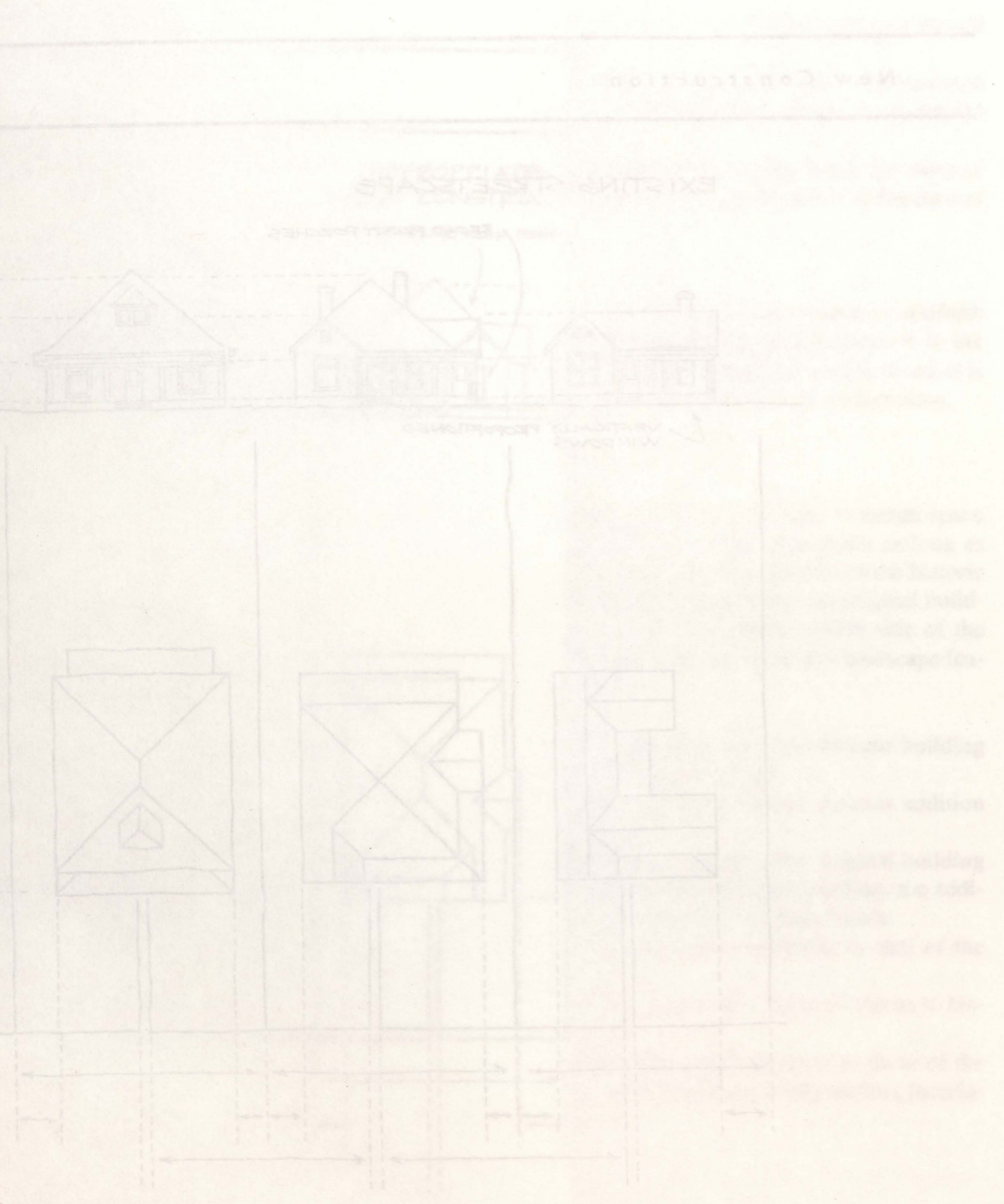
CREATE A STRONG PATTERN AND SCALE



FRONT YARD SETBACK IS CONSISTENT

LOT WIDTH
SIDE YARD SETBACK
FRONT WALK

CONSISTENT PATTERNS
CREATE A STRONG RHYTHM ALONG THE STREET



Appendices

Stevens Street Neighborhood Preservation Plan

Table One

Building Style	#	%
No Academic Style	354	79
Craftsmen, elements	77	17
Folk Victorian, elements	10	2
Greek Revival, elements	5	2
Art Moderne, elements	2	*
Colonial Revival, elements	1	*
Dutch Colonial, elements	1	*
Total	450	

* less than one percent

Table Two

Building Type	#	%
Bungalow	143	31
Ranch	66	14
Shotgun	41	9
Commercial	35	8
Saddlebag	31	7
Gabled Ell	26	6
Single Pen	19	4
Central Hall	18	4
Georgian Cottage	18	4
Hall Parlor	16	3
Church	11	2
Double Pen	10	2
Temple Front Cottage	8	2
Double Shotgun	6	1
Side Hall	5	1
Pyramidal Cottage	3	*
Plantation Plain	2	*
Foursquare	3	*
Recreational	2	*
Queen Anne Cottage	1	*
New South Cottage	1	*
Total	465	

* less than one percent

Table Three

Condition of Structure	#	%
Excellent	32	7
Good	212	47
Fair	161	36
Poor	33	7
Derelict	12	3

Table Four

Integrity of Structure	#	%
Unaltered	174	39
Slightly Altered	213	47
Significantly Altered	63	14

Table Five

Type of Construction	#	%
Wood Frame	402	89
Concrete	42	9
Metal Frame	6	1

Table Six

Foundation Material	#	%
Brick	230	51
Concrete	157	35
Unknown	38	8
Brick and Concrete	20	4
Stone	5	1

Table Seven

Exterior Material	#	%
Wood	284	63
Synthetics	104	23
Concrete	39	9
Brick	34	8
Metal	15	3

Table Eight

Window Type	#	%
Double-Hung Sash	350	78
Casement	44	10
Fixed	38	8
Jalousie	13	3
Other	3	*
Factory Sash	2	*

* less than one percent

Table Nine

Building Height	#	%
One Story	423	94
One-and-one-half Stories	15	3
Two Stories	12	3

Table Ten

Plan Shape	#	%
Rectangular	358	80
Square	32	7
Irregular	24	5
L-shaped	20	4
T-shaped	15	3
U-shaped	1	*

* less than one percent

Table Eleven

Roof Type	#	%
Front-Gable	201	45
Side-Gable	114	25
Cross-Gable	35	8
Hipped	31	7
Complex	22	5
Flat	18	4
Pyramidal	12	3
Multi-Gable	7	2
Clipped-Gable	4	*
Shed	2	*
Mansard	2	*
Stepped-Gable	1	*
Gambrel	1	*

* less than one percent

Table Twelve

Roof Material	#	%
Metal	277	62
Asphalt Shingles	150	33
Asphalt Rolls	13	3
Unknown	10	2

Addition - New construction that increases the living or working space of an existing structure, and is capable of being heated and cooled.

Alteration - A replacement or change in building material; the addition or elimination of any architectural element of a building; a repair that reconstructs any part of an existing building.

Appropriate - Suitable for, or compatible with, a property, based on accepted standards and techniques for historic preservation.

Architectural Style - The pattern of expression, execution, or design of buildings in a particular period of development.

Architectural Type - A class, group, etc. having common characteristics, such as shotgun cottage, bungalow, commercial storefront.

Archaeology - A means of acquiring information about prehistoric (Indigenous Americans) and historic settlements, cultures, and peoples through survey and excavation.

Built Environment - A term used by preservationists to refer to buildings and their total setting as created by man.

City or Urban Planning - The guidance and shaping of the development, growth, arrangement, and change of urban environments with the aim of interrelating them with the social, aesthetic, cultural, political, and economic requirements of life.

Certificate of Appropriateness (COA) - Approval in written form given by the Historic Preservation Commission to an applicant for material changes to the exterior of their property within a locally designated historic district.

Character-Defining Features - Individual physical elements of any structure, site, street, or district which contribute to its overall historic or architectural character, and for which it is recognized as historically or architecturally significant.

Cladding - Material on the outside of a building to protect it from natural elements.

Code, Building - A body of legislative regulations or bylaws that prescribes the materials, minimum requirements and methods to be used in the construction, rehabilitation, maintenance, and repair of buildings.

Conservation - The protection of the resources of man's environment against depletion or waste (and the saving of its beauty).

Corrosion - Deterioration of metal through chemical reaction or rust.

Pier - A square support made of a variety of building materials that is the foundation of a building.

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

Redevelopment - The act or process of redeveloping; that is, reusing existing buildings as opposed to demolishing them to make room for new construction.

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

Repair - To fix or put into good condition that which is damaged.

Replacement - To use new materials to repair or take the place of an historic material.

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

Revitalization - The give new life to an existing building or area, especially in terms of its economic vitality.

Revolving Fund - Pool of funds, typically held by a preservation not-for-profit, utilized to purchase an endangered or significant historic property, or an option on the property, for the purpose of holding until resale with protective covenants for preservation in perpetuity.

Sense of Place - A place with a distinct and recognizable character that expresses development over time and has a particular physical presence and identity.

Site - A piece of land that is used for a particular purpose.

Speculation - The buying up of properties for investment purposes, which often results in increasing the costs of the buildings.

Splashblock - A masonry or synthetic piece located below a downspout that channels water away from the foundation of a building.

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

Streetscape - The distinct pattern of buildings, natural features, street lights, other street "furniture", and spaces which are along a city or suburban street.

Structure - All the parts of a building that make up its whole.

Transitional Area - An area in process of change from one use or type of occupancy to another; in preservation, often meaning a change in terms of Income level composition.

Urban Renewal - A federal program intended to improve urban environments through public initiative and assistance in demolishing slums, rehabilitating or conserving existing structures, providing housing, commercial, industrial improvement, and public buildings; a particular government program of the 1960s based on wholesale demolition of existing buildings/districts to be replaced by new construction and new uses.

Waterproof Barrier - A system of keeping moisture away from the structure of a building.

Zoning - General: the demarcation of a city by ordinance into zones and the establishment of regulations to govern the use of the land and the location, bulk, height, shape, use, and coverage of structures within each; historic district zoning requires the local government to see that some of the physical details which express the historic character and streetscapes of an area are protected.

Advisory Council on Historic Preservation, *Report to the President and Congress of the United States, 1991*, Washington, D.C.: Government Printing Office, 1991.

Chapman, William, *The Madison Historic Preservation Manual; A Handbook for Owners and Residents*, Madison, Georgia: Nuart Printers, 1990.

Community Development Division, Graduate City Planning Program, *Local Planning Status and Needs in Thomasville-Thomas county, Georgia*. Thomasville, Georgia: 1965.

Delvac, William F., Susan Escharich, Bridget Hartman, *Affordable Housing Through Historic Preservation; A Case Study and Build to Combining the Tax Credits*, Washington, D.C.: Government Printing Office, 1995.

Edmunds, Langdon, *A No Nonsense Guide to Historic Building Maintenance*, Cheraw, South Carolina: South Carolina Department of Archives and History, 1987.

Flowers, Langdon S., *Thomasville, Georgia; A Place Apart*, Dallas, Texas: Taylor Publishing Company, 1985.

Historic Preservation Division, *Community Conservation and Affordable Housing in Georgia; An Agenda for the Future*, Atlanta, Georgia: Georgia Department of Natural Resources, 1995.

Leimonstoll, Jo Ramsay, *City of Salisbury, Historic District Design Guidelines*, Salisbury, North Carolina: City of Salisbury, 1993.

Mainville, Linda Anne, *Bully Times in Thomasville*. Tallahassee, Florida: Florida State University, 1983.

Metropolitan Historic Zoning Commission, *Woodland in Waverly Historic Zoning District; Handbook and Design Guidelines*, Nashville, Tennessee: Metropolitan Government of Nashville and Davidson County, 1994.

Mitchell, William R., Jr., *The Architecture of Thomasville and Thomas County, Georgia, 1820-1980*. Thomasville, Georgia: Thomasville Landmarks, Inc., 1980.

Nash, George, *Renovating Old Houses*, Newtown, Connecticut: The Taunton Press, Inc., 1992.

Reynolds, Tom, *The Rehabilitation of Historic Buildings as Low Income Housing; A Case Study from a Contractor's Perspective*, Athens, Georgia.

Spangle, Harold Henry, Jr., *The History of the Black Community of Thomas County, Georgia From 1827 to 1909*. Thomasville, Georgia: The Thomas County Press, 1994.

Triplett, John, *Thomasville and Thomas County*. Thomasville, Georgia: John Triplett, 1891.

Advisory Council on Historic Preservation, Report to the President and Congress of the United States, 1991, Washington, D.C.: Government Printing Office, 1991.

Chapman, William, The Historic Preservation Manual: A Handbook for Owners and Architects, Boston, Massachusetts, 1980.

Community Development Division, Urban City Planning Program, Local Planning Series and Needs in Thomsville, Thomas County, Georgia, Thomsville, Georgia, 1988.

Dutton, William F., Susan F. Dutton, Budget History, Affordable Housing Through Historic Preservation, A Case Study and Policy Consideration for Georgia, Washington, D.C.: Government Printing Office, 1990.

Edwards, Langdon, A No-Nonsense Guide to Historic Building Maintenance, Charles Scribner's Sons, New York, 1987.

Fowler, Langdon S., Thomsville, Georgia: A Place Apart, Dallas, Texas, Taylor Publishing Company, 1992.

Historic Preservation Division, Community Conservation and Affordable Housing in Georgia, An Agenda for the Future, Atlanta, Georgia, Georgia Department of Natural Resources, 1992.

Leimostoff, Jo, Nancy, City of Salisbury, Historic District Design Guidelines, Salisbury, North Carolina, City of Salisbury, 1992.

Maurilio, Linda Anne, Baby Steps in Thomsville, Tallahassee, Florida, Florida State University, 1983.

Metropolitan Historic Zoning Commission, Workshop in Historic Zoning District Handbook and Design Guidelines, Nashville, Tennessee: Metropolitan Government of Nashville and Davidson County, 1994.

Mitchell, William R., Jr., The Architecture of Thomsville and Thomas County, Georgia, 1820-1990, Thomsville, Georgia, Thomsville Landmarks, Inc., 1980.

Irish, George, Renovating Old Houses, the Town, Connecticut: The Taunton Press, Inc., 1992.

Raynor, Tom, The Rehabilitation of Historic Buildings as Low Income Housing: A Case Study from a Contractor's Perspective, Athens, Georgia.

Spang, Harold Henry, Jr., The History of the Black Community of Thomas County, Georgia from 1822 to 1909, Thomsville, Georgia, The Thomas County Post, 1994.

Trigant, John, Thomsville and Thomas County, Thomsville, Georgia, John Trigant, 1891.



