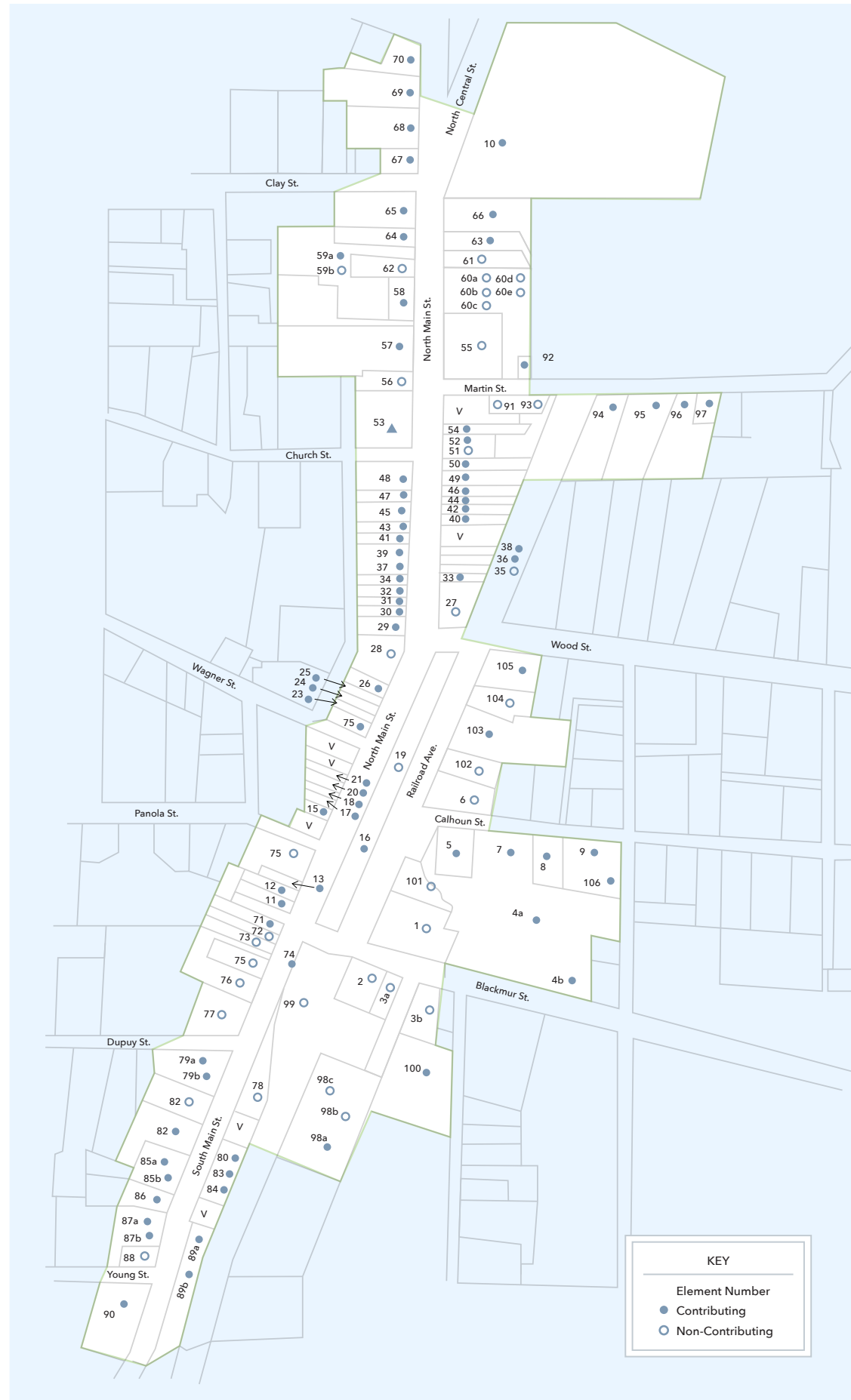


CITY OF WATER VALLEY
MAIN STREET HISTORIC DISTRICT
Design Guidelines



Prepared by
Mississippi Heritage Trust
2022

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Introduction

This booklet was initiated by the Water Valley Historic Preservation Commission and financed in part by the City of Water Valley and the Mississippi Department of Archives and History through a matching Certified Local Government grant-in-aid established under the National Historic Preservation Act of 1966. The purpose of this booklet is to provide information on local preservation initiatives and goals, the design review process and the historic context and visual character that define downtown Water Valley. The guidelines also aim to encourage historic preservation and high design standards in the Main Street Historic District in order to protect and promote the city's architectural heritage and unique character. The latter part of the booklet outlines design guidelines for rehabilitation and new construction. The guidelines listed and illustrated herein are designed to assist decision makers – property owners, developers, contractors and commissioners – in developing design solutions which satisfy Water Valley's historic preservation ordinance.

This publication has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior, through the Historic Preservation Division of the Mississippi Department of Archives and History. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Mississippi Department of Archives and History, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street, N.W. Washington, D.C. 20240

The Main Street Historic District Design Guidelines booklet builds upon the *Historic Resource Survey Report: Downtown Water Valley, Yalobusha County, Mississippi* prepared by David Preziosi in 2011. It is consistent with preservation principles established by the United States Department of the Interior and expressed in the Secretary of the Interior's Standards for Rehabilitation.

The copyright for any publication resulting from materials, information, and data assembled due to this contract shall be available to the MDAH and the City of Water Valley, and the MDAH and the City of Water Valley shall retain the right of printing and reprinting any publications using said materials, information, and data. The Consultant waives any claim to a copyright involving said materials, information, and data.

Water Valley's Preservation Goals

Water Valley's preservation goals are outlined in the Water Valley Historic Preservation Ordinance, which was adopted by the City of Water Valley on February 2nd, 1999. The goals of the Water Valley ordinance are similar to the goals in the ordinances of other historic communities in Mississippi and across the nation.

The general purpose of the Water Valley ordinance is to “preserve the historical, architectural, archaeological and cultural landmarks and buildings within the city limits in order to promote and protect the health, safety, prosperity, education and general welfare of the citizens and general public of Water Valley.”

More specifically, the Water Valley ordinance is designed to achieve the following goals:

1. Protect, enhance and perpetuate resources which represent distinctive and significant elements of the city's historical, cultural, social, economic, political, archaeological and architectural identity.
2. Ensure the harmonious, orderly and efficient growth and development of the city.
3. Strengthen civic pride and cultural stability through neighborhood conservation.
4. Stabilize the economy of the city through the continued use, preservation and revitalization of its resources.
5. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.
6. Promote the use of resources for the education, pleasure and welfare of the people of the city.
7. Provide a review process for the preservation and appropriate development of the city's resources.

These goals recognize the importance of Water Valley's historic resources including public, commercial, religious and residential buildings and acknowledge that Water Valley's unique architectural character is worth preserving for the future.

Water Valley Historic Preservation Commission

The Water Valley Historic Preservation Ordinance established the Water Valley Historic Preservation Commission (WVHPC), the volunteer board which oversees the city's preservation program. The WVHPC is charged with the responsibility of initiating local designation and design review, public education and awareness and preservation planning and research. The WVHPC has a minimum of five appointed members, who serve staggered, renewable terms determined by the city. Members must live inside the city limits of Water Valley. Because of the work of the WVHPC, the City of Water Valley qualifies as a Certified Local Government (CLG) community. CLG status enables the municipality to apply for a variety of preservation grant funding opportunities at the state and federal level and access to technical services and trainings.

The WVHPC will use the Water Valley Main Street Historic District Design Guidelines as a guide to make decisions on applications submitted to the commission related to work on buildings in the district. Use of the guidelines will assist the commission in making consistent and fair decisions that are compatible with the Secretary of the Interior's Standards for Rehabilitation and sound preservation practices.

Property owners, architects, contractors and city leaders can use the Main Street Historic District Design Guidelines to plan their projects with reasonable assurance that their applications will be approved if the guidelines in the manual are followed. Since the commission reviews each Certificate of Appropriateness (COA) on a case-by-case basis, variances from the guidelines and omissions within the Main Street Historic District Design Guidelines will be addressed by the WVHPC.

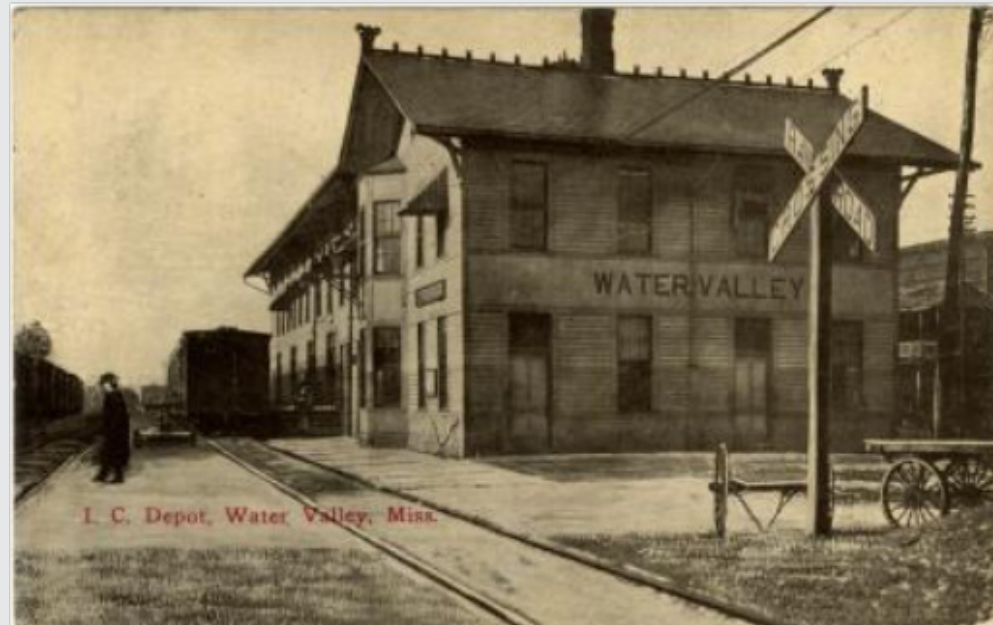
History of Water Valley and the Main Street Historic District

Water Valley is located in Yalobusha County, which was established on December 23rd, 1833. Most of the county lies in the territory acquired from the Choctaw Indians in the 1830 Treaty of Dancing Rabbit. Emigration into the county was rapid during the 1830s and 1840s from eastern and northern states as well as from older settled parts of Mississippi. On March 27th, 1834 the county seat was located in Coffeeville, named in honor of General John Coffee.

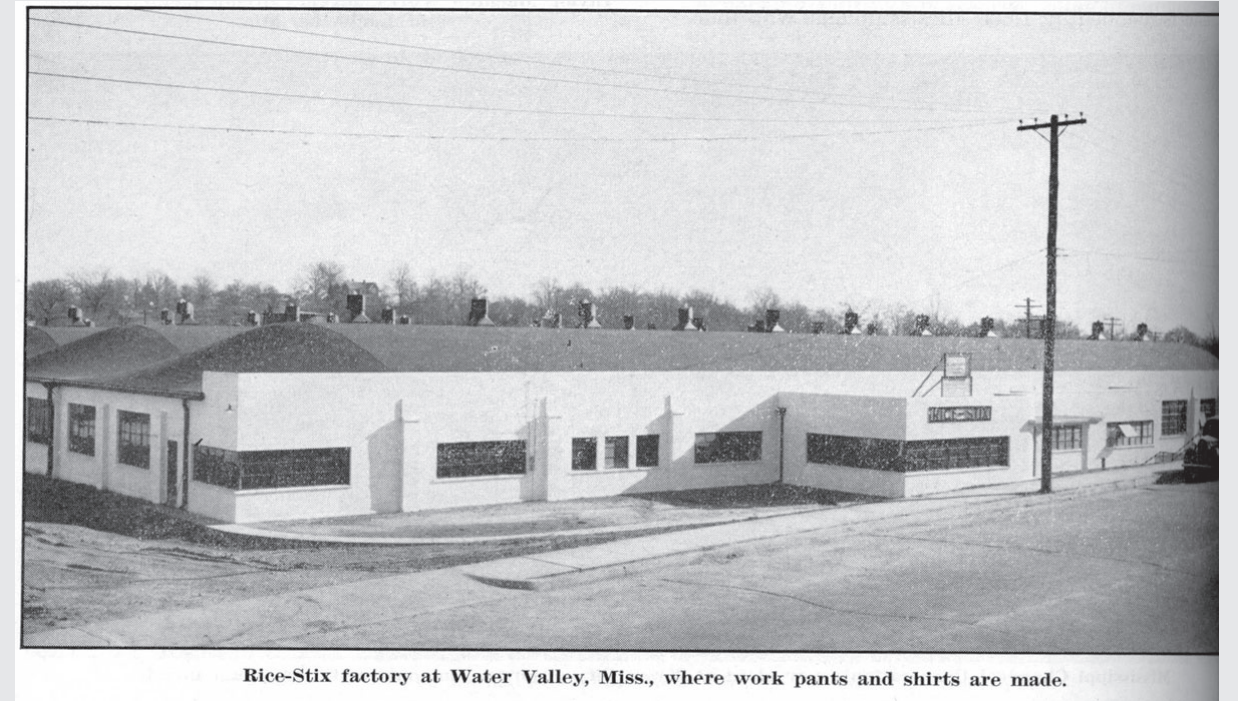
The first white settlement in the area that would become Water Valley was a home erected by George W. Humphreys in February of 1834. Several others followed Humphreys and built small cabins, including John Falkner. Settlers continued to arrive in the area, it did not significantly advance in population or business as there was no commercial development at that time. A stagecoach stand was established near the current location of Water Valley in 1837, and was moved in 1844 when a post office was established near the present commercial core of what would be Water Valley.

In 1843, the Presbyterian Church organized in the town and the first business was established by Henry Carr. The town saw continued growth through the 1840s and 1850s with the establishment of more businesses and churches.

In the early 1850s a railroad line was built from New Orleans, Louisiana to Canton, Mississippi. In 1852, the Mississippi Central Railroad was chartered specifically to build a line from Canton to Jackson, Tennessee to service northern towns in Mississippi, including Water Valley. The northern section running through Water Valley was operating by 1858, and headquarters for the Mississippi Central Railroad were established there. Water Valley remained the terminus until the railroad closed the gap connecting the northern and southern sections in 1860. During these years, Water Valley became the largest settlement in the county. The town was officially chartered on April 28th, 1858 and had three hundred residents, two hotels and several churches.



Mississippi Central Railroad two-story office in downtown Water Valley.



1946 Modern Industrial Rice-Stix Factory. Now home to Everest Innovation Hub and Base Camp Coding Academy.

The railroad was damaged during the Civil War, when Water Valley was occupied by Federal Troops in the winter of 1862 as Ulysses S. Grant's troops marched towards Vicksburg. The railroad repair shop which had previously been in Holly Springs was moved to Water Valley after the war and a two-story railroad office was built. With continued railroad growth came continued commercial growth, and the first manufacturer in Yalobusha County, Yocona Twine Mill, opened in 1867.

By 1900 the population of Water Valley was 3,813 and thirty trains ran through the town. Sanborn maps from 1903 show a fully formed Main Street with only a few vacant lots. The population grew to 4,275 by 1910 but the commercial core saw little growth, as new buildings constructed during this time were related to the expanding railroad.

In 1920, Water Valley reached its highest population of 4,315. A Coca-Cola bottling plant opened and several streets, including Main Street, were paved in 1925. The majority of Main Street was developed by this time, but the number of rail lines and buildings associated with the railroad had decreased. The Yocona Twine Mill, which had become the largest twine mill in the world, burned in 1926 and was not rebuilt. A system-wide consolidation of railroad repair facilities in 1927 moved men and equipment away from Water Valley to Paducah, Kentucky. By 1930, all the railroad switching yards had been removed and in 1945 the division headquarters offices were moved to Jackson, Tennessee. Dry goods manufacturer Rice Stix opened a factory in Water Valley in 1946, and after changing ownership several times it was operated by Big Yank through the 1980s and was one of the area's largest employers. The building is now home to Base Camp Coding Academy.

The last train ran through Water Valley in 1982, and the rail and ties were removed a few years later. In 2019 the population of Water Valley was around 3,300.

Visual Character of the District

Visual character refers to the general appearance of an area created by its architecture, open spaces, streetscape features and landscaping. The Water Valley Main Street Historic District has a distinctive appearance because of the manner in which it developed. The character of the district is that of a small city that grew in response to the construction of a railroad and the subsequent associated industry. As the commercial core of the city, downtown Water Valley developed in a north-south orientation parallel to the early rail lines. Residential sections of town rise up the hills to the east and west. In general, most buildings in the district are commercial storefronts constructed between 1885 and 1930, attached in a row and lining the sidewalk. Brick and stucco construction, awnings and signs are characteristic of this commercial area. Some buildings feature decorative “giraffe block” construction, so called because of the visual effect of mortar and large stone blocks. Examples can be found at 306 Railroad Avenue and 206 North Main Street. The district also includes some governmental, religious, public, fraternal, and residential buildings. Although a wide representation of architectural styles exists in the district, most of the buildings would be considered vernacular, meaning they feature some simplified stylistic details but do not represent any specific architectural style. There are a few high-style examples such as the Neo-Classical Revival Post Office located at 501 North Main Street, the Queen Anne style home at 711 North Main Street and the Colonial Revival style home at 116 South Main Street.

Commercial Vernacular/ Italianate

During the late 19th and early 20th century, commercial buildings were usually built with masonry walls, timber frames and ground level storefronts. They often adopted the form, scale and materials of high style buildings but lacked stylistic details. Cast iron components were also popular as first level storefront elements along with ventilation grilles and window hoods. These buildings often had elements of Commercial Italianate, which was an eclectic style inspired by Romanesque and Renaissance Architecture.

- Brick walls concealing timber frame
- Ground level storefronts with sliding sash windows above in multi-story examples.
- Details produced by corbeling brick, such as stepped cornices and recessed panels.
- Arched or ornate windows and decorative brickwork

A row of commercial vernacular buildings in downtown Water Valley with corbeled brick and cast iron details.



Neoclassical Revival – 501 North Main Street

Neoclassical Revival was the dominant style for domestic architecture between the 1900s and 1940s. Identifying features of the style are grand scale and simplicity of geometric forms, classical symmetry, full-height porches with columns and a temple front, and various classical ornament such as dentil cornices. Vernacular interpretations often featured squared-off roof lines, and classical details such as pilasters in place of full height porches or porticoes.

- Classically symmetrical façade
- Classical ornament
- Square roof line with decorative cornice
- Grand scale



Queen Anne - 711 North Main Street

The Queen Anne style was made popular in the Victorian age by English architects. It grew in popularity in the 19th century in the United States through the use of pattern books and early architectural publications. Identifying features of the style include an abundance of decorative detail, corner towers, expansive porches and richly patterned wall surfaces.

- Abundance of decorative elements
- Steeply pitched roof with irregular shape
- Corner towers
- Decorative spindle work on porches and gable trim
- Large full width porch



Colonial Revival – 116 Main Street

Like other revival styles, Colonial Revival borrowed details from the early Federal and Georgian Styles without producing true copies. It was made popular by the Philadelphia Centennial of 1877 and furthered by the Columbian Exposition of 1893 in Chicago. Identifying features include front façade symmetry, fanlights and sidelights, pedimented doorways, porches and dormers, columned porch or porticoes, bay windows or paired triple windows, and side gabled or hipped roofs.

- Front façade symmetry
- Pedimented front entry and dormer
- Bay window
- Hipped roof



Design Review

Property owners within the Water Valley Main Street Historic District enjoy the advantages of increased economic value and a built environment protected from unsympathetic changes. The WVHPC protects the rights and investments of property owners and business establishments through the design review process. A Certificate of Appropriateness (COA) is required from the WVHPC before any work can be done to a building or site within the Water Valley Main Street Historic District. No exterior feature of any resource in the local preservation district shall be altered, relocated or demolished until after an application for a COA of work has been approved by the commission. Likewise, no construction in the district shall be undertaken without a COA of work approved by the commission. Additional information about city codes, ordinances, permits and zoning can be found at the Water Valley City Clerk's Office.

Neither interior alterations nor change in the use of property require design review. The Historic Preservation Ordinance applies only to the external appearance of the property and does not regulate zoning or land use. General maintenance that does not change the exterior appearance of a property such as paint touch-ups, minor roof repair, caulking, sign touch-up or awning repair will not require design review. General maintenance and repair to existing building elements which do not conform to this set of design guidelines do not require design review unless the element is being replaced in a different design or material.

Review of projects by the WVHPC may not be the only review required before work may proceed. The issuance of a COA shall not relieve an applicant of the need for a building permit, special use permit, variance, or other authorization for compliance with any other requirement or provision of the laws of the city concerning zoning, construction, repair or demolition. Other city departments and commissions may be required to examine a project for compliance with existing zoning regulations, building codes and sign or landscape ordinance. Undertaking any work on a building within the Main Street Historic District without an approved COA is subject to penalty under Section 114. Enforcement and Administration in the City of Water Valley Zoning and Development Ordinance.

Regular meetings of the WVHPC are held on the last Monday of the months of January, April, July and October. A COA application and supporting materials shall be submitted to the Water Valley City Clerk at least 10 business days prior to the next regularly scheduled meeting of the WVHPC to be considered at that meeting. Special meetings may be called in the discretion of the WVHPC to consider applications for COA in the interims. **The application form to be used in this process is included in the Appendix and is available to the public at the Office of the City Clerk.**

Criteria for Issuance of a Certificate of Appropriateness (COA)

The commission shall consider the following factors when considering applications for Certificates of Appropriateness:

General Factors

- Architectural design of existing building, structure, or appurtenance and proposed alteration;
- Historical significance of the resource;
- General appearance of the resource;
- Condition of the resource;
- Size of the resource;
- The relationship of the above factors to, and their effect upon the immediate surroundings and, if within a preservation district, upon the district as a whole and its architectural and historical character and integrity.

New Construction

- In advance of new construction, steps shall be taken to insure evaluation of possible archaeological resources, as set forth in the Mississippi Antiquities Act.
- The following aspects of new construction shall be visually compatible with the buildings and environment in which the new construction is located, including but not limited to: the height, the gross volume, the proportion between width and height of the façade(s), the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the façade, the materials, the textures, the colors, the patterns, the trims, and the design of the roof.
- The rhythm created by existing buildings and setbacks shall be preserved.
- The landscape plan shall be compatible with the resource and with the environment in which it is located.
- No specific architectural style shall be required.

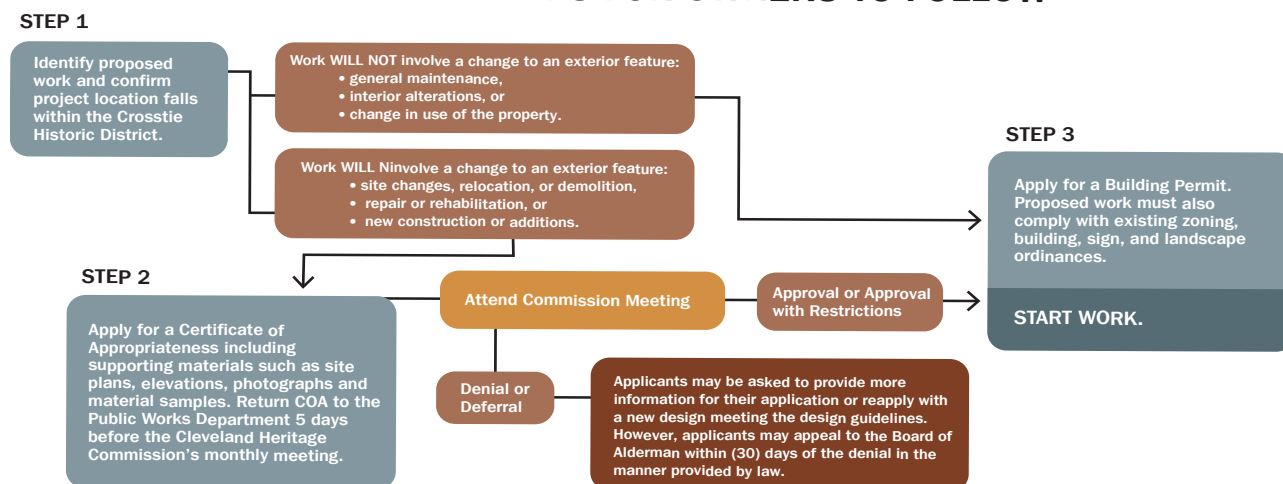
Exterior Alteration

- All exterior alterations to a building, structure, object, site or landscape feature shall be compatible with the resource itself and other resources with which it is related.
- Exterior alterations shall not affect the architectural character or historic quality of a landmark and shall not destroy the significance of landmark sites.

Demolition

- The commission shall consider the individual architectural, cultural and/or historical significance of the resource.
- The commission shall consider the importance or contribution of the resource to the architectural character of the district.
- The commission shall consider the importance or contribution of the resource to neighboring property values.
- The commission shall consider the difficulty or impossibility of reproducing such a resource.
- Following recommendations for approval of demolition, the applicant must seek approval of replacement plans prior to receiving a demolition permit and other permits.
- Permits for demolition and construction shall be issued simultaneously if requirements of new construction in the historic district are met.
- When the commission recommends approval of demolition of a resource, a permit shall not be issued until all plans for the site have received approval from all appropriate city boards, departments and agencies.

THREE EASY STEPS FOR OWNERS TO FOLLOW



Preservation Practices and Incentives

Preservation is planning for the protection and maintenance of historic properties. Historic properties and buildings can contribute to the social and economic vitality of a community if the property is preserved and maintained. Although preservation can include restoration efforts (recapturing the pristine original design of a building), it usually involves varying degrees of rehabilitation. Most work on historic buildings is defined as rehabilitation rather than restoration.

The federal government defines rehabilitation as the “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 and features of the property which are significant to its historic, architectural and cultural values.” Character-defining features are an integral part of each building and contribute to the visual character of the surrounding area. The process of rehabilitating a historic building for a new use is termed adaptive reuse. Examples include historic railroad depots and schools which are now restaurants, shops and apartment complexes.

New construction can be compatible with historic properties and buildings through attention to detail and materials. In addition, existing non-historic buildings can increase their compatibility by following similar design considerations during renovation projects. Design elements such as placement, orientation, scale, form, details and materials are essential factors when planning either new buildings or additions to existing buildings.

Preservation Practices

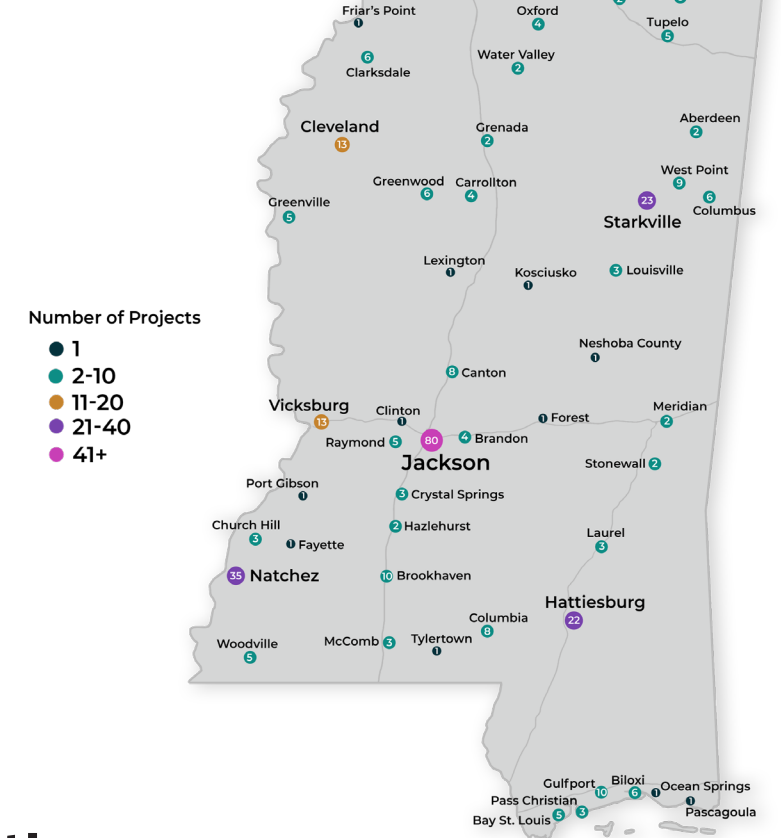
General Maintenance

Due to age of materials and detailing not commonly found in modern structures, historic buildings generally require more monitoring and maintenance than modern commercial buildings and homes. The key to preserving a building’s architectural integrity and historic character is to check regularly for problems and have them addressed quickly. Deferring maintenance can have serious consequences and lead to costly future repairs. Moisture and water infiltration are some of the most common problems in historic buildings. Regular inspection and prompt maintenance will preserve original building components. **A sample maintenance checklist is included in the appendix and can be modified to reflect characteristics of specific buildings.**

Secretary of the Interior’s Standards for the Treatment of Historic Properties

The Secretary of the Interior’s Standards for the Treatment of Historic Properties are common sense historic preservation principles that promote historic preservation best practices which will help protect irreplaceable cultural resources. The Standards offer four distinct approaches to the treatment of historic properties: Preservation, Rehabilitation, Restoration and Reconstruction with Guidelines for each. The Standards for Rehabilitation are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives Program and are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. **The Secretary of the Interior’s Standards for Rehabilitation can be found in the appendix.** The National Park Service also provides Guidelines for Rehabilitation Historic Properties and technical Preservation Briefs, which are intended to assist users in applying the standards by providing general design suggestions and technical assistance and can be found online.

Completed Mississippi Historic Tax Credit Projects 2006-2019



Preservation Incentives

Special tax incentives are available for the restoration or rehabilitation of historic properties listed individually in the National Register of Historic Places, listed as a contributing property in a National Register Historic District, or determined eligible for listing in the National Register. The structures listed as contributing in the Water Valley Main Street Historic District are eligible to qualify for tax incentives for rehabilitation work. Tax credits for rehabilitation work are available on both the federal and state level.

Federal Historic Tax Credit

The federal government offers a 20% credit of the amount spend for the certified rehabilitation of historic structures used for income-producing purposes. Unused tax credit can be “carried back” one year and “carried forward” up to 20 years. Long term lessees may apply for the credit if the lease is 27.5 years for residential property or 39 years for non residential property

State Historic Tax Credit

Properties qualifying for the 20% federal credit will also qualify for the 25% state tax credit. Residential properties are also eligible for the state tax credit. The federal and state credits may be combined for a 45% return on investment for the rehabilitation of income-producing historic property.

Applications must be completed and approved prior to the start of work. Applications and information can be found at <https://www.mdah.ms.gov/historic-preservation/preservation-planning-development#tax-incentives>

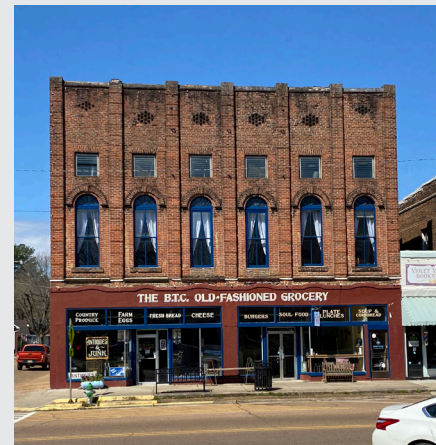
Design Guidelines

General Principles for Design and Improvement

In addition to preserving the historic architectural fabric and character of the Main Street Historic District, proposed projects are expected to meet general community expectations for new construction and renovation in downtown Water Valley. As properties are improved and developed, projects should be visually interesting, human in scale and pedestrian friendly. All development should work to complement the form of traditional existing buildings and enhance the overall image of the area. Creating a walkable, mixed-use, high-density downtown area supports sustainable development, maximizes walk-ability and access and is critical to Water Valley's economic vitality.

1. Storefronts and Street Level Elements

The street-level storefront is the single most identifying characteristic of a historic commercial façade. Storefronts define the spaces in which pedestrians interact with buildings. They are typically composed of large display windows, panels known as bulkheads beneath the windows, a transom row above the windows and architectural detailing that acts together to create an ideal opportunity for the display of goods for public viewing. The storefront was often divided by cast iron or wood columns or pilasters which provided support and decoration. Recessed entrances, tiled entryways and double doors also contribute to storefront design. Secondary entrances to upper floors or for service purposes are also contributing elements to storefront design. Storefront buildings in Water Valley range from small one-story structures to large two-story buildings. The majority of the buildings are one or two-story storefront buildings, with a few two-and-a-half or three story buildings. Technical information related to means of evaluation, repair and replacement of storefronts and related elements can be found in Preservation Brief 11: Rehabilitating Historic Storefronts provided by the National Park Service Technical Preservation Services.



Two-and-a-half story storefront. The second floor was typically used for residential or office spaces.



Single story storefront block.

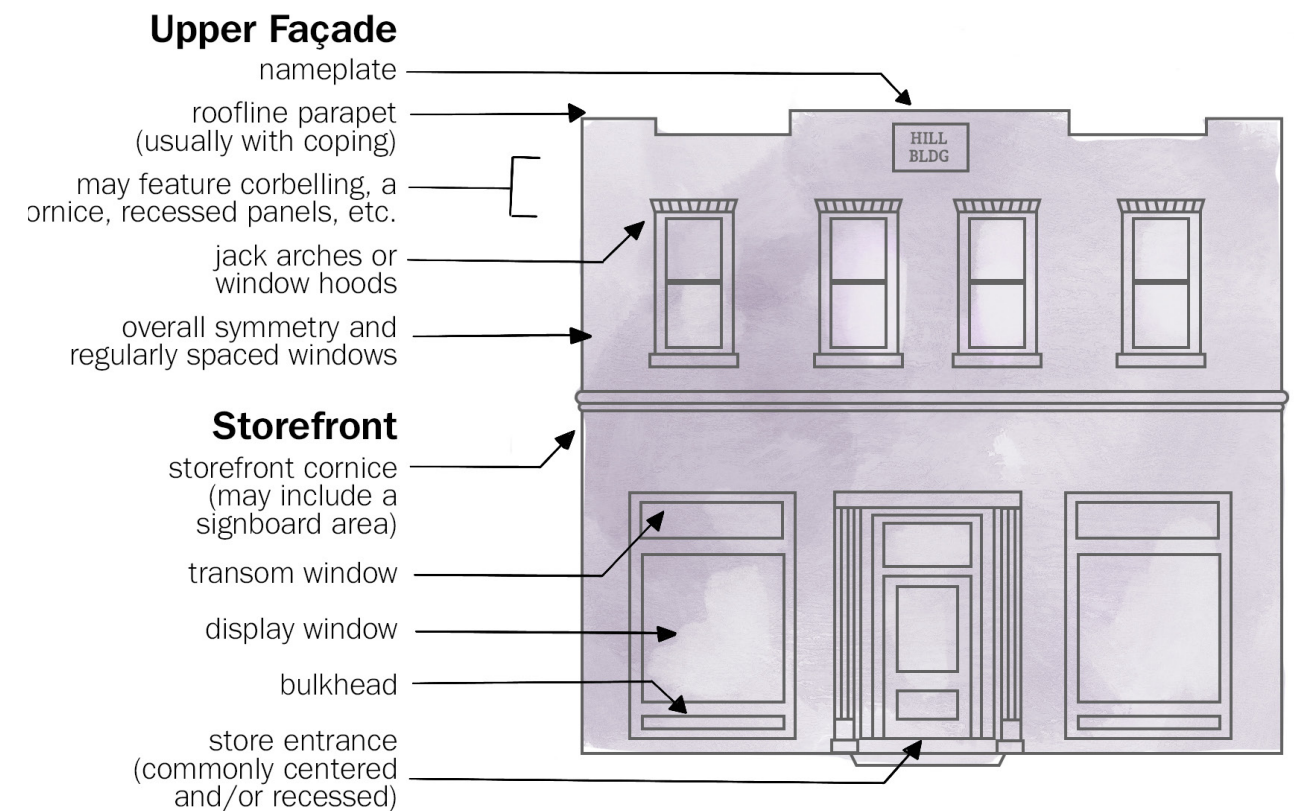


Two and three story storefront block.

Recommended

- 1.1 Preserve, protect and maintain original storefront configuration and materials and allow them to remain visible. This includes but is not limited to: recessed entryways, tiled entryway floors, large display windows, doors, transoms, bulkheads, corner posts, cornices, piers and pilasters.
- 1.2 Primary entrance configurations should be preserved. Secondary entrances for upper-floor access and service/delivery should be preserved even when no longer in use.
- 1.3 Deteriorated or damaged storefront materials and associated architectural elements should be repaired instead of replaced whenever possible using appropriate treatments recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 1.4 Should replacement of a storefront feature become necessary, the replacement should accurately replicate the original in size, material and configuration based on historical research and physical evidence.
- 1.5 When a storefront no longer exists or is too deteriorated to save, and no historical documentation is available, a new storefront should be designed that is compatible with the building and surrounding buildings in size, scale, material and character.

Common Elements of a Downtown Building





Original tiled entryway.



Preserved original storefront.

Not Recommended

- 1.6 Architectural details and ornamentation associated with storefronts should not be removed nor covered.
- 1.7 Original entrances and transoms should not be moved, enclosed, blocked or sealed.
- 1.8 Original display windows should not be replaced with a different window type nor covered with a false front.
- 1.9 A false historical appearance created by the introduction of inappropriate elements such as shutters, lanterns, or thematic designs out of character with the building and the district is inappropriate.



The original first floor storefront of these buildings has been removed and inappropriately replaced with incompatible materials and entry configurations.



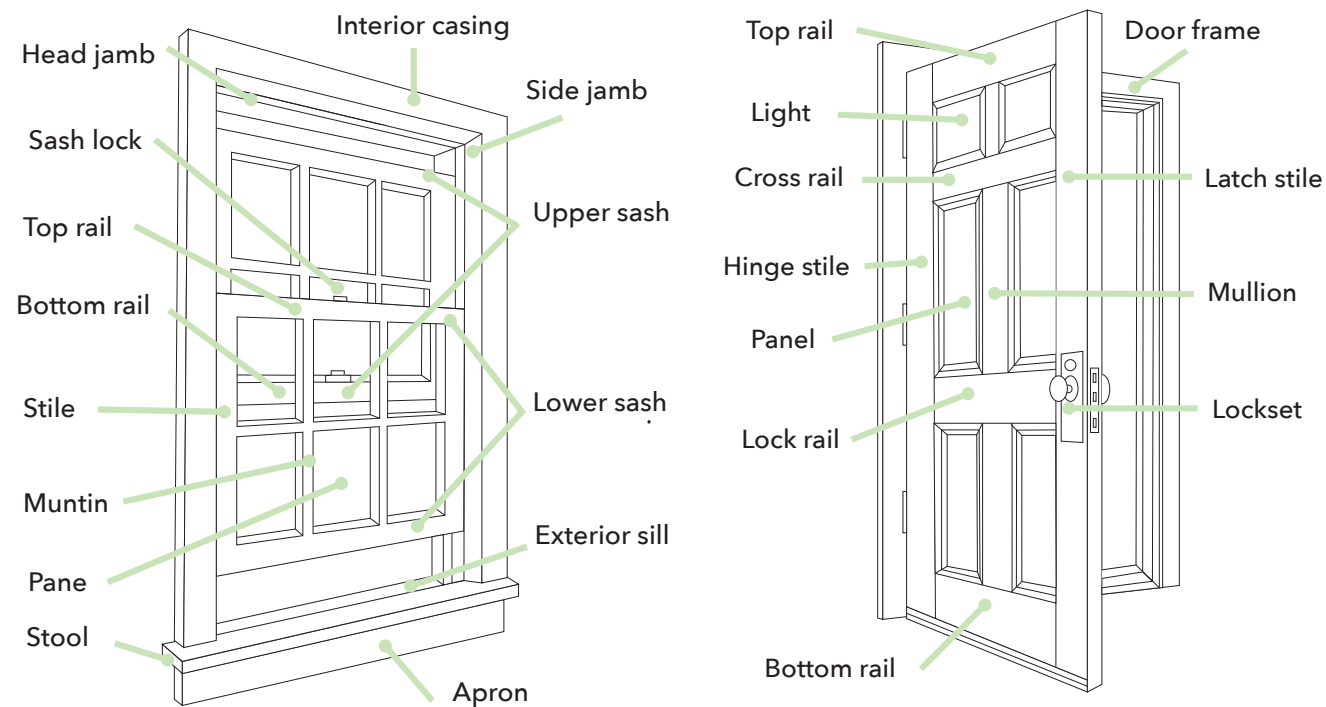
Storefronts negatively altered by the removal or covering of architectural detail and character-defining features.



Infilled transoms, storefronts and incompatible entry doors have negatively affected the historic character of this buildings.

2. Windows, Doors and Openings

Windows and doors are prominent building components that help to establish the rhythm of a building and street scape and define the character of a building. A building's individual pattern of windows, doors and transoms – its fenestration – is one of its most distinguishing features. Storefront windows of commercial buildings are used to create large expanses of glass and thus display space. However, the ratio of solid-to-void (wall-to-window) is very different on upper façades of institutional and civic buildings. Typically, windows are regularly spaced with an emphasis on building symmetry. Upper windows are also trimmed with architectural detailing and window accessories such as shutters, storm windows and screens. Historic windows are constructed of several components such as rails, stiles, muntins, panes, sashes and sills. Important aspects of window design include shape, dimension, grouping, spacing, type or operational category, pane arrangement, material and ornamentation. Maintaining both window and door components and arrangements is essential to building integrity. Technical information related to means of evaluation, repair and replacement can be found in Preservation Brief 9: The Repair of Historic Wooden Windows provided by the National Park Service Technical Preservation Services.



The most common and appropriate window type used in the district is double hung wood sash, meaning both the upper and lower sashes are operable. A single hung window only has one movable sash which slides up from the bottom while the top sash remains stationary. Metal windows with awning or hopper sections that are operated by crank and swing outward from the bottom, were typically only used in industrial buildings. Most historic windows in the district feature divided-lite patterns. Larger pane sizes became more available in the late 19th and early 20 centuries, so later buildings typically had larger panes and less divisions. The most appropriate door material is wood. Storefront entry doors in historic commercial districts were typically full or 3/4-lite. Rear or utility doors may have been solid or paneled wood doors.

Recommended

- 2.1 Original windows, doors, transoms, shutters and associated elements and hardware should be protected, maintained and rehabilitated when possible.
- 2.2 Every effort should be taken to protect historic sills, lintels or other window or door surrounds.
- 2.3 During renovation efforts, enclosed and covered window and door openings should be reversed, and glazing should remain transparent.
- 2.4 Highly deteriorated or damaged windows, doors or related elements should be repaired rather than replaced whenever possible using appropriate treatments recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 2.5 Windows, doors, openings and associated elements that are too deteriorated to repair should be replaced so that they replicate the originals or other historic examples as closely as possible in size, design, materials, lights and configuration.
- 2.6 Visual impact of window accessories should be kept to a minimum. Storm windows and screens should not obscure the window's pane arrangement and should be constructed of wood or aluminum painted to match the original window frame and the glazing should be clear. Interior storm windows are encouraged.



The Everest Building is an industrial building featuring large metal windows with awning sections that swing outward.

The Hendricks Machine Shop features wood six-over-six divided light windows on the upper and lower stories, and large divided light wood doors.



Not Recommended

- 2.7 The location and size of historic doors, windows, transoms or other openings should not be changed.
- 2.8 Enclosing, covering, bricking-in or partially infilling or installing a size differing from the original windows, doors or transoms is not appropriate on primary elevations. Exceptions may be considered on rear and non-primary façades on a case-by-case basis.
- 2.9 Glass should not be tinted or coated with reflective glazing material.
- 2.10 Additional window or door openings should not be added to primary building elevations.
- 2.11 Security grills and window bars are not appropriate on primary elevations.
- 2.12 Shutters should not be used on buildings where there is no historic precedent for their use. Decorative shutters permanently affixed to the wall of a building are not appropriate replacements for historic operable shutters.
- 2.13 Solid, storm or screen doors are not appropriate on primary commercial façades.

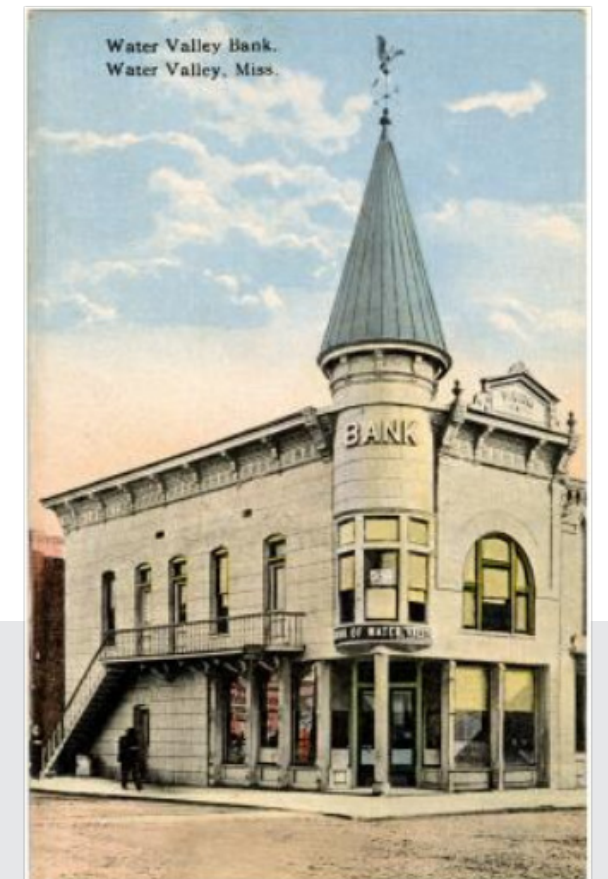


The original windows on this building have been replaced with windows of inappropriate size, shape and material. The openings have been filled around the replacement windows. The original entry door has also been replaced and infilled.

Inappropriate decorative shutters cover the original second-story windows on this building, and the original transoms have been enclosed.



Appropriate wood full-lite entry door in the historic district.



The now-demolished Water Valley Bank building featured arched divided-lite wood windows on the second story and large 3/4-lite wood entry doors.

3. Roof Lines and Parapets

Roof lines are an important character-defining feature of commercial buildings. Important aspects of roof design include pitch, shape, symmetry and complexity. Roof lines of commercial and warehouse buildings are distinguished primarily by the use of parapets or false walls which create a distinctive roof line and hide the low-pitched or flat roof behind the parapet. Decorative brickwork and brick corbeling is often common at the roof line, along the cornice and on the parapet wall. A few examples, usually institutional or civic buildings, do not follow this general rule and have more traditional style hip-and-gable roofs. Technical information related to means of evaluation, repair and replacement can be found in Preservation Brief 4: Roofing for Historic Buildings provided by the National Park Service Technical Preservation Services.

Recommended

- 3.1 Original roof shapes, parapet walls, chimneys, cornices and building materials should be protected, maintained and preserved whenever possible.
- 3.2 Severely deteriorated or damaged roofing and associated materials should be replaced with new materials that closely match the original in color, design and material.
- 3.3 During roof repair and replacement, defunct roof pipes and vents may be removed.
- 3.4 New roof elements such as skylights, solar panels, decks, balconies and mechanical equipment should not damage original building materials, should not be visible from the street of the primary elevation or should be properly screened.
- 3.5 Gutters, downspouts and mechanical roof features should be located so that they are as inconspicuous as possible.



Commercial roof lines in Water Valley.

Not Recommended

- 3.8 Alterations or modifications that substantially change, damage or destroy a roof's defining historic character or associated features are not appropriate.
- 3.9 Changes made to the style and shape of parapet walls and cornices are not appropriate.
- 3.10 The replacement of a historic roof structure with one of a different type is not appropriate unless it is not visible on primary elevations of a building.
- 3.11 Covering original parapet or roof features is not appropriate.



The original parapet has been covered by a false wood front.



An inappropriate metal gable roof has been added to this brick building.



This roof addition has negatively affected the historic character of the original parapet.

4. Façade Materials, Details and Ornamentation

Materials and ornament have a significant impact upon the visual character of a building. The surface materials and textural qualities of buildings in downtown Water Valley are key factors in the appearance of and relationship to adjacent buildings. A distinguishing feature of commercial buildings in the historic district is the alignment of decorative features along a block of buildings. Decorative elements along the roof line visually connect the buildings. Decorative window hoods, pilasters, trim, brackets, braces, moldings, shingles and other such decorative features applied to buildings also contribute to a building's character and historic value. Brick and stucco are the most common exterior materials in the Water Valley Main Street Historic District. A few buildings feature stone, pressed metal and wood façades. Technical information related to means of evaluation, repair and replacement can be found in Preservation Brief 22: The Preservation and Repair of Historic Stucco and Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings provided by the National Park Service Technical Preservation Services.

Recommended

- 4.1 Every effort should be made to protect, maintain, and preserve original building materials, details and ornamentation on all building façades. This includes but is not limited to corbeled brick, cornices, stonework, cast iron and wood paneling.
- 4.2 If original façade material or elements have been overlaid or obscured by such coverings as metal, wood or stucco, these alterations should be carefully reversed, and the original material should be exposed.
- 4.3 Highly deteriorated or damaged façade materials or elements should be repaired in kind instead of replaced whenever possible according to methods recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 4.4 Deteriorated or missing historic mortar or stucco should be replaced, when necessary, with new mortar or stucco matching the original in strength, composition, color and texture.
- 4.5 Deteriorated or missing wood elements should be replaced with new of the same profile.
- 4.6 If an original façade material or architectural element must be replaced, it should match the original in location, configuration, size, profile, texture and material when possible.
- 4.7 The gentlest means possible should be employed for cleaning exterior building materials. This includes water cleaning methods such as low to medium-pressure washing with a maximum psi of 400. Natural bristle or synthetic bristle brushes may be used as well as a non-ionic detergent.



Pressed metal second story façade.



Second story façade with brick corbeling, cast iron window hoods and vents.

Not Recommended

- 4.8 Original façade materials should not be obscured by modern replacements such as vinyl or aluminum siding, stucco, synthetic E.I.F.S. or Hardie board siding.
- 4.9 The covering or removal of architectural features is not appropriate.
- 4.10 Modern architectural features and materials should not be added to buildings where none historically existed.
- 4.11 Sandblasting, grinding, or using sanding discs to clean or remove paint from a building are highly damaging treatments and should never be used on historic building materials. Appropriate chemical cleaners may be used such as alkaline or organic solvent paint removers.



Original façade entirely covered by incompatible metal façade.



The original façade material has been covered by textured stucco.



This original metal pilaster has been covered by metal paneling on the adjacent building.



Columns of an inappropriate style have been added to the storefront of this historic building.

5. Awnings, Canopies and Shelter Structures

Awnings, canopies, and shelter structures frequently provide shade for building interiors, shelter for walkways, and ornament for exteriors. Awnings are common in the historic district. For most buildings, awnings are the appropriate design, however, awnings would not be compatible for some early twentieth-century buildings, which utilized flat, suspended metal canopies to reinforce their horizontal lines. Early photos of Downtown Water valley show mainly canvas awnings and metal canopies on commercial buildings, with a few larger buildings having two-story balconies. Technical information related to means of evaluation, repair and replacement can be found in Preservation Brief 44: The Use of Awnings on Historic Buildings, Repair, Replacement and New Design provided by the National Park Service Technical Preservation Services.

Recommended

- 5.1 Historic awnings, canopies and other shelter structures should be preserved and maintained.
- 5.2 Deteriorated or damaged historic awnings, canopies and shelter structures should be repaired rather than replaced whenever possible using treatments recommended by the Secretary of the Interior's Treatment of Historic Properties.
- 5.3 The design of new awnings and canopies should be appropriate to the architectural character and based on historic documentation of the building and district and evaluated in terms of placement, shape, size and material.
- 5.4 Awnings and canopies should be located to complement the building without obscuring or damaging storefront details and exterior ornament such as transoms and cast iron posts.
- 5.5 Awnings should reflect the shape of and fit neatly within the frame of existing openings, generally spanning window and door openings.
- 5.6 Materials and illumination for attachments should respect the historic character of the district. Fabric and metal are the most appropriate choices for awnings and metal is most appropriate for canopies.
- 5.7 If a replacement canopy or awning is necessary, the method in which the new structure will be tied to the building should not damage original façade materials.



Typical awnings in Downtown Water Valley.



Metal Canopy.

Not Recommended

- 5.8 Porches, galleries, balconies and upper story awnings should not be added to buildings that did not historically have them.
- 5.9 Awnings, canopies, porches and balconies should not span several buildings.
- 5.10 Convex and concave awnings are generally inappropriate.
- 5.11 Internally-lit awnings are not appropriate.
- 5.12 Historic porches, especially those located on primary elevations, should not be enclosed.



Convex and concave awnings are generally inappropriate on historic buildings. While the traditional shed style awning is appropriate, it should not extend beyond the storefront.

The second floor awnings and upper story balconies are inappropriate additions to these historic building façades.



6. Rear and Secondary Elevations

Many buildings in downtown Water Valley have secondary elevations that can be seen from public streets, parking lots, sidewalks, and alleyways. These secondary elevations can be important character-defining elements of the district. Often, the same general material treatments are recommended as those for front façades. Rear elevations provide access for merchants, employees, customers and often serve as a service entry. While necessary mechanical and utility equipment is often located on the rear elevation, efforts should be made to do so in a sensitive and unobtrusive manner.

Recommended

- 6.1 Historic rear and secondary façade materials and configurations should be maintained, preserved, and rehabilitated whenever possible.
- 6.2 The location of plumbing, electrical and other utilities should be done in a manner that limits damage to or obscuring of historic building materials and features.
- 6.3 While modern materials may be considered for replacement windows and doors on rear and secondary elevations, the proposed elements should respect existing windows and doors in size, shape and design.



Duncan Street runs parallel to Main Street and acts as a service street for several businesses that face Main Street. Because of the topography of Water Valley, the rear elevations of these buildings are highly visible.

The rear of Mechanics Bank, which faces Duncan Street, is clean and well executed.



Not Recommended

- 6.4 Original windows and doors on visible rear and secondary façades should not be removed, covered, or decreased in size.

On this rear façade, original windows have been enclosed, and the rear of the upper level façade has been entirely obscured by roofing material.



The windows have been bricked over and the original door removed on this rear façade.

7. Signage

Effective presentation of a business establishment's name is an important part of a storefront. Signs were often an integral part of façades in the late 19th and early 20th century. It is important to remember that, unlike the modern highway strip development, the buildings and downtown streets were geared primarily to pedestrians. Consequently, there is no need for overly large signs that not only obscure important architectural features of the building but also contribute to the visual pollution of the street. Appropriately sized signs are one of the easiest and most dramatic types of signs and expense is minimal.

Signs are the most common and most frequently altered features in the downtown area and inappropriate and competitive signage can have a significant negative impact on the historic district. When planning a new sign, consider how the position of the sign relates to the building and block as a whole. The four sign types allowed in the Water Valley Main Street Historic District are: flat or wall signs, window signs, awning, and hanging signs. Technical information related to means of evaluation, repair and replacement can be found in Preservation Brief 25: The Preservation of Historic Signs provided by the National Park Service Technical Preservation Services.

All signage shall conform to City of Water Valley Zoning Ordinance Section 113. Signage Regulations

Recommended

- 7.1 Historic signs should be preserved and maintained. Examples include but are not limited to: cornerstone inscriptions, inscribed surface lettering, "ghost" advertisements and mosaic tile lettering on entrance flooring.
- 7.2 Deteriorated or damaged historic signage should be repaired rather than replaced whenever possible, using methods recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 7.3 Missing or deteriorated signage should be replaced with new signage that is either similar to the original or compatible with the building, site or street scape in its shape, material, design, scale and color.
- 7.4 Contemporary signs should be placed in traditional sign locations and evaluated in terms of placement, size, material, and shape and be compatible with the human scale and character of the building and surrounding buildings.
- 7.5 Signs should be mounted and located in historically appropriate locations to minimize the impact upon the building's exterior and architectural character. Appropriate locations include the defined area of the storefront, hanging perpendicular to the façade, painted display windows and stitched or painted-upon awnings.
- 7.6 Where possible, signs should be aligned with conforming signs on adjacent buildings.
- 7.7 Permanent sign types that are allowed are: awning, hanging, flat or wall and window signs.



Ghost signage.

Not Recommended

- 7.8 Signs should not cover or damage storefront details and exterior ornament.
- 7.9 Plastic, vinyl or metal internally illuminated sign cabinets are not appropriate.
- 7.10 "Channel Letter" or three-dimensional graphic signs with individually illuminated letters are not appropriate.



Inappropriate sign placement and size.



Inappropriate channel letter sign.

a. Awning Signs

Canvas awnings are a commercial feature that provide quick and efficient results at moderate costs. In addition to providing protection for both shoppers and merchandise, display awnings offer an opportunity for attractive store signage.

- 7.11 Signage on fabric awnings should be a maximum of 25% of the total square footage of the front facing panel of the awning.



b. Flat or Wall Signs

"Signboard" signs were historically used on most commercial buildings. They were usually placed in a specifically designed spot above the transoms for a one-story building and between the storefront and the windows on the second floor of a two-story building.

- 7.12 Wall signs should be flush mounted on flat surfaces in historically accurate locations, usually above the building transoms, and attached in a way that does not destroy or conceal architectural features or details.
- 7.13 In the absence of an original sign surround, the sign should not exceed the height of the area where it is mounted, and generally should be no larger than 20% of the total façade area.
- 7.14 Marine plywood is suggested for material, although other materials may be acceptable.



Appropriate flat or wall sign and placement.

c. Window Signs

Another type of sign that is appropriate and that was common at the turn of the 20th century is one that is painted directly on the window. Typically, these signs were metallic gold, however the use of regular paint can work well. Positioned at eye level, this type of sign can be particularly effective and one that can be easily updated or changed as necessary.

- 7.15 Signage on window areas should not cover more than 25% of the total glass area. This includes signs affixed to the interior of glass display windows and doors which are visible from the exterior.

d. Hanging Signs

Signs that were hung perpendicular to the façade were common on older buildings. They are especially suitable for displaying symbols and logos, can be designed in many shapes and hung with attractive hardware. Perpendicular signs are designed primarily to be viewed by pedestrians.

- 7.16 The size and position of perpendicular signs should be managed so as to not interfere with pedestrian traffic and have a clearance of 8 feet from the bottom of the sign to the sidewalk.
- 7.17 Sign brackets and hardware should be visually compatible with the building and installed in manner that causes minimal impact on the historic building material.
- 7.18 Appropriate locations for projecting or hanging signs include attached to an awning, under second floor windowsills on two-story buildings and above the transom or windows of a one-story building.

e. Signage Lighting

- 7.19 Signage lighting should be kept to a minimum and mostly reserved for businesses relying on evening traffic.
- 7.20 Signs should be lit by an external source such as a small unobtrusive spot or floodlight that should not obscure the content of the sign or the building façade.
- 7.21 Projecting light fixtures should be compatible with the character of the building.
- 7.22 Internally or back-lit signs are not appropriate.
- 7.23 Neon signs with no historic evidence of previous use of neon are not appropriate.



Appropriate window sign.



Appropriate hanging sign.



Appropriate signage lighting.

8. Exterior Lighting

Few historic light fixtures remain downtown. Those that still exist should be retained and maintained. New light fixtures should be unobtrusive in design, materials and placement. Lighting design should be considered at the beginning of any project so that it can be carefully integrated into the design of the building restoration with minimal impact to historic fabric. All lighting must be in compliance with existing city codes and regulations.

Recommended

- 8.1 Historic light fixtures should be retained and maintained.
- 8.2 Deteriorated or damaged historic light fixtures should be repaired rather than replaced using methods that allow them to retain their historic appearance.
- 8.3 Missing or severely damaged historic light fixtures should be replaced with fixtures that replicate the originals or other historic examples in appearance and materials.
- 8.4 If new light fixtures are installed, they should be unobtrusive, conceal the light source and direct light towards the building.

Not Recommended

- 8.5 Installing modern light fixtures where light fixtures previously did not exist should be avoided.
- 8.6 The installation of light fixtures should not damage or obscure architectural features or other building elements.
- 8.7 No exterior light should have any blinking, flashing or fluttering light, or other illuminating device which has a changing light intensity or brightness of color.



Water Valley at night. Photo by Water Valley Chamber of Commerce

9. Paints and Coatings

The Water Valley Preservation Commission does not regulate paint colors. These choices are left to the discretion of the property owner. However, the commission encourages property owners to seek guidance and recommendations for appropriate paint colors. Paint application and removal should support the historic appearance of buildings and their preservation. Specific technical recommendations can be found in Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings and Preservation Brief 10: Exterior Paint Problems on Historic Woodwork provided by the National Park Service Technical Preservation Services

Recommended

- 9.1 Historically unpainted buildings or architectural features should remain unpainted.
- 9.2 The painted surface of historically painted buildings or features should be protected and maintained during rehabilitation efforts.
- 9.3 When removing modern paint from historically unpainted buildings, use gentle, non-abrasive methods such as chemical cleaning, hand scraping or hand sanding and those recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Not Recommended

- 9.4 Painting should not be used as a method of obscuring underlying building material issues such as cracks, spalling or leaks.
- 9.5 Abrasive or high-pressure paint removal methods are destructive and should not be used.
- 9.6 Waterproofing coatings and paints are not appropriate for historic masonry surfaces in most circumstances as they will damage the historic brick and mortar.



Historic brick was traditional unpainted, while historic stucco and woodwork were traditionally painted.

a. Murals

Murals are expressions of public art painted directly on the exterior of a building or on a backing that is affixed to a building and is sanctioned by the property owner. Murals should not contain commercial speech or images, which would constitute advertising or signage. Murals can be an important enhancement to the built environment, as well as having a beneficial impact on quality of life. In these cases, murals serve as a form of public art. Whether on public or private property, all murals within the Main Street Historic District will require review and approval by the Water Valley Preservation Commission. A long-term maintenance plan should be submitted with the COA application.

Recommended

- 9.7 Murals should be placed on side or rear elevations of buildings.
- 9.8 The paint used for a mural should be appropriate for use in an outdoor setting and should be of a permanent, long-lasting variety.

Not Recommended

- 9.9 Murals should not be placed on primary building elevations.
- 9.10 Murals should not be placed on unpainted brick or stone walls of historic buildings.
- 9.11 Murals should not cover or obscure architectural elements, such as windows, doors, trims, cornices or other such features.

One of several murals in downtown Water Valley.



10. Commercial Site, Streetscape and Landscape

The overall character of the downtown district is defined by more than buildings. Landscape features such as the pattern of street trees, parks, planters, driveways, and paving play a significant part of the character of an area.

Recommended

- 10.1 Retain the historic relationship between buildings and their site and landscape features.
- 10.2 Preserve important landscape features such as green spaces and pavilions.
- 10.3 Design new parking areas, loading docks or ramps so that they are as unobtrusive as possible and do not damage historic building material.
- 10.4 Any new construction of street scape or landscape features should be compatible with the district, building and site features in size, scale, design, materials, color, and texture.
- 10.5 Landscape features that are a threat to historic resources or the general public should be removed.

Not Recommended

- 10.6 The addition of conjectural landscape features to a site such as period reproduction lamps, fences, fountains or vegetation that are historically inaccurate and create a false sense of historic development are inappropriate.

11. Safety and Accessibility

Some current building codes require safety features which are not original to historic structures. Additions for accessibility and safety should be done carefully so that the character of the district is maintained. Technical information related to accessibility can be found in Preservation Brief 32: Making Historic Properties Accessible provided by the National Park Service Technical Preservation Services.

Recommended

- 11.1 Health and safety codes and accessibility requirements should be met in ways that do not diminish the historic character, features, materials and details of the building or district.
- 11.2 Fire exits, stairs, landings and decks should be located on rear or inconspicuous elevations where they will not be visible from the street.
- 11.3 New doors required for fire codes should be as compatible as possible with existing doors in proportion, location, size and detail.

12. Additions, Infill and New Construction

Few changes will have as significant an impact on the downtown district as new construction. Additions have the potential to make substantial changes to the architectural character of historic buildings and should be considered only after determination that a new use cannot be met in the existing footprint of the building. An addition to a historic building is considered to be successful if it preserves significant historic materials and features, preserves the historic character and protects historic significance by making a visual distinction between what is old and new. Generally, the most successful way to add an addition to a historic building is to build a small hyphen or connector. This results in minimal damage to the historic building and clearly differentiates the old from the new.

The primary principle behind new construction is that it should recall historic massing, set-back, style, scaling and detailing without precisely duplicating any one building or specific element. The challenge is to guide the construction of buildings or additions that are clearly products of the present, while at the same time being sensitive to downtown Water Valley's design traditions. The following guidelines are not intended to require mimicking or copying of architectural styles of the past. Instead, they are generalized in nature and are intended to identify a range of design options that will encourage development compatible with the existing character of the district. Technical information related to accessibility can be found in Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns provided by the National Park Service Technical Preservation Services.

a. Rear and Side Additions

Rear and side additions provide owners with flexibility in their building use. Additions should use design, materials and placement that minimize their effect on the district's historic character. Additions can have a tremendous negative impact upon the building if added to the front of a building. The most appropriate place for a new addition is on the rear of the existing structure.

Recommended

- 12.1 Additions should cause minimal damage or removal of historic walls, roofs and original architectural features. Existing openings should be used to connect the building and the addition whenever possible.
- 12.2 Additions should have little or no visibility from the primary street façade.
- 12.3 Additions should be proportional to and discernible from the existing historic structure and compatible with the original building in scale, proportion, rhythm and materials.
- 12.4 Additions should have a perceivable juncture where adjoining the original building. This can be achieved by using a slightly lower roof line, recessing the wall back from the original wall (rather than flush with) or the use of a separating element.
- 12.5 Additions should be distinguishable from the historic building through a simpler design and similar or lesser amount of ornamentation.
- 12.6 Additions should be contemporary in design but compatible with the historic character of the district without imitating earlier architectural styles.
- 12.7 New additions should use a similar amount or less ornamentation than that found on the original structure.
- 12.8 For corner properties with exposed side or elevations, it is important to respect the pattern established by similar corner properties.

Not Recommended

- 10.9 Additions to the main façade of historic buildings are inappropriate and will not be permitted.



This inappropriate addition is on the main façade of the building and uses incompatible materials, style and form.



While placed on the rear of the building, this addition does not respect the original historic building in massing, form or style and detracts from the historic character of the original structure.

b. Rooftop Additions

Recommended

- 12.9 Rooftop additions should use similar roof forms to the building to which they are attached.
- 12.10 Rooftop additions should allow character-defining materials and features to be retained.
- 12.11 Rooftop additions should be set back from the front of a building and not be visible from the main street.



This rooftop addition is only visible from the rear of the building and is unobtrusive in form and color.

c. Infill and New Construction

Many communities benefit economically from their historic character and new construction should not undermine the economic value of the community's architectural heritage. New buildings for Water Valley should be designed to complement surrounding buildings. The design of a new building should be similar to its neighbors in height, proportion, scale, massing, spacing, setback, orientation, roof shape, materials and textures.

Recommended

- 12.12 New buildings should follow the established scale of the historic district and should approximate the height and width of adjacent and nearby historic buildings.
- 12.13 New construction should maintain the setback established by neighboring historic buildings.
- 12.14 New buildings should follow the traditional street-facing orientation and placement pattern of adjacent buildings.
- 12.15 New buildings should be attached rather than freestanding aside from institutional and civic buildings which are generally freestanding and located centrally upon the lot.
- 12.16 New buildings should be constructed of materials compatible with the traditional building material types of the district.
- 12.17 New buildings may be more contemporary in design than the historic buildings but should reference the historic use of façade elements such as storefronts, entrances and parapets.
- 12.18 New buildings should echo historic buildings in the ratio of windows and door openings to wall surface. The proportion and scale of window and door openings should be compatible with adjacent historic buildings.
- 12.19 The shape and pitch of roofs for new construction should echo the shape and pitch of existing roofs in the historic neighborhood.
- 12.20 If a new building is to occupy several empty lots, it is essential that the façade be segmented with horizontal divisions to approximate the widths found upon historic examples.

Not Recommended

- 12.21 New buildings should not be placed forward or behind the established façade line created by the repetition of similar setbacks by historic buildings.
- 12.22 Vinyl or Hardie siding is not an appropriate construction material in the historic district.



The new building to the far right disregards the setback and placement of the original historic buildings.



The Natchez Convention Center is an example of new construction in a historic district that respects the surrounding area in massing, form, and scale. It blends in to the surroundings while also being easily distinguishable as new construction.



While both of these buildings are of relatively new construction, the building on the right easily fits into the historic district while the one on the left is of incompatible construction.

13. Demolition

- 13.1 No structure within the district may be demolished or removed, in whole or part, until after the application for a building and/or demolition permit has been reviewed and approved by the City of Water Valley and the Preservation Commission.
- 13.2 When demolition of a structure within the district boundaries is under consideration, appropriate evidence of due diligence must be submitted to the WVHPC, with proof or demonstration that all potential adaptive use options have been exhausted.

14. Guidelines for Residential Structures

There are several residential structures in the mostly commercial Water Valley Historic District. Some have been heavily altered and converted into commercial uses, but many retain original historic details and features. In general, the rehabilitation of existing residential structures follows the same principles as commercial buildings, with a few more considerations.

Recommended

- 14.1 Historic material, configurations, forms and settings of residential structures in the historic district should be protected, maintained and rehabilitated when necessary using methods recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 14.2 Materials that were historically unpainted should remain unpainted. Historically painted materials should remain painted.

Not Recommended

- 14.3 Historically inaccurate details and ornamentation from a period, style or of a type incompatible with the original building style should not be added.

The original brick supporting piers on this house remain and the crawl space is appropriately enclosed with decorative lattice.



a. Supporting Piers and Foundation Walls

Historic frame buildings are traditionally built on piers or foundation walls, usually made of brick. Spaces between piers were traditionally filled with lattice panels or decorative brick to create enclosed crawl spaces and deter pests.

Recommended

- 14.4 Original brick piers, foundation walls, grilles and vents should be protected, maintained and repaired according to treatments recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties. Historically unpainted brick foundation walls and piers should remain unpainted.
- 14.4 Foundation walls and piers that are too deteriorated to repair should be replaced by new walls or piers that match the original in size, shape, location, color and materials.
- 14.5 Crawl spaces may be enclosed with compatible materials such as lattice or decorative brickwork. Other inconspicuous solutions may be acceptable allowing that proper ventilation is provided.

Not Recommended

- 14.6 The enclosing of crawl spaces should not obscure or damage existing historic foundation walls or piers.

b. Exterior Siding and Materials

Exterior siding and materials are major character defining features of historic residential structures. Wood and brick are the most common exterior materials for residential structures in Water Valley, with a few stucco examples in the historic district. The textures and profiles of historic siding materials cannot be recreated with modern materials, and when properly maintained, these materials can last hundreds of years.

Recommended

- 14.7 Original wood siding, brick and stucco should be protected, maintained, and remain visible.
- 14.8 Deteriorated or damaged historic exterior building materials should be repaired instead of replaced whenever possible.
- 14.9 Wood siding, brick or stucco that is too deteriorated to repair may be replaced with a new compatible material that matches the original in size, shape, texture, color, profile and finish.

Not Recommended

- 14.10 Original wood siding, brick and stucco should not be covered with substitute or synthetic sidings such as vinyl, fiber-cement, metal or asphalt that is not historically appropriate to the structure.
- 14.11 Historic masonry and stucco should not be coated with waterproof or water repellent coatings.

This wood siding of this historic cottage has been inappropriately covered with vinyl siding.



c. Roof and Roof Features

Roof form and associated features are essential character defining features of historic houses and should be preserved. A roof's design and maintenance is essential to the long time preservation of the structure. Technical information regarding assessment and repair can be found in Preservation Brief 4: Roofing for Historic Buildings provided by the National Park Service Technical Preservation Services.

Recommended

- 14.12 Original roof forms, pitches, materials and associated elements such as chimneys, eaves, dormers and cupolas should be protected, maintained and preserved.
- 14.13 When replacing roofing materials, the new material should match the old as closely as possible in material, color and pattern.
- 14.14 New roof features or roofs on additions must be compatible with the historic roof in size, scale, color and materials and cause minimal damage to existing historic materials.

Not Recommended

- 14.15 Original chimneys should not be painted, covered, or removed even if they are no longer in use.
- 14.16 New roof features that did not exist historically should not be added.

The original roof form of this Queen Anne house is essential to its architectural character.



d. Porches, Balconies, Steps and Decks

Porches are dominant architectural features of historic homes, and are both decorative and functional. A historic porch and its associated elements and details tells the story of the home's style and period of construction. Technical information regarding assessment and repairs can be found in Preservation Brief 45: Preserving Historic Wooden Porches provided by the National Park Service Technical Preservation Services.

Recommended

- 14.17 Original porches, balconies, steps, decks and associated architectural elements should be protected, maintained and rehabilitated when necessary, using treatments recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 14.18 Porches on primary façades should remain open.
- 14.19 Deteriorated or damaged elements of porches, balconies, steps and decks should be repaired in kind rather than replaced whenever possible.
- 14.20 Porches on secondary façades may be enclosed in some instances, if the enclosure causes minimal damage to original historic materials and allows character defining features to remain visible.

Not Recommended

- 14.21 Historic porches and entrances should not be altered, enclosed or moved.



Original historic porch in downtown Water Valley.

e. Windows, Doors and Awnings

Every effort should be made to retain original windows and doors. Several sensitive design options are available to increase energy efficiency of historic wood windows and doors. Technical advice regarding assessment and repair may be found in Preservation Brief 9: The Repair of Historic Wooden Windows provided by the National Park Service Technical Preservation Services.

Recommended

- 14.22 Original windows, doors, shutters and hardware should be protected, maintained and rehabilitated when necessary, using appropriate treatments recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 14.23 Deteriorated or damaged elements of windows, doors shutters should be repaired in kind rather than replaced whenever possible.
- 14.24 If a door, window, shutter or associated element is too damaged to repair, it should be replaced by an element matching the original as closely as possible in material, size, pane configuration, proportions and profiles.
- 14.25 If new window or door openings are required, they should be located on secondary elevations and be compatible with the overall design of the building.
- 14.26 Canvas awnings may be allowed if they replicate historic awnings. Design, size, color and details should complement historic features. The awning should be of an appropriate scale.

Not Recommended

- 14.27 Existing window and door openings should not be removed, enlarged, obscured or reduced in size for replacement elements.



This original entry has been inappropriately enclosed.

f. Additions

Additions to historic homes are often built in response to the need for modern amenities such as bathrooms and kitchens. Before undertaking an addition, possibilities such as sensitively enclosing a rear porch should be explored. Technical information regarding addition design can be found in Preservation Brief 14: New Exterior Additions to Historic Buildings, Preservation Concerns provided by the National Park Service Technical Preservation Services.



Inappropriate addition on the front of a house.



Appropriate addition on a rear porch enclosed with faux shutters.

Recommended

- 14.28 Additions to historic homes should be designed in a way that causes minimal impact on the original materials, features and setting of the historic home. It should be possible to remove the addition and return the structure and site to the original design.
- 14.29 The design of an additions hould be compatible with the existing structure and its context. It should respect the original materials, placement, scale, proportion, shape, massing and rhythm of the historic building without exactly duplicating them.
- 14.30 Additions should be distinguishable from the old and not create a false impression of the history of the building.

Not Recommended

- 14.31 Additions should not be added to primary façades of historic homes.
- 14.32 Additions should not be larger than the historic structure.

g. New Construction

The historic homes in the Main Street Historic District were built at different times in varying architectural styles. New residential construction should not aim to mimic existing historic homes, but should harmonize with the existing neighborhoods with complimentary design.



Inappropriate infill in a residential neighborhood.

Recommended

- 14.33 New residential structures built in the district should respect the setback, size, scale, proportions, orientation and details of the other residential properties in the district.

Not Recommended

- 14.34 A residential structure should not be constructed on a lot that was historically commercial.

h. Site and Landscape

The historic homes in the Main Street Historic District were built at different times in varying architectural styles. New residential construction should not aim to mimic existing historic homes, but should harmonize with the existing neighborhoods with complimentary design.

Recommended

- 14.35 Original landscape features such as outbuildings, fences, walls, walkways and driveways should be protected, maintained and repaired according to the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 14.36 Severely deteriorated or damaged landscape and site features should be repaired in kind instead of replaced whenever possible.
- 14.37 The placement of and materials of new driveways, parking areas and walkways should respect the historic character of the existing site, setting and materials and should be as inconspicuous as possible.
- 14.38 New outbuildings should be inconspicuous and should respect historic buildings and other associated historic site and landscape features.
- 14.39 New fences or walls should be made of durable materials and should be of an appropriate size and style that respects the historic period of the building.
- 14.40 Historic landscape features such as trees should be removed if they become a danger to historic built resources or the general public.

**City of Water Valley Historic
Preservation Commission**

207 North Main Street, Water Valley, MS 38965
Email: wvch@bellsouth.net (662) 473-2431

<p>HPC Official Use Only COA Received: _____ COA Approved: _____ COA Approved with Restriction: _____ COA Deferred for Further Info: _____ COA Denied: _____</p>

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

<p>Project Information Property Address: _____ _____ Property Use: _____ <i>*Applicants must place a notice in front of the property prior to the HPC meeting to notify surrounding property owners of a pending application.</i></p>	<p>Applicant Information Name: _____ Address: _____ City, State/Zip: _____ Phone Number: () _____ - _____ Email Address: _____</p>
<p>Type of Request (Check all that may apply.) <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Relocation <input type="checkbox"/> Replacement</p>	
<p>Proposed Feature to Change (Check all that may apply.) <input type="checkbox"/> Building <input type="checkbox"/> Facade <input type="checkbox"/> Sign(s) <input type="checkbox"/> Fence(s) <input type="checkbox"/> Sidewalk(s) <input type="checkbox"/> Driveway(s). <input type="checkbox"/> Parking Area(s) <input type="checkbox"/> Window(s) <input type="checkbox"/> Door(s) <input type="checkbox"/> Tree Removal <input type="checkbox"/> Landscaping</p>	
<p>Do You Intend to Apply for Tax Credits <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know</p>	<p>Deadline: This completed application <i>and</i> a sketch, drawing or images of the proposed change must be submitted to the city clerk at least ten (10) business days prior to the next regularly scheduled HPC meeting to be considered at that meeting.</p>
<p>Does applicant own the property? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If no, Owner's Name: _____ Owner's Address: _____ Owners's City, State/Zip: _____ Owner's Phone Number: () _____ - _____</p>	<p>Note: <i>Incomplete applications will not be reviewed by the HPC.</i></p>

Briefly describe the proposed project. Description of materials should be included. _____

Application Representation: The applicant or an authorized representative of the applicant must attend the HPC public meeting to support the application.
 Signature of Applicant: _____ Date: _____
 *Signature of Owner: _____ Date: _____
**If different from applicant*

The Secretary of the Interior's Standards for Rehabilitation

The Standards are common sense historic preservation principles in non-technical language. They are used as the criteria to determine if a rehabilitation project qualifies as a certified rehabilitation to be eligible for Historic Tax Credits. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Specific information on methods and approaches for rehabilitating historic buildings is available in a collection of Preservation Briefs provided by the National Park Services. They can be found online at:
<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

General Maintenance Checklist

This is a general maintenance checklist that provides an outline for inspection of basic elements of historic buildings. It may be modified for specific building types and elements.

Gutters and Downspouts

Inspect: Every 3 months

Check For:

- Sagging, bent or loose gutters and downspouts
- Deteriorated gutters that leak when it rains
- Dripping gutters during dry conditions
- Clogged downspouts
- Pooling water at the base of downspouts

Roof

Inspect: Every 6 months

Check For:

- Loose, broken, torn or missing roof shingles or ridge caps
- The condition of flashing along valleys and parapets and around chimneys, dormers, and vents
- Visible water infiltration on interior ceilings and attic spaces

Siding

Inspect: Every 6 months

Check For:

- Cracking, peeling or blistering paint
- Loose, cracked or damaged siding boards or bricks
- Deteriorated mortar in masonry walls
- Excessive buildup of mold and mildew on siding surfaces

Doors and Windows

Inspect: Every 6 months

Check For:

- Missing or loose caulking around doors and windows
- Missing or deteriorated glazing
- Cracked or loose glass

Porches

Inspect: Every 6 months

Check For:

- Rotted perimeter beams and joists
- Rotted fascia boards
- Loose or warped floorboards
- Rotted or damaged floorboards
- Water staining on porch ceilings
- Rot or damage to columns and or posts

Foundation

Inspect: Once a year

Check For:

- Pooling water at bases of piers or foundation walls
- Tilting or shifting of piers
- Cracks in mortar joints, brick, concrete or concrete blocks
- Growth of moss or green staining

Glossary

Arch: A means of spanning an opening by use of small units of masonry. Typically, a curved structural element which spans an opening and supports weight above.

Baluster: A short post or pillar in a series with a top and bottom rail.

Belt course: a horizontal band often used to designate floor levels.

Bracket: a projecting support, sometimes ornamental, attached to a wall.

Bulkhead: a panel beneath a storefront display window.

Capital: the topmost element of a column or pilaster.

Column: an upright, freestanding architectural element providing structural support.

Coping: the top, often sloping, course of a masonry wall.

Cornice: the projecting horizontal members at the top of a wall, building, etc.

Corbeled brick: brick projecting slightly from a wall.

Dormer: A window that projects through the slope of the roof that is sheltered by its own small roof.

Double-hung Window: A window with two sashes, one sliding vertically over the other.

Display window: a large window, or windows, adjacent to a storefront entry, typically a single pane in commercial buildings from the late nineteenth- and early twentieth- century

Eave: The overhang at the bottom edge of a roof surface that projects beyond the wall surface.

Elevation: A drawing of a building facade or object, without an allowance for perspective. An elevation drawing will be in a fixed proportion to the measurement on the actual building.

High-style architecture: architecture designed by trained architects to satisfy unique needs and possessing characteristics of a specific architectural style.

Façade: a face, usually the principal face, of a building.

Fenestration: The pattern of windows and doors on an elevation.

Flashing: A sheet, usually of metal, used to make an intersection of materials weather tight.

Infill: New construction in historic districts on vacant lots or to replace existing buildings.

Lintel: a horizontal support atop a window or door.

Mortar A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Muntin: a bar separating panes of glass.

Pane: a single sheet of glass in a window or door.

Parapet: The uppermost portion of the exterior wall which extends above the roof line. It forms the top line of the building silhouette.

Pier: An upright structure, usually of masonry, which serves as support for the floor joists and walls.

Pilaster: an upright architectural element attached to a wall and providing or suggesting structural support.

Proportion: concerns the magnitude of one dimension or size relative to that of another or relative to the whole.

Scale: concerns sizes of buildings or structures relative to the human body. Monumental scale is created by larger elements and is typically used for important public buildings such as courthouses. There can also be a human scale created by smaller elements, which is used for more modest structures such residences or for commercial building components like storefronts.

Setting: The sum of attributes of a locality, neighborhood, or property that defines its character.

Sidelight: A narrow vertical window usually found on both sides of a door.

Sill: a horizontal member beneath a window, its top sloping to shed water.

Stile and rail: the vertical and horizontal elements, respectively, of a paneled door.

Storefront: unified ground-level entry, sidelights, display windows, and transoms of a commercial building.

Stucco: A type of exterior plaster applied as a two- or three-part coating directly onto masonry or applied over wood or metal lath to a wood frame structure. Stucco is sometimes scored and colored to represent large stone blocks.

Transom: a glazed panel above a storefront door or display window.

Rhythm: Movement or fluctuation marked by the regular occurrence or natural flow of related elements.

Ventilation grill: a decorative and functional grill set into a brick façade.

Vernacular architecture: architecture produced unselfconsciously by artisans and builders and so reflecting local needs, traditions, and availability of building materials.

Survey #	Street Address	Legal Description	Architectural Style	Construction Date	Integrity
1	101 Blackmur Street	5-3G 187		1973	NC
2	102 Blackmur Street	5-3G 189		c.1975	NC
3a	104 Blackmur Street	5-3G 190		c.1975	NC
3b	104 Blackmur Street	5-3G 191		c.1980	NC
4a	201 Blackmur Street	5-3G 186		1896	C
4b	201 Blackmur Street	5-3G 186		c.1903	C
5	100 Calhoun Street	5-3G 76		c.1935	C
6	103 Calhoun Street	5-3G 75		c.1970	NC
7	104 Calhoun Street	5-3G 186		1964	C
8	114 Calhoun Street	5-3G 79	Craftsman	c.1945	C
9	115 Calhoun Street	5-3G 80		c.1965	C
10	802 Central Street, North	5-3G 14		1945-1946	C
11	101-103 Main Street, North	5-3F 149 & 149.01		c.1960	C
12	105-107 Main Street, North	5-3F 150 & 150.01		c.1960	C
13	109 Main Street, North	5-3F 151		c.1900	C
14	111 Main Street, North	5-3F 152		c.1980	NC
15	205 Main Street, North	5-3G 235		c.1950	C
16	206 Main Street, North	N/A		c.1945	C
17	207 Main Street, North	5-3G 236		c.1885	C
18	209 Main Street, North	5-3G 237		c.1885	C
19	210 Main Street, North	5-3G 193.01		c.1980	NC
20	211 Main Street, North	5-3G 238		c.1885	C
21	213 Main Street, North	5-3G 239		c.1885	C
22	301 Main Street, North	5-3G 242		c.1885	C

Survey #	Street Address	Legal Description	Architectural Style	Construction Date	Integrity
23	303 Main Street, North	5-3G 243		c.1885	C
24	305 Main Street, North	5-3G 244		c.1885	C
25	307 Main Street, North	5-3G 245		c.1885	C
26	311 Main Street, North	5-3G 246		c.1940	C
27	318 Main Street, North	5-3G 261		c.1980	NC
28	319 Main Street, North	5-3G 247 - 249		c.1885	NC
29	323 Main Street, North	5-3G 250 & 251		c.1910	C
30	403 Main Street, North	5-3G 252		c.1885	C
31	405 Main Street, North	5-3G 253		c.1885	C
32	407 Main Street, North	5-3G 254		c.1950	C
33	408 Main Street, North	5-3G 262		c.1900	C
34	409 Main Street, North	5-3G 255		c.1955	C
35	410 Main Street, North	5-3G 263		c.1940	NC
36	412 Main Street, North	5-3G 264		c.1900	C
37	413 Main Street, North	5-3G 255		c.1910	C
38	414 Main Street, North	5-3G 265		c.1900	C
39	415 Main Street, North	5-3G 255		c.1910	C
40	416 Main Street, North	5-3G 266		c.1915	C
41	417 Main Street, North	5-3G 256		c.1910	C
42	418 Main Street, North	5-3G 267		c.1915	C
43	419 Main Street, North	5-3G 257		c.1885	C
44	420 Main Street, North	5-3G 268		c.1910	C
45	421 Main Street, North	5-3G 258		c.1890	C
46	422-424 Main Street, North	5-3G 269		c.1910	C
47	423 Main Street, North	5-3G 259		c.1890	C
48	425 Main Street, North	5-3G 260		1896	C
49	426 Main Street, North	5-3G 269		c.1885	C

Survey #	Street Address	Legal Description	Architectural Style	Construction Date	Integrity
50	428 Main Street, North	5-3G 269		c.1885	C
51	430 Main Street, North	5-3G 270		c.1925	NC
52	500 Main Street, North	5-3G 270		c.1900	C
53	501 Main Street, North	5-3G 301	Neoclassical	1924	PL
54	502 Main Street, North	5-3G 272		c.1920	C
55	600 Main Street, North	5-3G 276		c.1980	NC
56	601 Main Street, North	5-3G 302		c.1970	NC
57	603 Main Street, North	5-3G 303		1950	C
58	605 Main Street, North	5-3G 304		c.1960	C
59a	607 Main Street, North	5-3G 305		c.1895	C
59b	607 Main Street, North - Garage	5-3G 305		c 1970	NC
60a	608 Main Street, North	5-3G 280		c.1980	NC
60b	608 Main Street, North - Outbuilding 1	5-3G 280		c. 1970	NC
60c	608 Main Street, North - Outbuilding 2	5-3G 280		c. 1970	NC
60d	608 Main Street, North - Outbuilding 3	5-3G 280		c. 1970	NC
60e	608 Main Street, North - Outbuilding 4	5-3G 280		c. 1970	NC
61	610 Main Street, North	5-3G 281		c.1970	NC
62	611 Main Street, North	5-3G 306		1985	NC
63	612 Main Street, North	5-3G 282		c.1890	C
64	615 Main Street, North	5-3G 307	Queen Anne	c.1890	C
65	617 Main Street, North	5-3G 285		c.1895	C
66	700 Main Street, North	5-3G 283		c.1960	C
67	701 Main Street, North	5-3B 247	Minimal Traditional	c.1950	C
68	705 Main Street, North	5-3B 246		c.1915	C
69	709 Main Street, North	5-3B 245		c.1915	C
70	711 Main Street, North	5-3B 244	Queen Anne	c.1895	C

Survey #	Street Address	Legal Description	Architectural Style	Construction Date	Integrity
71	14 Main Street, South	5-3G 148		c.1898	C
72	16 Main Street, South	5-3G 147		c.1898	NC
73	18 Main Street, South	5-3G 146		c.1898	NC
74	20 Main Street, South	5-3G 145		c.1930	C
75	32 Main Street, South	5-3G 145		c.1930	NC
76	50 Main Street, South	5-3G 144		c.1920	NC
77	70 Main Street, South	5-3G 143		c.1935	NC
78a	110 Main Street, South	5-3G 155		c.1900	C
78b	110 Main Street, South			c.1920	C
79	111 Main Street, South	5-3G 211		c.1950	C
80	112 Main Street, South	5-3G 156	Ranch	c.1980	NC
81	116 Main Street, South	5-3G 157	Colonial Revival	c.1910	C
82	117 Main Street, South	5-3G 211		c.1950	C
83	119 Main Street, South	5-3G 210		c.1950	C
84a	120 Main Street, South	5-3G 158		c.1935	C
84b	120 Main Street, South - Garage	5-3G 158		c. 1945	C
85	124 Main Street, South	5-3G 160	Queen Anne	c.1900	C
86	125 Main Street, South	5-3G 212		c.1980	NC
87a	126 Main Street, South	5-3G 162		c.1950	C
87b	126 Main Street, South - Outbuilding	5-3G 162		C. 1950	C
88	128 Main Street, South	5-3G 162.01		c.1970	NC
89a	129 Main Street, South	5-3L 27		c.1935	C
89b	129 Main Street, South - Garage	5-3L 27		c. 1950	C
90	200 Main Street, South	5-3L 28		c.1900	C
91	104 Martin Street	5-3G 274		c.1990	NC
92	109 Martin Street	5-3G 275		c.1940	C

Survey #	Street Address	Legal Description	Architectural Style	Construction Date	Integrity
93	130 Martin Street	5-3G 274		c.1970	NC
94	204 Martin Street	5-3G 1		c.1930	C
95	206 Martin Street	5-3G 2		c.1940	C
96	208 Martin Street	5-3G 3		c.1930	C
97	220 Martin Street	5-3G 4		c.1930	C
98a	100 Railroad Avenue	5-3G 194		c.1945	C
98b	100 Railroad Avenue - Pavillion	5-3G 194		c. 1980	NC
98c	100 Railroad Avenue - Outbuilding	5-3G 194		c. 2010	NC
99	105 Railroad Avenue	5-3G 213		c.1955	NC
100	106 Railroad Avenue	5-3G 192	Queen Anne	c.1900	C
101	200 Railroad Avenue	5-3G 188		c.1970	NC
102	302 Railroad Avenue	5-3G 74		c.2000	NC
103	304 Railroad Avenue	5-3G 73	Queen Anne	c.1905	C
104	306 Railroad Avenue	5-3G 72	Craftsman	c.1945	NC
105	310 Railroad Avenue	5-3G 71.01		c.1885	C
106	211 Simmons Street	5-3G 80		c.1920	C