



NEWNAN

DESIGN GUIDELINES

September 14, 2022





ACKNOWLEDGMENTS

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01

INTRODUCTION



PURPOSE



OVERVIEW

This document is intended to guide facade and exterior rehabilitation and modifications of historic buildings in the City of Newnan. This document identifies the most commonly used commercial and residential architectural styles within the city and demonstrates how they should be used. "Dos and don'ts" regarding basic design principles are outlined for the purpose of general guidance regarding any exterior changes for existing buildings and new buildings, when appropriate. Outlining architectural styles and basic design guidelines are critical for preserving a building's existing character and maintaining a sense of place. This community takes pride in its historic buildings and traditional architecture.

This document gives guidance on the following:

- Architectural styles: the way that doors, windows, and building details are designed and organized on a façade of a variety of building types;
- Design principles that give recommendations on how to ensure visual attractiveness; and
- The design of public spaces.

HOW THIS DOCUMENT MAY BE USED

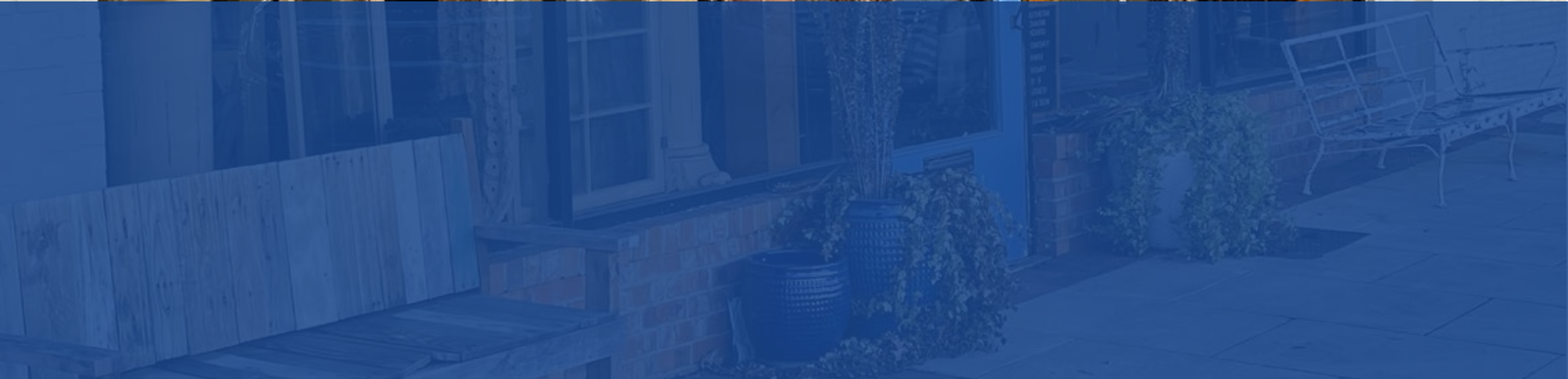
It's important to note that everything listed in this document are **guidelines**, and not regulations.

There are a few scenarios in which these guidelines may be used. They include, but are not limited to, the following:

- **The City of Newnan Building Department, Planning & Zoning Department, or the Planning Commission may ask applicants to use these guidelines as a condition to approving a project.** *(For example, if someone is seeking a permit to improve their downtown building's exterior, the Planning Commission may require the property owner to use these guidelines before giving them a Certificate of Appropriateness.)*
- **Main Street Newnan may require specific guidelines as conditional to awarding financial incentives for downtown building rehabilitations.** *(For example, Main Street Newnan may require the owner of an Italianate building to include and maintain Italianate architectural features as listed in this document.)*
- **Property owners and tenants may use this document to guide their own exterior projects.** *(For example, if someone buys an historic home and wants to modify the building's facade, they may choose to use this document to guide their design decisions.)*

Therefore...

- **Nothing listed in this document is automatically required** of property owners, tenants, developers, builders, or designers when implementing a project.
- **These guidelines apply to exterior improvements, not interior improvements.**
- **These guidelines apply to rehabilitations, historic preservation projects, renovation/remodeling projects, additions, and redevelopment.** While there are some guidelines pertaining to new construction, their application to is at the discretion of the City of Newnan Building Department, Planning & Zoning Department, or Planning Commission.



02

COMMERCIAL BUILDINGS

BUILDING TYPES

This section explains the types of commercial buildings that these guidelines may apply. All buildings must conform to the applicable standards outlined in the City’s Zoning Ordinance. For the purpose of these guidelines, parking structures are not considered a building type.

GENERAL BUILDING

A multi-story building type that typically accommodates non-residential uses, such as hotel or office uses on all stories.



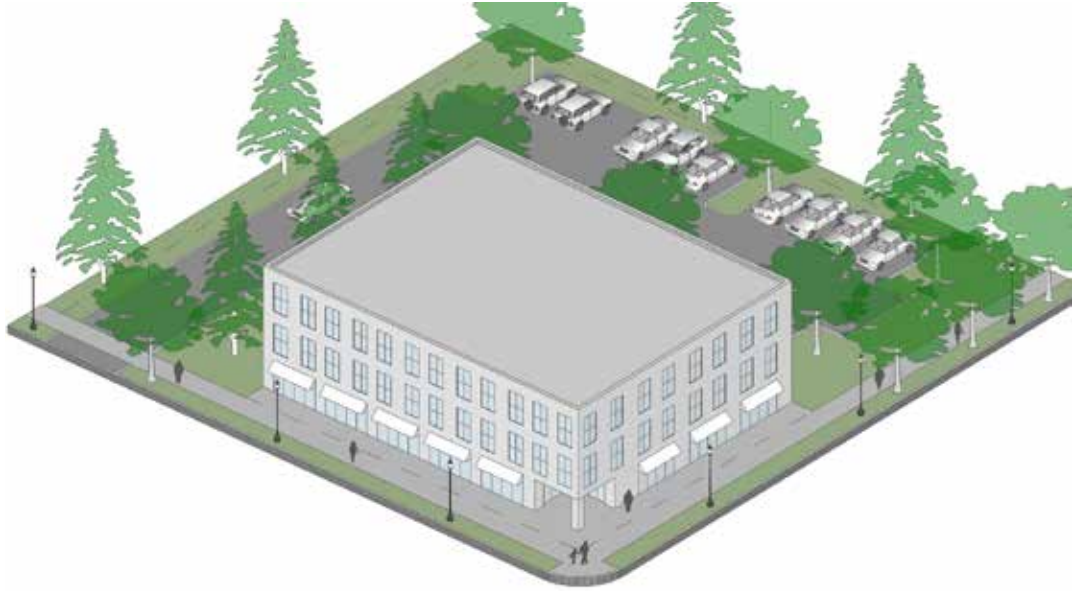
SHOPFRONT

A single-story building type that accommodates retail or other commercial activity. Not for residential uses.



MIXED-USE BUILDING

A multi-story building type that accommodates ground floor retail, office, convertible, or commercial uses with upper-story residential or office uses.



COMMERCIAL HOUSE

A building type that accommodates non-residential uses in a building that resembles a detached house. Not for residential uses. This building type only applies to renovations and rehabilitations of existing buildings, *not* new buildings.











ARCHITECTURAL STYLES

“Architectural style” refers to the way that doors, windows, and building details are designed and organized on a facade. The difference between “architectural style” and “building type” is that one building type may recommend a variety of architectural styles. Recommendations for building type and style are shown in the matrix below.







The following styles are appropriate for use in Newnan’s existing, more historic commercial buildings: Italianate, Folk Victorian, Neoclassical Revival, Italian Renaissance Revival, and Art Deco. A summary of each is provided on the following pages; photos are also included for reference only. These styles have been defined using *Georgia’s Living Places: Historic Housing in their Landscape Setting* by the Georgia Department of Natural Resources and *A Field Guide to American Houses* by Virginia Savage McAlester. Additional information on each style can be found with these resources.

TABLE 1: STYLE MATRIX

	Italianate	Folk Victorian
General Building		
Shopfront		
Mixed-Use Building		
Commercial House		

STYLE MATRIX

The matrix below illustrates the recommended architectural style(s) for each type of commercial building. A summary of key features for each style is provided on the following pages. Features from these architectural styles may be used for exterior renovation and rehabilitation of existing commercial buildings. After consulting this chapter and the resources noted elsewhere in the document, a governing body within the City of Newnan may determine that an existing building does *not* fit into one of the style categories. In such cases, **that governing body may approve alternative standards on a case-by-case basis, if conditional to a project's approval.**

Neoclassical Revival	Italian Renaissance Revival	Art Deco
		
		
		

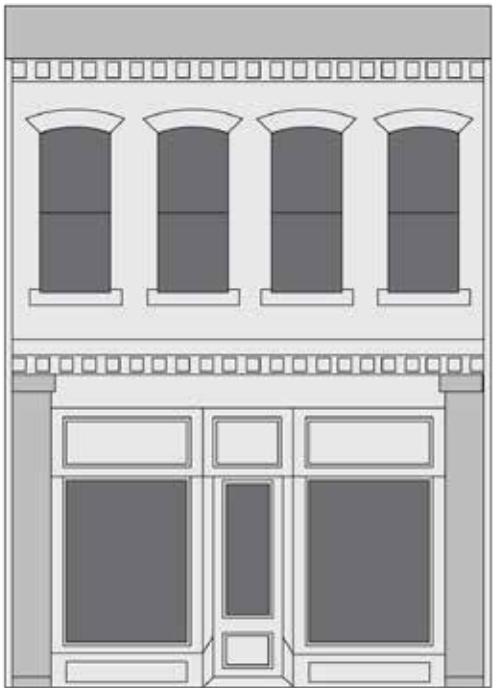
ITALIANATE

OVERVIEW

The Italianate style was popular for commercial buildings during the mid- to late- nineteenth century. Its features include segmentally arched window openings, decorative window hoods, and a cornice with brackets, and corbeled brickwork.

Defining elements of the Italianate style are:

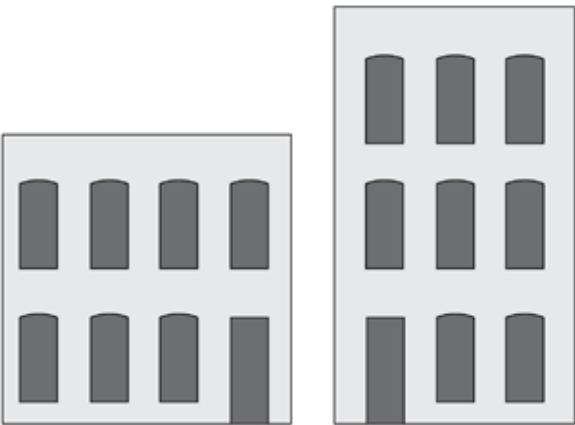
- Decorative window trim
- Tall, narrow, paired windows
- Mass-produced cast iron or pressed metal decorative elements on balconies, porches, and fences
- Roman or segmented arches above windows and doors



ARCHITECTURAL ELEMENTS

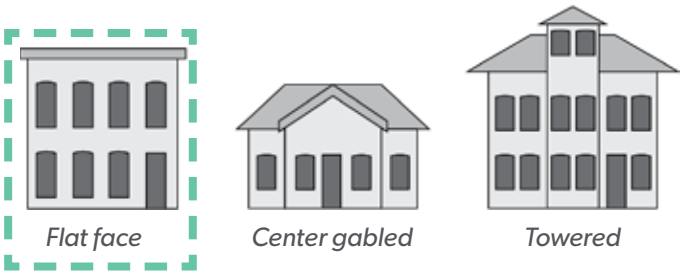
MASSING & COMPOSITION

The building composition should be **asymmetrical**. The most common shape for this style is dominated by **square or rectangular box-shaped buildings**. Italianate is most appropriate for two- or three-story structures. One-story is not common, but other styles would likely be a better fit in those situations.



WALLS & FACADE

The most common facade for buildings of this style feature a flat face, however, other facades are acceptable. Other facade options for this style are centered gabled and towered, but **flat face is preferred**.



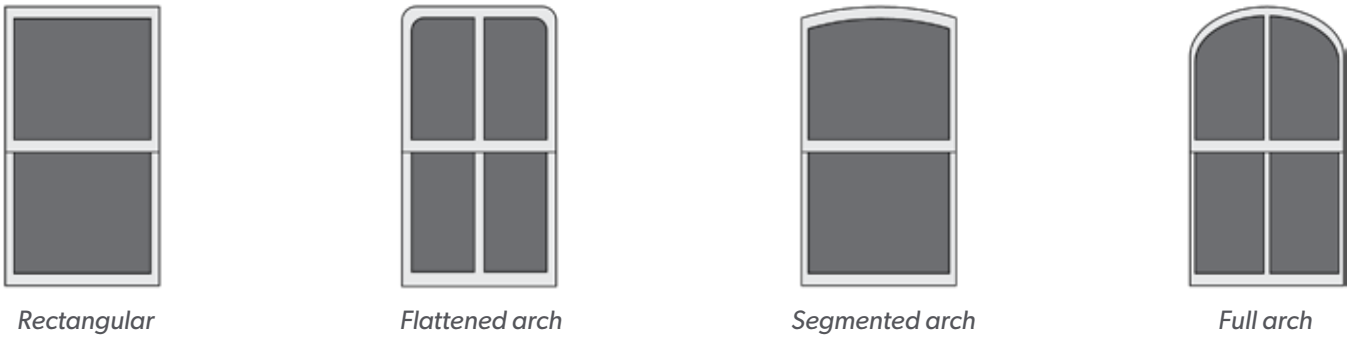
ROOFING

Italianate roofs often are **low-pitched with widely overhanging eaves** and decorative bracket beneath. This style often features a square cupola or tower on top. The following roof types are typical, however low-pitched and flat roof lines are most appropriate for commercial buildings in Newnan:



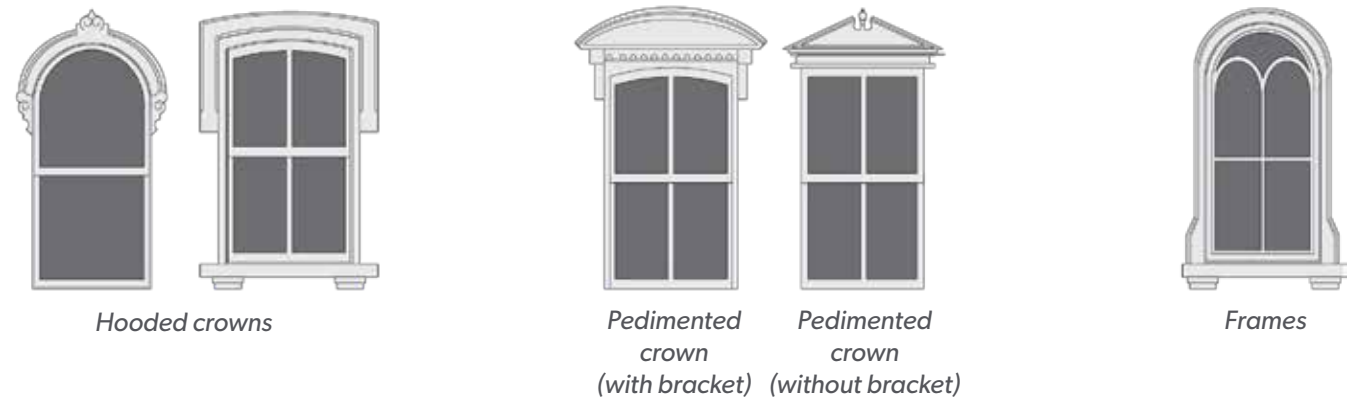
WINDOWS

The following window **top shapes** are recommended:

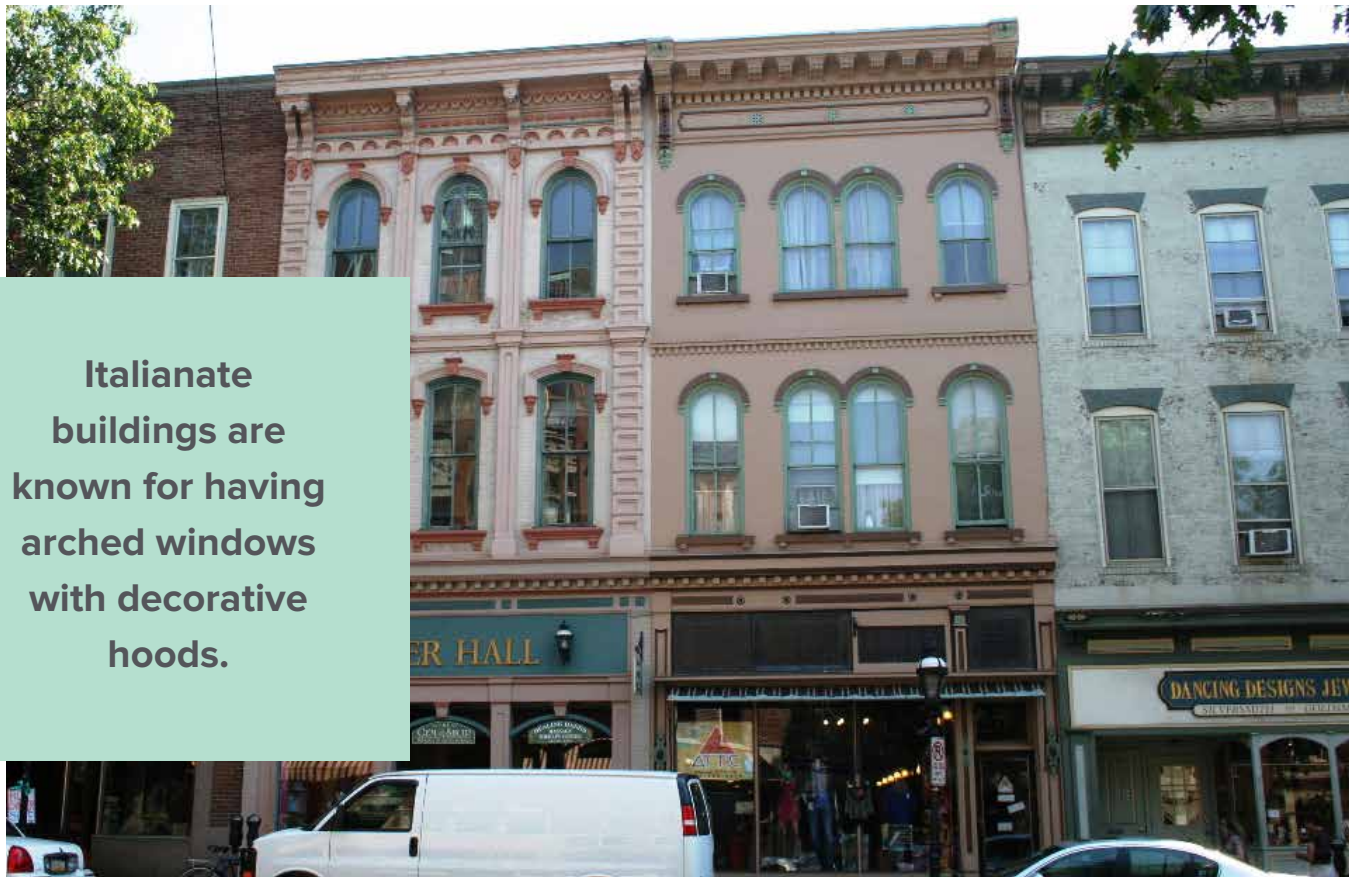


Window sashes commonly have **one or two pane glazing**. Windows with surrounds are recommended with these styles:

- **Hooded** crowns (typical for full-arch and segmented arch shapes);
- **Bracketed** and/or **pedimented** crowns (typical for rectangular shapes)
- **Framed** crowns



ITALIANATE



FOLK VICTORIAN

OVERVIEW

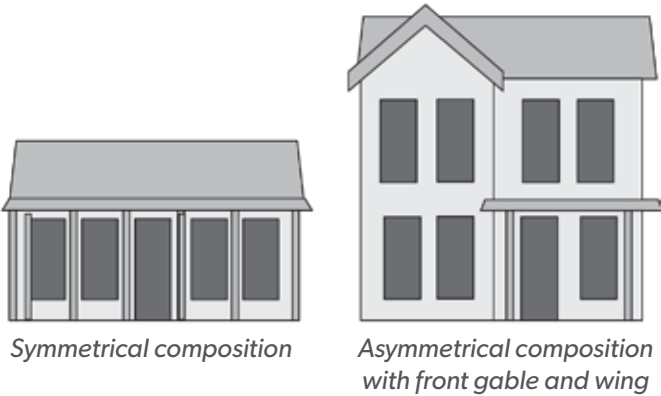
- Elements of the Folk Victorian style for commercial buildings include:
- Front façades are symmetrical, except when front gable or wing is provided.
 - Structure is simple in massing.
 - Roofs that are usually gabled, but may be pyramidal or hipped.
 - Elements such as brackets under roof eaves, repetitive windows, and sparse ornamentation are common.



ARCHITECTURAL ELEMENTS

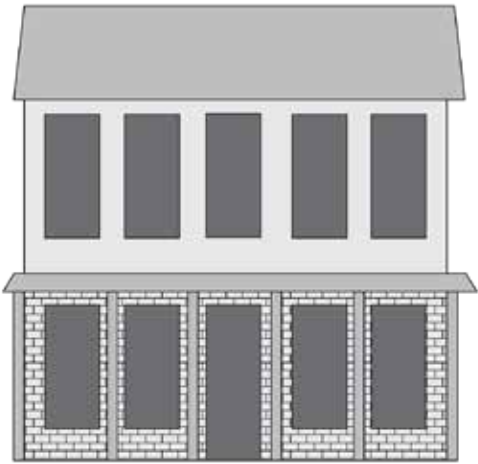
MASSING & COMPOSITION

The building composition shall be **symmetrical**. **Front gables and wings are not recommended for commercial buildings, unless it is a commercial house building type.** Casual rambling forms are not permitted in this style. Folk Victorian is appropriate for one or two-story structures.



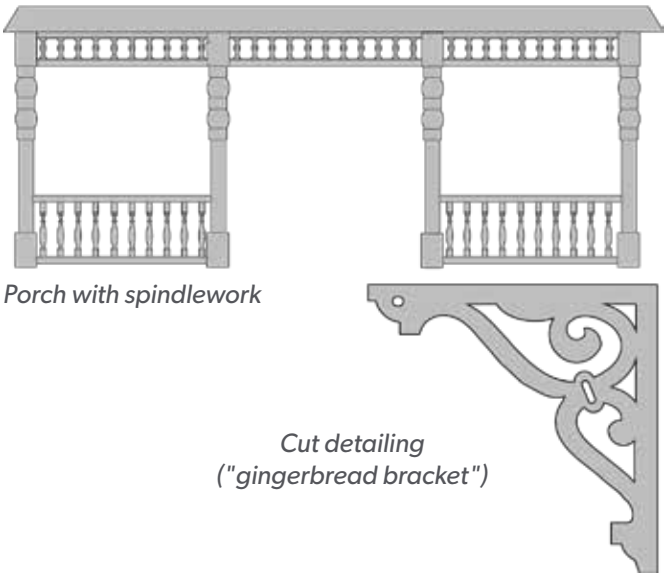
WALLS & FACADES

When present, **change in materials shall occur vertically on the structure, not horizontally.** The foundation wall material should be natural stone, brick, or painted brick. Elements such as brackets under roof eaves and sparse ornamentation are allowed.



PORCHES & STOOPS

Porches are only recommended for commercial houses. Porches shall include an even number of columns (paired columns are not typical) that are squared or turned. Front porches should include decorative detailing, including spindlework and/or jig-saw cut detailing. Stoops are not recommended on the principal façade of any commercial building.



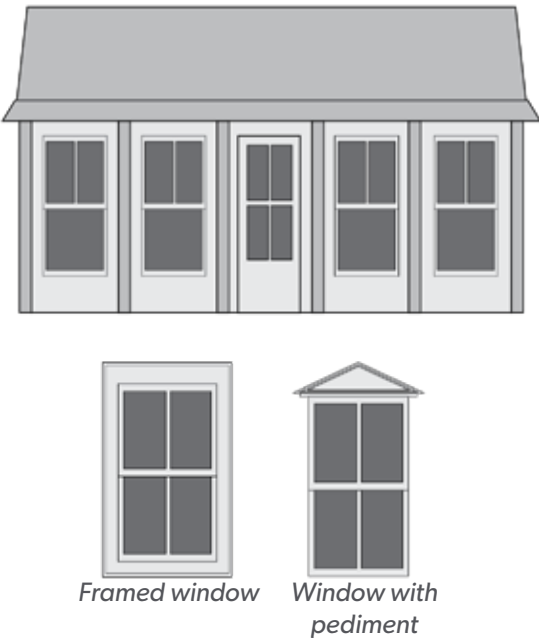
ROOFING

Simple gable roofs are typical of the Folk Victorian Style, but they may also be pyramidal. **Flat roofs are preferred for shopfront and mixed-use buildings.**



WINDOWS & DOORS

If columns are present, windows and doors should be aligned with openings **between columns** so that they are visible from the street. Folk Victorian windows are typically single units, and pairing them is discouraged. Windows with arched tops are not recommended. Window surrounds, if used, are generally very simple or may use a simple pediment.



FOLK VICTORIAN



This style is defined by the presence of Victorian decorative detailing.



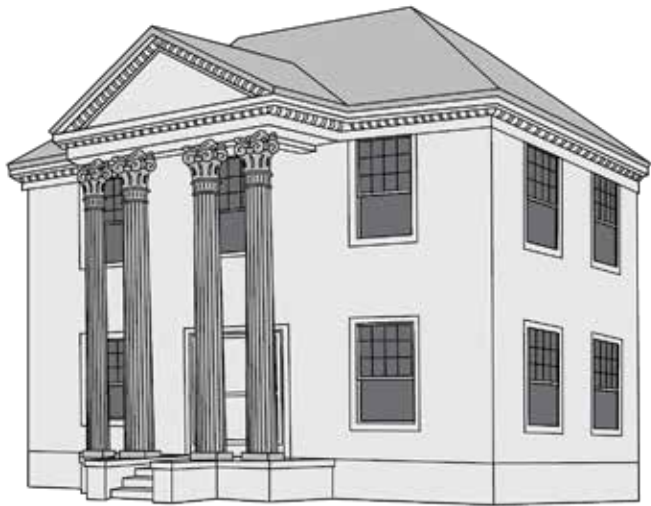
NEOCLASSICAL REVIVAL

OVERVIEW

Neoclassical Revival architecture was the dominant style of buildings from the 1900’s through the 1940’s.

Elements of the Neoclassical Revival style are:

- Simple geometric forms
- Symmetrical
- Dramatic columns



ARCHITECTURAL ELEMENTS

MASSING & COMPOSITION

The building composition shall be **symmetrical** with Neoclassical Revival buildings. This style is appropriate for **one or two-story structures**.

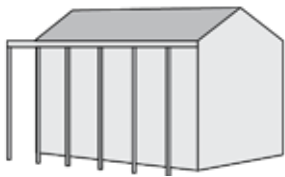


PORCHES

This style is dominated by full-height porches with roofs supported by classical columns, although **commercial buildings may not always feature porches with columns**. Porch options for this style include:



Full-height entry porch



Full-facade porches

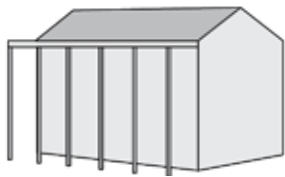


One-story

ROOFING

The roof style of Neoclassical Revival varies. The following roof styles are typical:

- Side-gabled
- Hipped
- Medium pitched



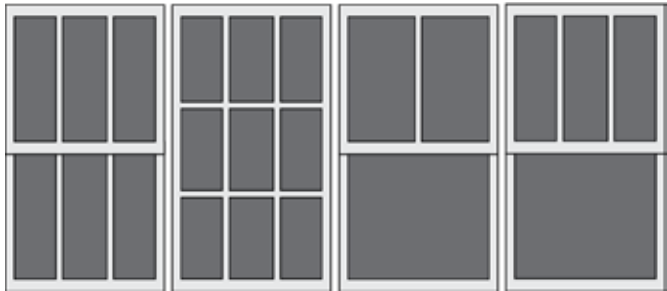
Side-gabled



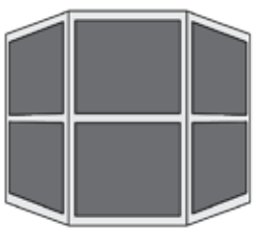
Hipped

WINDOWS

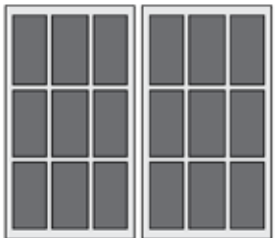
Windows are **rectangular with double-hung sashes**. Examples following early precedent have six or nine panes to each sash, but others have a multi-pane or single-pane upper sash and a single-pane lower sash.



There are a wide variety of different window configurations:



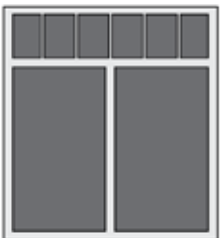
Bayed



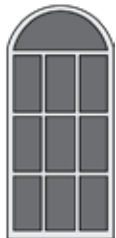
Paired



Triple



Transom



Arched

DOORS

Doors from this period commonly have **elaborate, decorative surrounds** based on Greek Revival and Georgian precedents. These surrounds typically have columns and broken and unbroken pediments, and sometimes transom windows.



NEOCLASSICAL REVIVAL



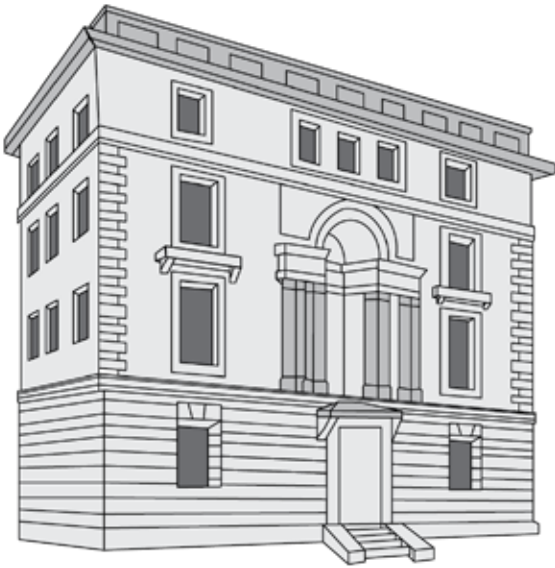
The style often featured symmetrical facades, squared-off roof lines, and classical details such as pilasters.

ITALIAN RENAISSANCE

OVERVIEW

Inspired by 15th and 16th century Florentine merchant buildings, Italian Renaissance was the prevailing style for commercial buildings in the late 19th and early 20th centuries. These buildings generally have:

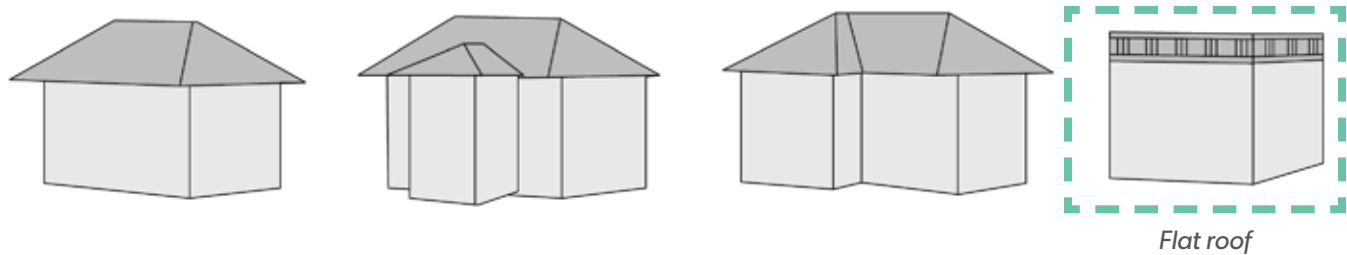
- A symmetrical facade
- Decorative window surrounds with pediments and arches
- Pilasters
- Low-pitched or flat roofs hidden by cornices or short parapet walls



ARCHITECTURAL ELEMENTS

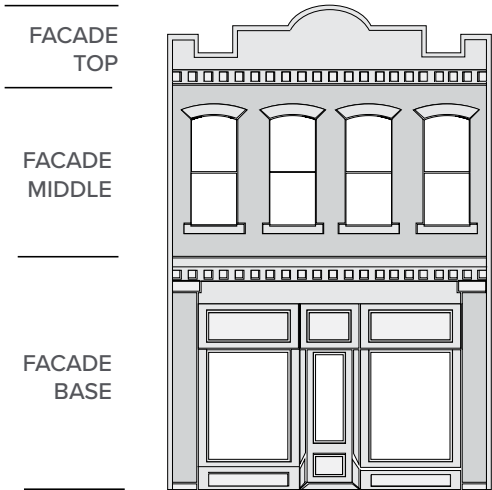
MASSING & COMPOSITION

Building composition is typically **symmetrical** and **rectangular**. This style is appropriate for one-story structures, but **two or three-story buildings are more common**. There are four types of massing styles most commonly found in this style, but **flat roofs are most appropriate for shopfront commercial buildings**.



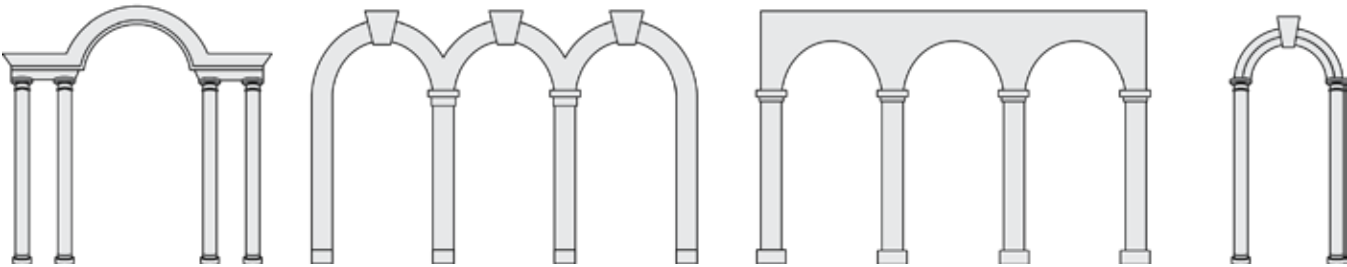
WALLS & FACADES

This style is dominated by **flat, symmetrical front facades**. Italian Renaissance Revival buildings have a tripartite composition - facades are organized into three sections (an articulated base, a defined middle section that is often separated by string courses, and a cornice). This is often reflected in the use of materials and detailing. Masonry is a common material used; upper-story levels may use have a smoother finish than that of the ground level and the cornice has intricate detailing.



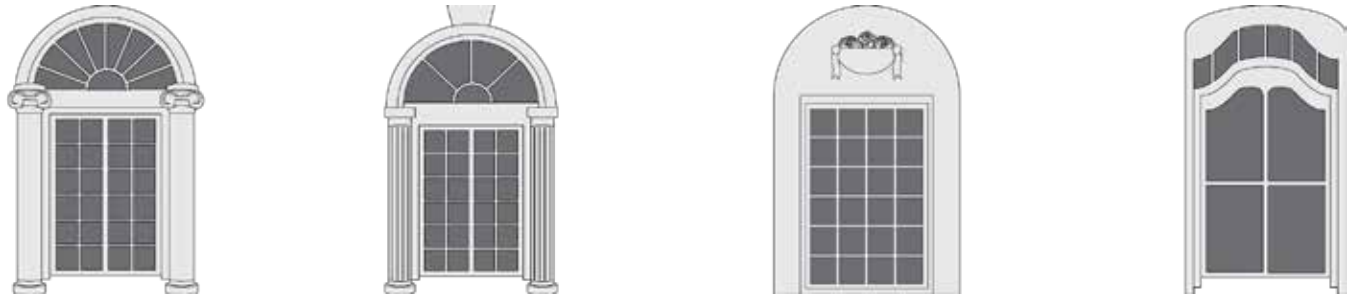
PORCHES

Typically, porches are recessed on buildings in this style. However, porches are not often found on commercial buildings. A porch can be "faked" using decorative arches placed on the front facade, as shown below.



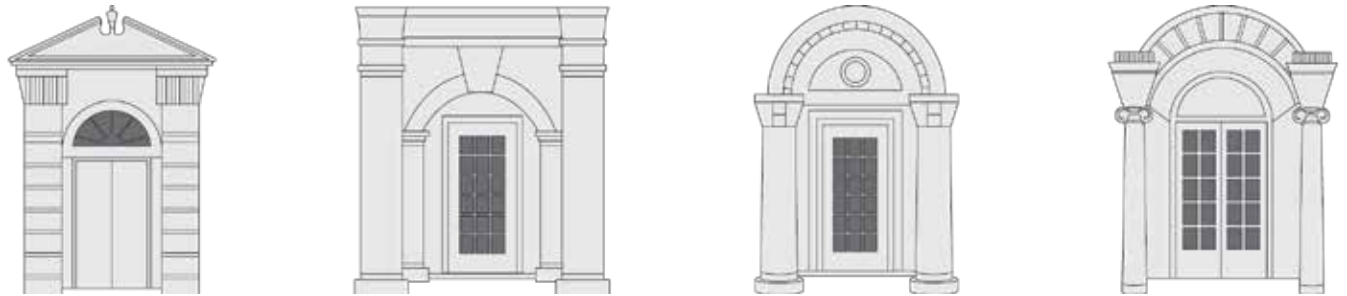
WINDOWS

Windows are often different in size and style on each floor. Ground floor windows are often full-length, with them decreasing in size with each upper-story. Windows typically have arched tops and feature vousoirs, pilasters, spandrel panels, or pediments. Occasionally, round and half-moon windows are used as an accent.



DOORS

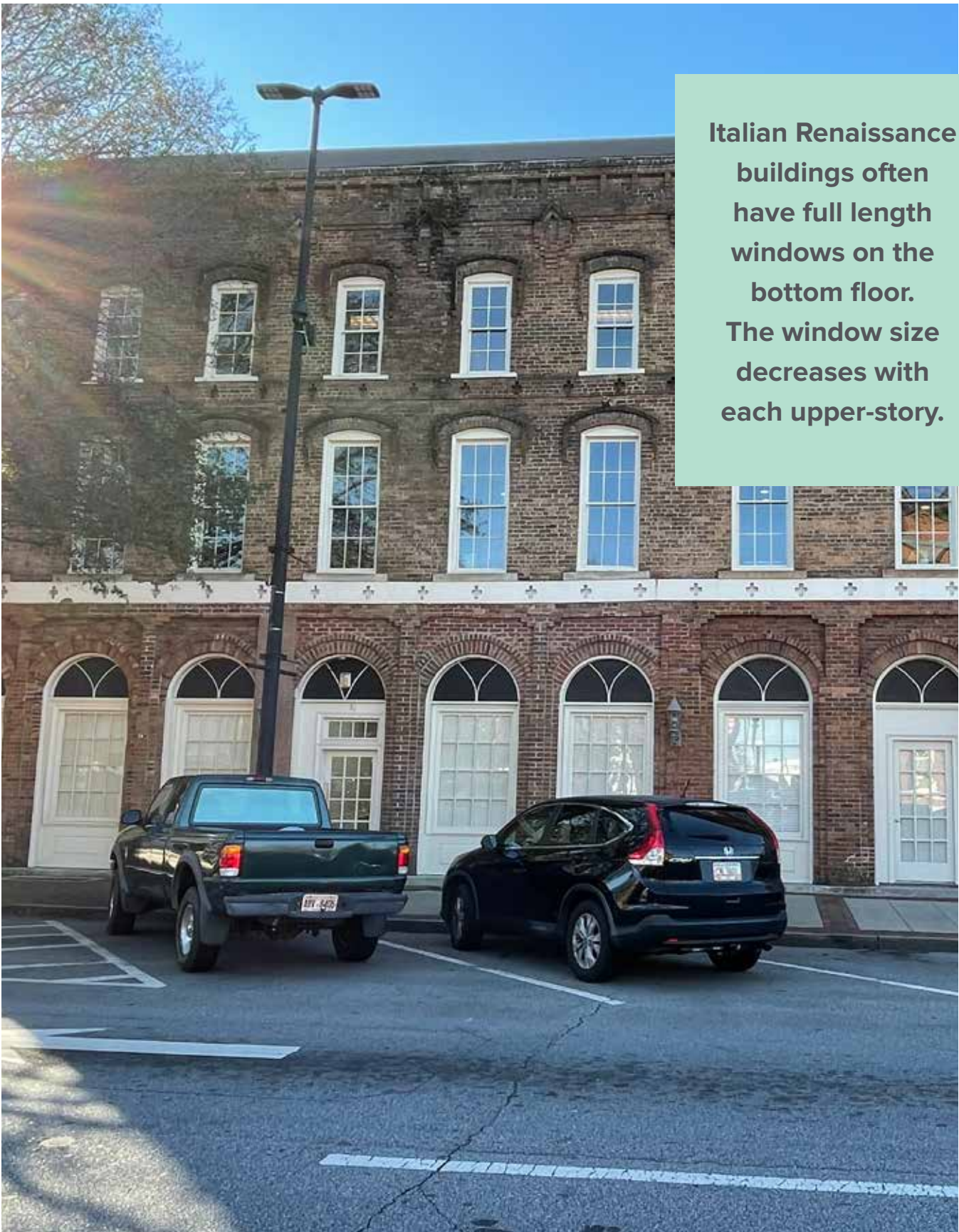
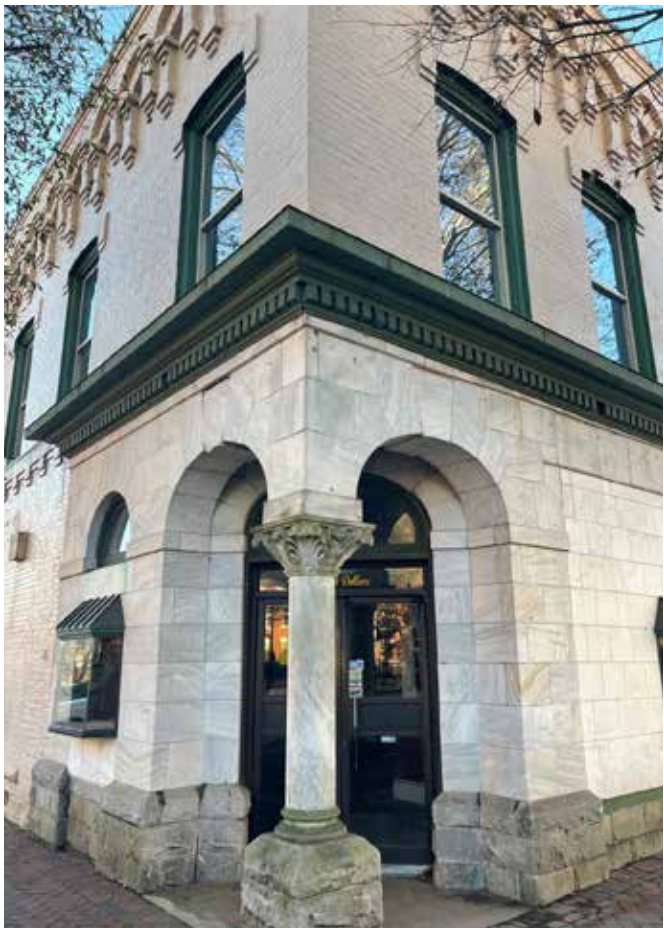
Doors typically have **arched tops** or are topped with **broken, triangular pediments**. The building's primary entrance is monumental in its design.



ITALIAN RENAISSANCE



Photo Credit: Architecturalstyles.org



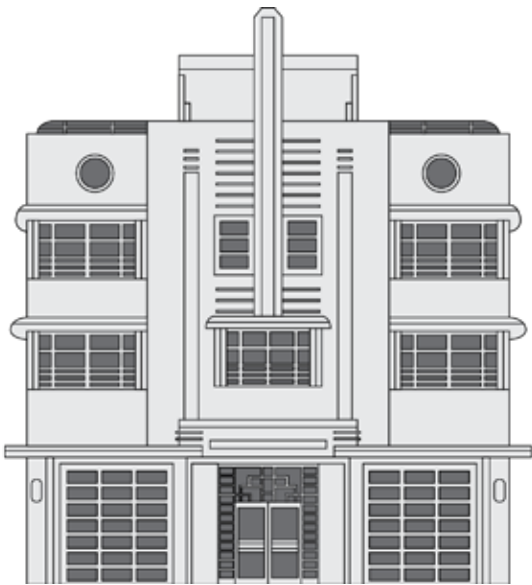
Italian Renaissance buildings often have full length windows on the bottom floor. The window size decreases with each upper-story.

ART DECO

OVERVIEW

Art Deco was widely popular in U.S. in the 1920’s to the late 1930’s. It was most commonly applied to public and commercial buildings, and rarely seen in residential homes.

- Elements of the Art Deco style are:
- A sleek, linear appearance
 - Smooth wall surface, often stucco
 - Smooth-faced stone and metal accents
 - Stylized, geometric designs
 - Low relief decorative panels
 - Stepped or set back front facade



ARCHITECTURAL ELEMENTS

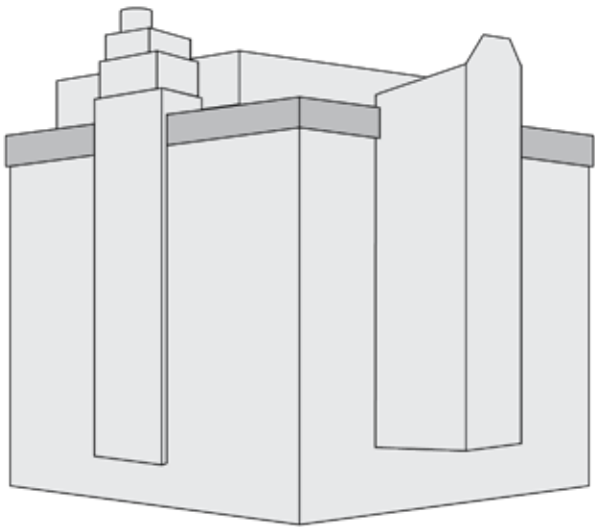
MASSING & COMPOSITION

Art Deco buildings are often **rectangular in form** and appear monolithic with decorative motifs. Occasionally, they may feature curved walls and ornamental features. This style can feature both **asymmetrical or symmetrical** facades.



ROOFS

Flat roofs are the only roof style recommended for this style. These roofs are often decorated with parapets, spires, or tower-like constructs.



WINDOWS

Windows in Art Deco designs usually appear as punctured openings, either square or round. To maintain a streamlined appearance, they can be arranged in continuous horizontal bands of glass.

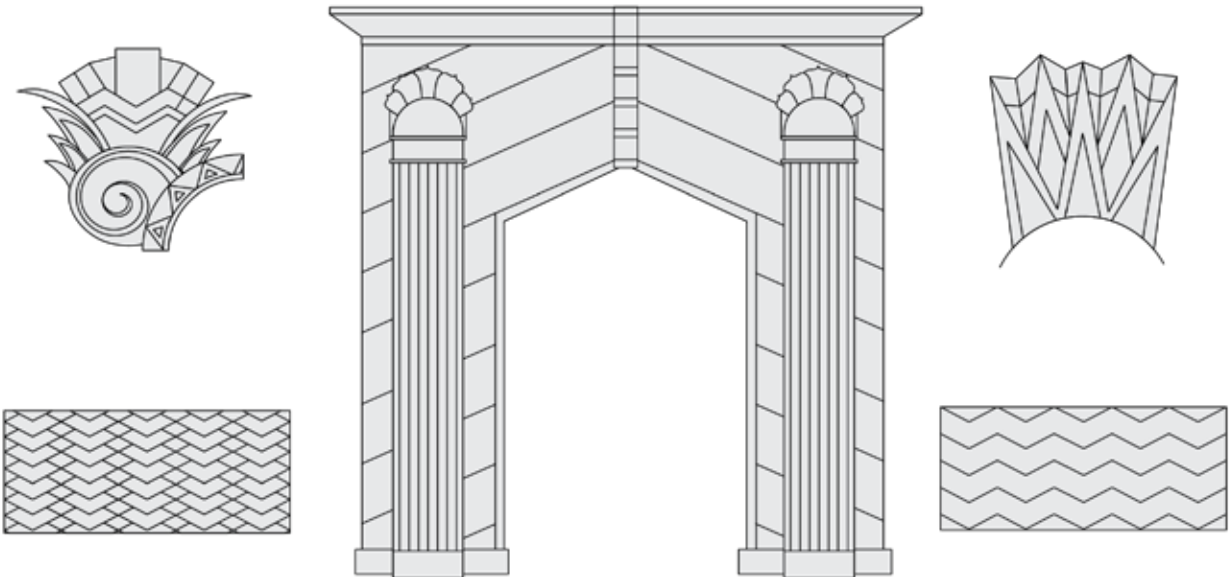


DOORS

Entrances are sometimes surrounded with elaborate pilasters and pediments, and door surrounds are often embellished with either reeding or fluting.

DECORATIVE DETAILING

Buildings can feature either hand-crafted elements or machine-made decorations. Typically, these decorative details are geometric and feature motifs like triangular shapes, zigzags, chevrons, sunbursts, exaggerated curves, and floral patterns. Bright accent colors may be used in moderation.



ART DECO



Art Deco architecture often features geometric shaped decorations.

Photo by Rhys Martin. Image courtesy of Tulsa Foundation for Architecture.

DESIGN PRINCIPLES

WHAT TO DO

BUILDING LOCATION & ORIENTATION

- Mixed-use and shopfront buildings should be built to, or close to, the back of the sidewalk and establish a well-defined street edge that contributes to a greater sense of enclosure and clearly defined path.
- Mixed-use and shopfront buildings are placed close to the sidewalk to increase visibility into ground floor commercial uses.
- Street-level uses and building entries are oriented towards the street.
- New buildings should respect existing orientation and setback patterns of the surrounding buildings.



BUILDING MASSING

- Larger buildings that occupy a greater percentage of the block utilize massing changes and fenestration rhythms to break down their length and relate them to smaller buildings.
- A building's directional emphasis should be consistent with the patterns of directional emphasis surrounding it.
- The proportions of new and renovated buildings should be consistent with existing buildings surrounding it.



EXTERIOR MATERIALS

- See page 41 for more information about appropriate material types for each architectural style.
- Preserve original exterior materials to the greatest extent possible. If replacement of historic materials is necessary, the new materials should match the old in design and texture.
- Repointing of masonry joints should be undertaken only if necessary.
- When replacing or repair of old mortar is needed, the new mortar should duplicate the old in strength, composition, texture, and joint width.

FACADE DESIGN

- Ground floors should consist of a high percentage of glass in order to provide a high level of visibility into and out of the commercial establishment.
- Ground floors should be expressed as a continuation of the building's upper stories' design expression extending down to the ground or with applied shopfront elements.
- Not all sides of commercial buildings should be treated the same. The highest level of detail and quality of materials are used on the street fronting facades. Facades at the rear of buildings (block interior) or along alleys favor durability and cost efficiency.
- The materials and level of detail of street-facing facades typically return at corners and sides before transitioning to ones that are less detailed and more cost efficient.



DESIGN PRINCIPLES

ARCHITECTURAL DETAILS

- Original details should be retained, when possible, and well-maintained.
- Removal of non-historic elements and non-conforming architectural elements is encouraged.
- Repair over replacement of original details is preferred. Repair of damaged features should retain as much of the original feature as appropriate.
- Adjacent buildings of similar size and with similar levels of detail can be distinguished by using different storefront designs, second floor fenestration and parapet design.



CORNER ARTICULATION

- Simple massing and small changes in plane or height are used to emphasize certain intersections and points of interest within commercial areas.
- Not all corners should use massing articulation and may be treated more simply.

FRONT ENTRANCES

- Building entrances for ground level uses and pedestrian pass-throughs should be identified via a change in massing and architectural elements that distinguish them from storefronts.
- Retain original first- and second-floor entrances and their configurations when rehabilitating a building's intact facade(s).
- If replacement or reconstruction of entrance doors, windows, and details is required, the replacement features should be compatible in size, scale, materials, and arrangement to original or similar entrances.

REAR & SIDE ENTRANCES

- Retain and respect entrances on the rear and sides of historic buildings.
- Any new entrances placed on the rear or side of the building should be in keeping with a building's architectural style, details, and materials.



WINDOWS

- Existing windows, including window sash, glass, sills, frames, moldings, and shutters should be retained and repaired when necessary.
- When deteriorated elements must be replaced, they should be compatible with the original materials, design and hardware.
- If it's necessary to replace an entire window, the replacement should be as close to the original size, proportion, and configurations as possible.
- Upper level fenestration should be characterized by simple rhythms of window openings.



ROOFS

- Maintaining the building's original roof form is recommended.
- Roof additions visible from a public right-of-way are discouraged. If an addition is deemed necessary, it should be placed away from the building's front facades to minimize visual impact.
- If replacement of historic roofing materials is necessary, new materials should match as closely as possible the scale and texture of the original material.
- Flat or slightly pitched roofs are preferred.



DESIGN PRINCIPLES

AWNINGS

- Awnings placed over display windows are encouraged and are suitable locations for signage.
- Canvas awnings are recommended.
- The design for a new awning should consider the color, shape, and height of surrounding awnings.



ADDITIONS & ALTERATIONS

- Historic additions and alterations that have acquired significance in their own right, particularly shopfront additions, should be preserved.
- Commercial building additions should be placed to the rear of the building and should be compatible with the existing structure.
- The design of the addition should be clearly differentiated so that the addition is not mistaken for part of the original building.
- The new addition should be designed so that a minimum of historic materials and character-defining elements are obscured or damaged.



WHAT NOT TO DO

BUILDING LOCATION & ORIENTATION

- Buildings set back far from the back of the sidewalk degrade the street edge and do not provide the sense of enclosure that traditional downtowns provide.
- Street-facing facades with limited glass area at the ground level detract from, rather than promote, pedestrian activities.
- New buildings should not violate established setbacks or be oriented in a manner that is inconsistent with adjacent buildings.



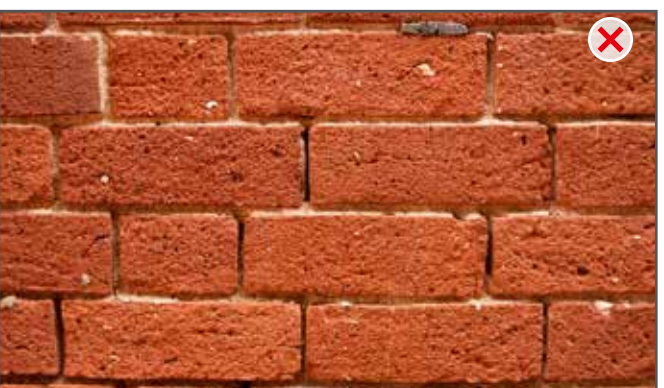
BUILDING MASSING

- Overly busy massing in close proximity that compete with each other for attention is discouraged.
- Excessively tall ground floor-to-floor heights risk creating buildings with proportions that are not indicative of the architectural styles happening throughout the city.



EXTERIOR MATERIALS

- Cleaning methods that damage masonry, like sandblasting or harsh chemical treatments, should be discouraged.
- The application of any exterior finish material, such as an exterior insulating finishing system, to exterior materials is strongly discouraged.
- Unpainted historic masonry should not be painted unless it is severely damaged or deteriorated.



DESIGN PRINCIPLES

FACADE DESIGN

- Overly blank and/or unarticulated walls do little to activate the streets and spaces which they front.
- Windows set flush with the face of the facade are uncharacteristic of traditional commercial buildings.
- The use of color and materials that are not typical of the architectural style used are discouraged.
- Overly thematic designs, particularly when they reference a specific style(s) or time period(s) that is not compatible to the locale, are inappropriate.



ARCHITECTURAL DETAILS

- Removal of original details or application of details inappropriate to the period or style of a building is discouraged.
- Adjacent buildings should not be identical in their use of details, ground and upper level fenestration, colors, materials, entrances, and parapet design.



FRONT ENTRANCES

- Original entrances should not be covered or infilled.

WINDOWS

- Upper-floor window openings should not be infilled with any nonhistoric materials.

AWNINGS

- Metal, bubble, and shingled awnings are discouraged.



MATERIALS

These recommendations are intended to complement those historically used in Newnan and as noted in architectural styles section of this chapter. The following also may allow certain non-traditional materials that emulate traditional materials but provide advantages relative to maintenance, durability, and cost.

Façades that abut a public street or public space are restricted to materials allowed by architectural style in Table 2. Materials identified in this table shall be combined only horizontally, with the visually heavier below the lighter materials.

Façades fronting onto alleys or the block interior may be designed at a reduced level of detail, reflecting the reduced level of importance of the areas they front.

- **Corner Returns.** Street-facing facade materials and details shall return at least one architectural bay along an alley or block break) before transitioning to secondary materials and details. As used in this context, “return” means to carry an architectural material or detail past a corner and onto an adjacent facade.
- **Varying Materials.** Building facades must be constructed of no more than three (3) primary materials. Additional materials not listed in the table may be used as trim or accent materials however, the use of an excessive number of materials risks creating a building that is inconsistent with its intended architectural style.

TABLE 2: FACADE MATERIALS ALLOWED BY ARCHITECTURAL STYLE

Material	Italianate	Folk Victorian	Neoclassical Revival	Italian Renaissance Revival	Art Deco
Unpainted brick*	X		X	X	
Painted brick*	X		X	X	
Stone (including smooth)	X		X	X	X
Stucco**	X		X	X	X
Concrete**					X
Clapboard	X	X			
Cementitious siding***		X			

*brick shall be full depth, thin brick (5/8 inch or thicker)
**unpainted, painted, or stained
***only for Commercial Houses

DESIGN PRINCIPLES

COLOR

The color scheme utilized on a building influences the historic character of a building, as well as the surrounding district and neighborhood. Whenever possible, the color scheme should reflect the period and the architectural style of the building or structure.

Primary and secondary building colors should be compatible with adjacent properties. It is preferred that all exterior wall finishes, foundations, windows, and doors are painted or stained with subdued, muted colors. Brighter colors could be used, on a limited basis, for contrast and accents. Accent facade colors should not exceed 10% of the total façade wall area. Shown in these guidelines are colors from collections from popular paint manufacturers that are provided as suggestions for appropriate colors for historic buildings.

THE CLASSICS COLOR COLLECTION (SHERWIN WILLIAMS)

“Dominated by the era’s grays and neutrals, this collection includes colors from the earliest days of a young American republic.”

SW 0049 Silver Gray	SW 0050 Classic Light Buff	SW 0051 Classic Ivory	SW 0052 Pearl Gray	SW 0053 Porcelain	SW 0054 Twilight Gray	SW 0055 Light French Gray	SW 0056 Classic Sand
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VICTORIAN COLOR COLLECTION (SHERWIN WILLIAMS)

“In an era marked by opulence, ornate detail and contrasts, palettes featured rich, saturated colors often from opposite sides of the color wheel.”

SW 2822 Downing Sand	SW 0011 Crewel Tan	SW 2813 Downing Straw	SW 0012 Empire Gold	SW 0010 Wickerwork	SW 0009 Eastlake Gold	SW 0007 Decorous Amber	SW 2817 Rookwood Amber	SW 2803 Rookwood Terra Cotta
SW 0008 Cajun Red	SW 2814 Rookwood Antique Gold	SW 2824 Renwick Golden Oak	SW 2823 Rookwood Clay	SW 2806 Rookwood Brown	SW 2807 Rookwood Medium Brown	SW 2808 Rookwood Dark Brown	SW 2805 Renwick Beige	SW 2804 Renwick Rose Beige
SW 0001 Mulberry Silk	SW 0021 Queen Anne Lilac	SW 2818 Renwick Heather	SW 0022 Patchwork Plum	SW 0005 Deepest Mauve	SW 0002 Chelsea Mauve	SW 0003 Cabbage Rose	SW 0004 Rose Brocade	SW 0006 Toile Red
SW 2802 Rookwood Red	SW 2801 Rookwood Dark Red	SW 2819 Downing Slate	SW 2821 Downing Stone	SW 0022 Patchwork Plum	SW 0024 Curio Gray	SW 2820 Downing Earth	SW 0014 Sheraton Sage	SW 2815 Renwick Olive
SW 0013 Majolica Green	SW 2812 Rookwood Jade	SW 0015 Gallery Green	SW 2816 Rookwood Dark Green	SW 0016 Billiard Green	SW 2809 Rookwood Shutter Green	SW 0019 Festoon Aqua	SW 0017 Calico	SW 0020 Peacock Plume
SW 0018 Teal Stencil	SW 2810 Rookwood Sash Green Downing	SW 2811 Rookwood Blue Green						

THE HISTORICAL COLOR COLLECTION (BENJAMIN MOORE)

“Comprised of time-honored colors inspired by American history and its rich architectural tradition.”

HC-1 Castleton Mist	HC-2 Beacon Hill Damask	HC-3 Greenmount Silk	HC-4 Hawthorne Yellow	HC-5 Weston Flax	HC-6 Windham Cream	HC-9 Chestertown Buff	HC-12 Concord Ivory	HC-13 Millington Gold
HC-14 Princeton Gold	HC-15 Henderson Buff	HC-16 Livingston Gold	HC-17 Summerdale Gold	HC-18 Adams Gold	HC-19 Norwich Brown	HC-20 Woodstock Tan	HC-21 Huntington Beige	HC-22 Blair Gold
HC-23 Yorkshire Tan	HC-24 Pittsfield Buff	HC-25 Quincy Tan	HC-26 Monroe Bisque	HC-27 Monterey White	HC-28 Shelburne Bluff	HC-29 Dunmore Cream	HC-30 Philadelphia Cream	HC-31 Waterbury Cream
HC-32 Standish White	HC-33 Montgomery White	HC-34 Wilmington Tan	HC-35 Powell Buff	HC-36 Hepplewhite Ivory	HC-37 Mystic Gold	HC-38 Decatur Buff	HC-39 Putnam Ivory	HC-40 Greenfield Pumpkin
HC-41 Richmond Gold	HC-42 Roxbury Caramel	HC-43 Tyler Taupe	HC-44 Lenox Tan	HC-45 Shaker Beige	HC-46 Jackson Tan	HC-47 Brookline Beige	HC-48 Bradstreet Beige	HC-49 Mayflower Red
HC-50 Georgian Brick	HC-51 Audobon Russet	HC-54 Jumel Peachtone	HC-55 Winthrop Peach	HC-56 Georgetown Pink Beige	HC-57 Sheraton Beige	HC-58 Chippendale Rosetone	HC-59 Odessa Pink	HC-60 Queen Anne Pink
HC-61 New London Burgundy	HC-62 Somerville Red	HC-63 Monticello Rose	HC-64 Townsend Harbor Brown	HC-65 Hodley Red	HC-66 Garrison Red	HC-67 Clinton Brown	HC-68 Middlebury Brown	HC-69 Whithall Brown
HC-70 Van Buren Brown	HC-71 Hasbrouck Brown	HC-72 Branchport Brown	HC-73 Plymouth Brown	HC-74 Valley Forge Brown	HC-75 Maryville Brown	HC-76 Davenport Tan	HC-77 Alexandria Beige	HC-78 Litchfield Gray
HC-79 Greenbrier Beige	HC-80 Bleeker Beige	HC-81 Manchester Tan	HC-82 Bennington Gray	HC-83 Grant Beige	HC-84 Elmira White	HC-85 Fairview Taupe	HC-86 Kingsport Gray	HC-87 Ashley Gray
HC-88 Jamesboro Gold	HC-89 Northampton Putty	HC-90 Crown Point Sand	HC-91 Danville Tan	HC-92 Wheeling Neutral	HC-93 Carrington Beige	HC-94 Old Salem Gray	HC-95 Sag Harbor Gray	HC-96 Richmond Gray
HC-97 Hancock Gray	HC-98 Providence Olive	HC-99 Abingdon Putty	HC-100 Gloucester Sage	HC-102 Clarksville Gray	HC-103 Cromwell Gray	HC-104 Copley Gray	HC-105 Rockport Gray	HC-106 Crownsfield Gray
HC-107 Gettysburg Gray	HC-108 Sandy Hook Gray	HC-109 Sussex Green	HC-110 Wethersfield Moss	HC-111 Nantucket Gray	HC-112 Tate Gold	HC-113 Louisburg Green	HC-114 Saybrook Sage	HC-115 Georgian Green
HC-116 Guilford Green	HC-117 Hancock Green	HC-118 Sherwood Green	HC-121 Peale Green	HC-123 Kennebunkport Green	HC-124 Caldwell Green	HC-125 Cushing Green	HC-126 Avon Green	HC-130 Webster Green
HC-133 Yorktown Green	HC-134 Tarrytown Green	HC-135 Lafayette Green	HC-139 Salisbury Green	HC-140 Prescott Green	HC-141 Hollingsworth Green	HC-145 Van Courtland Blue	HC-146 Wedgewood Gray	HC-149 Buxton Blue
HC-150 Yarmouth Blue	HC-151 Buckland Blue	HC-154 Hale Navy	HC-155 Newburyport Blue	HC-156 Van Deusen Blue	HC-157 Narragansett Green	HC-158 Newburg Green	HC-159 Phillipsburg Blue	HC-160 Knoxville Gray
HC-161 Templeton Gray	HC-162 Brewster Gray	HC-163 Duxbury Gray	HC-164 Puritan Gray	HC-165 Boothbay Gray	HC-166 Kendall Charcoal	HC-167 Amherst Gray	HC-168 Chelsea Gray	HC-169 Coventry Gray
HC-170 Stonington Gray	HC-171 Wickham Gray	HC-172 Revere Porter	HC-173 Edgecomb Gray	HC-174 Lancaster Whitewash	HC-175 Briarwood	HC-176 Annapolis Gray	HC-177 Richmond Bisque	HC-178 Charcoal State
HC-179 Platinum Gray	HC-180 Cliffside Gray	HC-182 Classic Burgundy	HC-183 Country Redwood	HC-184 Cottage Red	HC-185 Tudor Brown	HC-186 Charleston Brown	HC-187 Black Forest Green	HC-191 Hamilton Blue

DESIGN PRINCIPLES

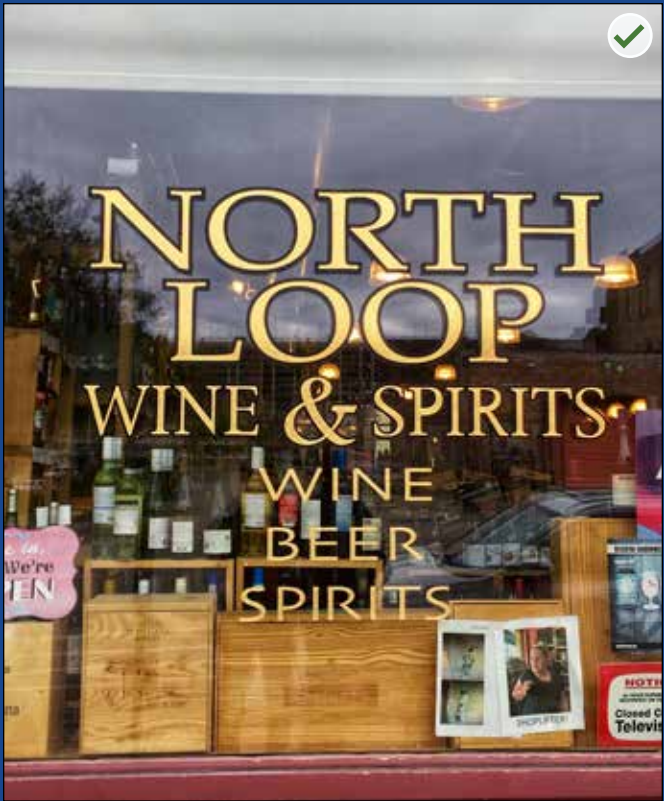
SIGNAGE

Signage’s prime role is commercial identity and branding. Well-designed signage will enhance the character of commercial districts and contribute to the activity and vitality of the area. The identity of Newnan shall be enhanced through signage that is oriented towards the pedestrian and sign materials that complement the architectural patterns found in these design guidelines. The following signage guidelines are intended to compliment regulations set forth within the City of Newnan’s Sign Regulations (Article 8).



WHAT TO DO

- Retain historic signs whenever possible, particularly when they have a special meaning to the community or have significance in their design.
- Other than building address or building name identification signage, signs are limited to the portions of buildings containing commercial uses.
- The size of signage should be appropriate to the location where buildings are close to the street and signs are viewed from shorter distances.
- Mateirals should be characteristic of a building's period and style.
- Signage should complement the architectural character of the building or façade and not detract from it of the overall character of it surroundings.



WHAT NOT TO DO

- Signs displaying lights resembling the flashing lights, flashing in series, lines or rows.
- Internally lit signs and internally illuminated lettering.
- Signs attached to trees, utility poles, or boxes.
- Signs painted on or otherwise attached to rocks or other natural objects.
- Signs emitting or utilizing in any manner any sound capable of being detected on a public road by a person of normal hearing.
- Unprofessionally fabricated signs that are hand written, hand painted or handmade.
- Roof signs, or signs projecting above the roof line of a structure.
- Animated signs.





03

RESIDENTIAL BUILDINGS

BUILDING TYPES

This section explains the types of residential buildings that these guidelines may apply. All buildings must conform to the applicable standards outlined in the City’s Zoning Ordinance. For the purpose of these guidelines, parking structures are not considered a building type.



COTTAGES

A detached house that is usually a small frame, one-story home. Not for non-residential use.



BUNGALOWS

A detached house that is typically one to one-and-a-half stories, ranges in size, and usually features a porch. Not for non-residential use.



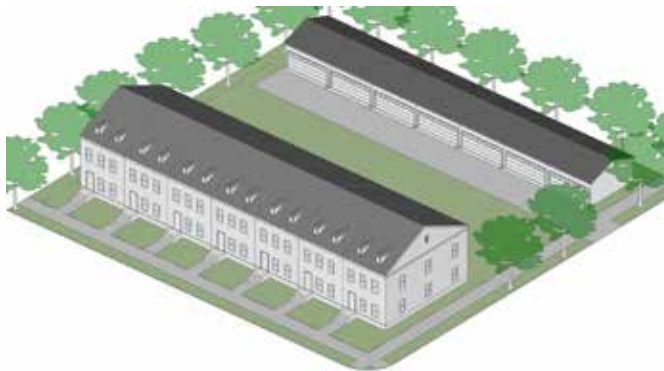
PLANTATION

A detached house that is at least two stories at the front, and one story in the rear. Not for non-residential use.



GEORGIAN

A detached house that is at least two stories on all sides. Not for non-residential use.



TOWNHOUSES

A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units cannot be vertically mixed. Not for non-residential use.























FLATS

A building type that accommodates 3 or more dwelling units vertically and horizontally integrated, not including the townhouse building type. Not for non-residential use.

ARCHITECTURAL STYLES

















The following styles are appropriate for use in Newnan’s existing, historic residential buildings: Greek Revival, Italianate, Folk Victorian, Colonial Revival, Queen Anne, Neoclassical Revival, English Vernacular Revival, Craftsman, Minimal Traditional, and Ranch. A summary of each is provided on the following pages; photos are also included for reference only. These styles have been defined using *Georgia’s Living Places: Historic Housing in their Landscape Setting* by the Georgia Department of Natural Resources and *A Field Guide to American Houses* by Virginia Savage McAlester. Additional information on each style can be found with these resources.

TABLE 3: STYLE MATRIX

	Greek Revival	Italianate	Folk Victorian	Colonial Revival
Cottage				
Bungalow				
Plantation				
Georgian				
Townhomes				
Flats				

STYLE MATRIX

The matrix below illustrates the recommended architectural style(s) for each type of residential building. A summary of key features for each style is provided on the following pages. Features from these architectural styles may be used for exterior renovation and rehabilitation of existing residential buildings. After consulting this chapter and the resources noted elsewhere in the document, a governing body within the City of Newnan may determine that an existing building does *not* fit into one of the style categories. In such cases, **that governing body may approve alternative standards on a case-by-case basis, if conditional to a project's approval.**

	Queen Anne	Neoclassical Revival	English Vernacular Revival	Craftsman	Minimal Traditional	Ranch
Cottage						
Bungalow						
Plantation						
Georgian						
Townhomes						
Flats						

GREEK REVIVAL

OVERVIEW

Greek Revival was the dominant style of American residential architecture between 1830 and 1850. Defining elements of the Greek Revival style for residential buildings include:

- Low-pitched gabled or hipped roofs
- Entry porches or full-width porches supported by prominent columns
- A narrow line of transom and sidelights around the front door, usually incorporated into an elaborate surround
- Cornice lines emphasized with wide bands of trim.



ARCHITECTURAL ELEMENTS

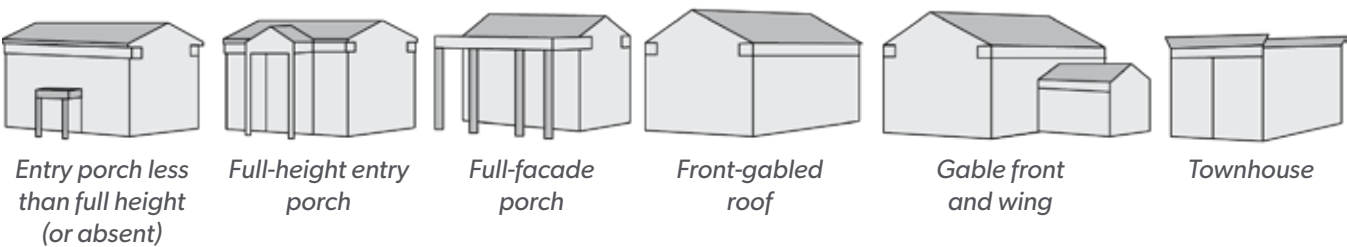
MASSING & COMPOSITION

The building composition shall be **symmetrical**, unless a front gable and/or wing are present, or it is a **Townhouse**. Buildings are typically two-story, and occasionally three-story (sometimes with dormer windows). One-story Greek Revival homes are less common and are therefore discouraged.



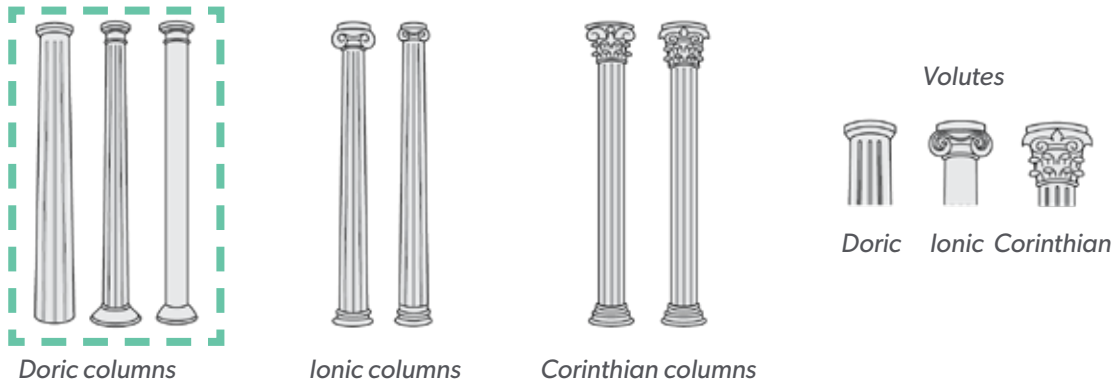
ROOFS & PORCHES

There are six types of roof and porch configuration common with the Greek Revival architectural style. It is recommended that the "townhouse" configuration should only be paired with Townhome and Flat building types. All other configurations should be applied to Plantation and Georgia building types.



COLUMNS

Round columns for the support of porch roofs are a prominent feature of most Greek Revival homes. There are three styles of columns common for this architectural style: Doric, Ionic, and Corinthian (most rare). It is recommended that homes styled Greek Revival use Doric columns, as they are the most used column style. Square columns are not recommended.



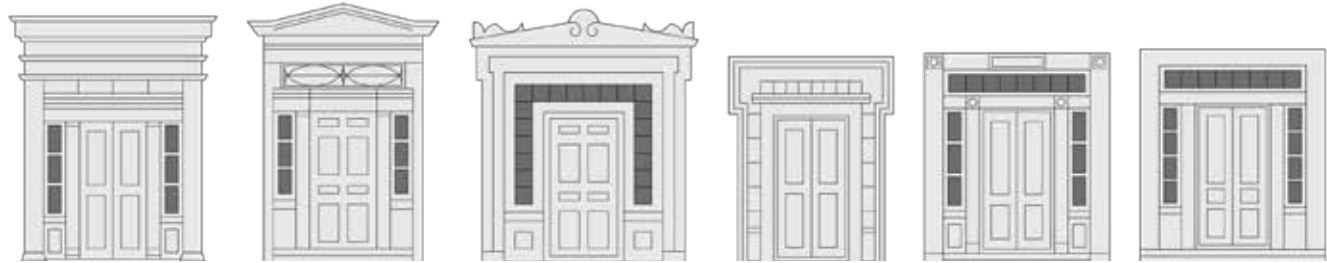
WINDOWS

Greek Revival window sashes most commonly have **six-pane glazing**. The shapes are typically rectangular and may be elongated to the floor level. Single windows are most common, but three-part windows are also appropriate. Window **crowns and frames** are generally simple in their design.



DOORS

Elaborate door surrounds are a prominent feature of most Greek Revival homes. Doors themselves may be single or paired, and have up to four panels. The doors are surrounded on the top and sides by narrow bands of glass and encased in a larger, more decorative frame of wood or masonry.



GREEK REVIVAL



ITALIANATE

OVERVIEW

The Italianate style was popular for commercial buildings during the mid- to late- nineteenth century. Its features include segmentally arched window openings, decorative window hoods, and a cornice with brackets, and corbeled brickwork.

Defining elements of the Italianate style are:

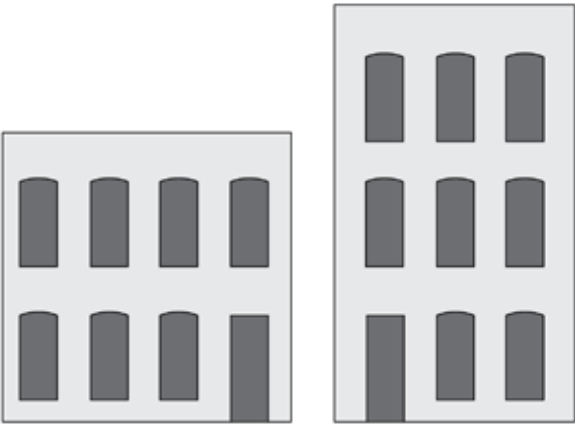
- Decorative window trim
- Tall, narrow, paired windows
- Porches with decorative woodwork
- Mass-produced cast iron or pressed metal decorative elements on balconies, porches, and fences
- Roman or segmented arches above windows and doors



ARCHITECTURAL ELEMENTS

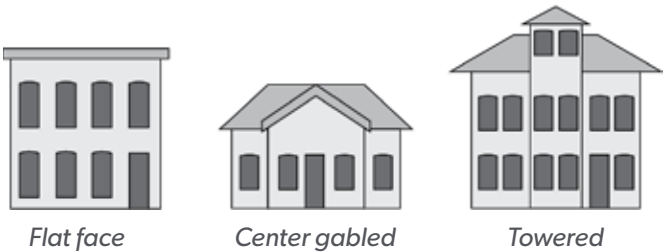
MASSING & COMPOSITION

The building composition should be **asymmetrical**, although symmetrical compositions are acceptable when center gabled roofs are used. The most common shape for this style is dominated by **square or rectangular box-shaped buildings**. Italianate is most appropriate for two- or three-story structures. One-story is not common, but other styles would likely be a better fit in those situations.



WALLS & FACADES

The most common facade for buildings of this style feature a flat face, however, other facades are acceptable. Other facade options for this style are centered gabled and towered.



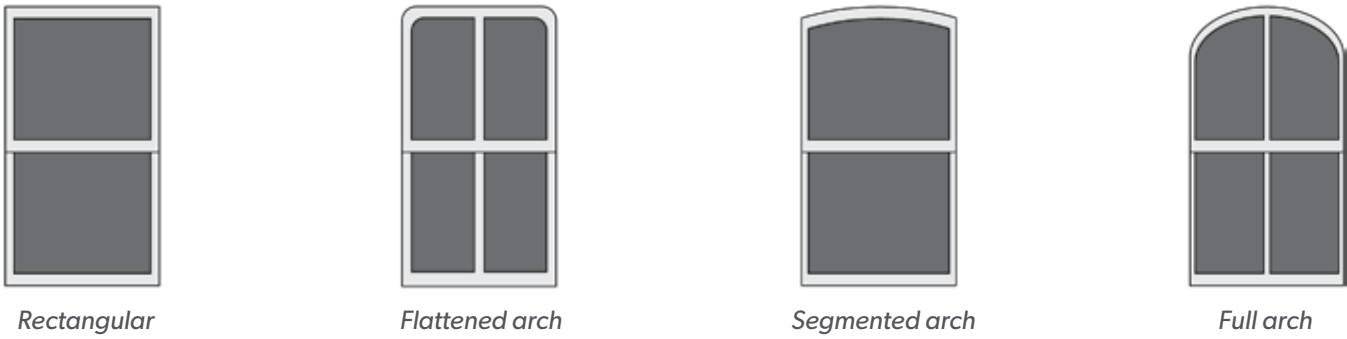
ROOFS

Italianate roofs often are **low-pitched with widely overhanging eaves** and decorative bracket beneath. This style often features a square cupola or tower on top. The following roof types are typical:



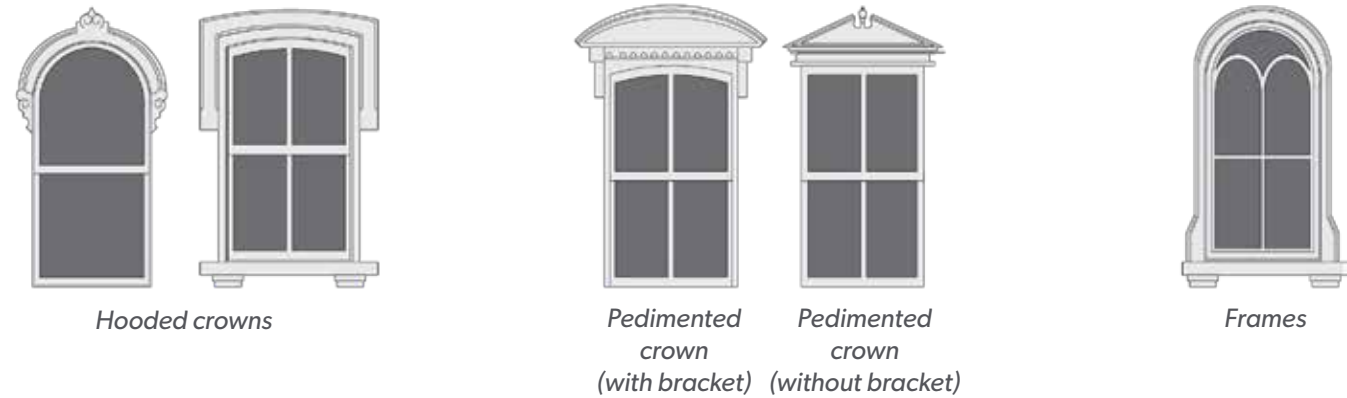
WINDOWS

The following window **top shapes** are recommended:



Window sashes commonly have **one or two pane glazing**. Windows with surrounds are recommended with these styles:

- **Hooded** crowns (typical for full-arch and segmented arch shapes);
- **Bracketed** and/or **pedimented** crowns (typical for rectangular shapes)
- **Framed** crowns



ITALIANATE



FOLK VICTORIAN

OVERVIEW

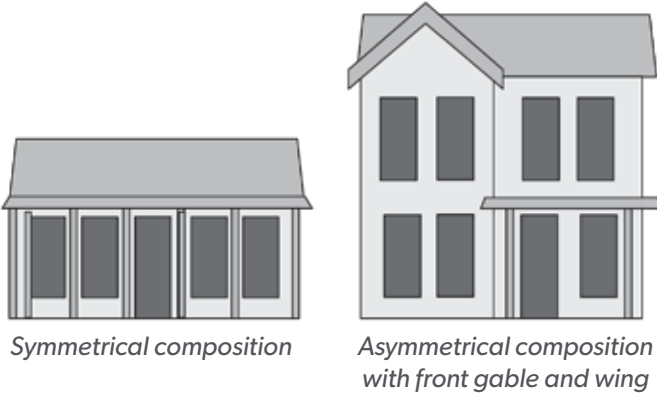
- Elements of the Folk Victorian style for residential buildings include:
- Front façades are symmetrical, except when front gable or wing is provided.
 - Structure is simple in massing.
 - Roofs that are usually gabled, but may be pyramidal or hipped.
 - Elements such as brackets under roof eaves, repetitive windows, and sparse ornamentation are common.



ARCHITECTURAL ELEMENTS

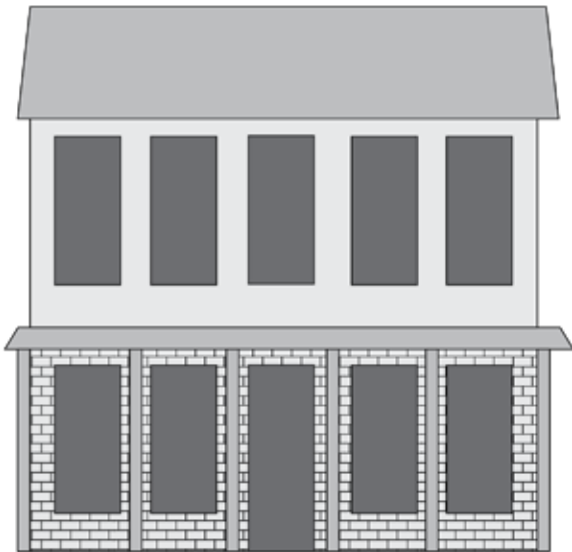
MASSING & COMPOSITION

The building composition shall be **symmetrical**, unless there is a front gable and wings are present. Casual rambling forms are not permitted in this style. Folk Victorian is appropriate for one or two-story structures, but one-story is more common.



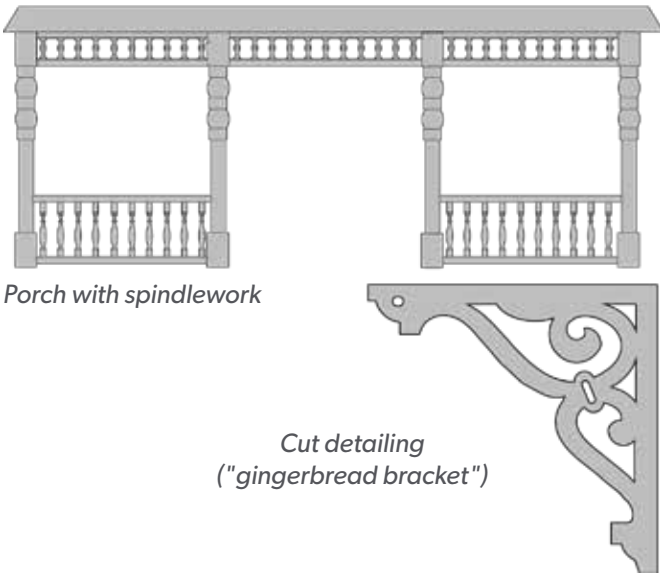
WALLS & FACADES

When present, **change in materials** shall occur **vertically on the structure, not horizontally**. The foundation wall material should be natural stone, brick, or painted brick. Elements such as brackets under roof eaves and sparse ornamentation are allowed.



PORCHES & STOOPS

Porches are typical for residential structures. They shall include an even number of columns (paired columns are not typical) that are squared or turned. Front porches should include decorative detailing, including spindlework and/or jig-saw cut detailing. Stoops are not recommended on the principal façade.



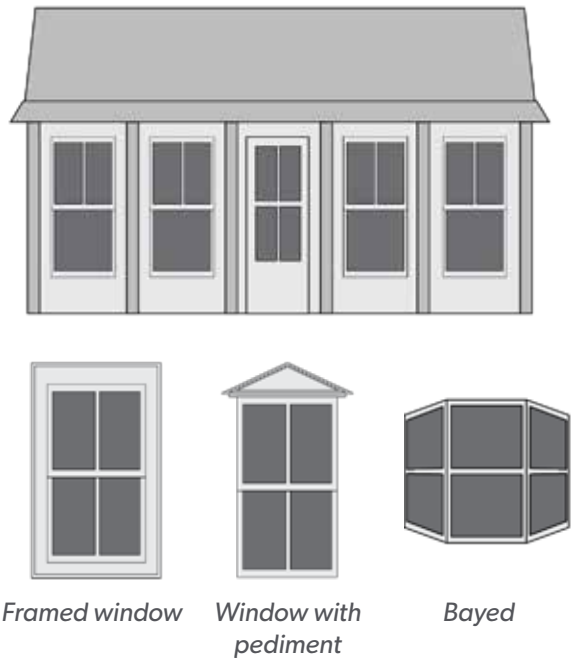
ROOFS

Simple gable roofs are typical of the Folk Victorian Style, but they may also be pyramidal.



WINDOWS & DOORS

Windows and doors should be aligned with openings between columns so that they are visible from the street. Folk Victorian windows are typically single units, and pairing them is discouraged. Windows with arched tops are not recommended. Window surrounds, if used, are generally very simple or may use a simple pediment. Occasionally, they may be bayed.



FOLK VICTORIAN



COLONIAL REVIVAL

OVERVIEW

The term "Colonial Revival" refers to the rebirth of early English and Dutch houses commonly found along the Eastern Seaboard between the years 1880 and 1940.

Elements of the Colonial Revival style are:

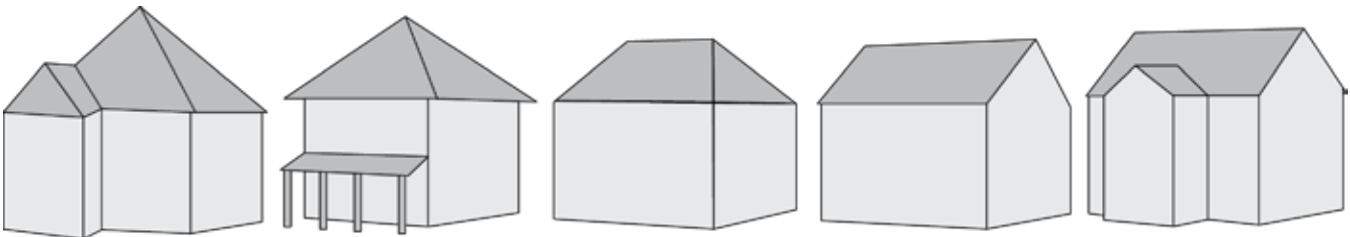
- Accentuated front door with a decorative pediment supported by pillars
- Symmetrical and balanced
- Double-hung window sashes, usually with multi-pane glazing
- Paired windows



ARCHITECTURAL ELEMENTS

MASSING, COMPOSITION, & ROOFS

This style is appropriate for **up to three-story structures**. One-story is less common, but acceptable. There are **nine common massing types**. The type of massing should coincide with the years they were most commonly built.



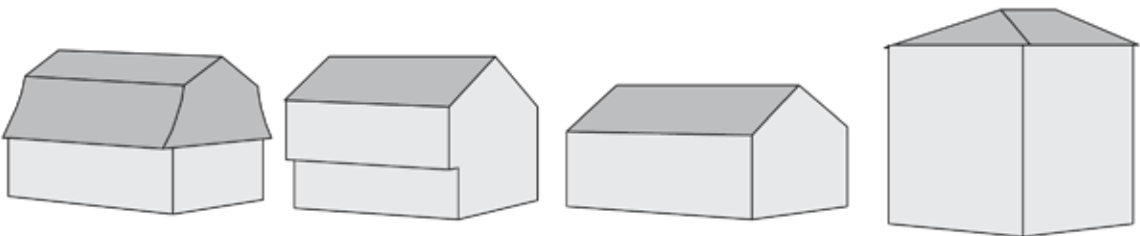
Asymmetrical
(1880-1910)

Hipped roof with
full-width porch
(1890-1915)

Hipped roof without
full-width porch
(1880-1940)

Side-gabled roof
(1880-1940)

Centered gable
(1900-1940)



Gambrel roof
(1900-1940)

Second-story
overhang
(1925-1940)

One-story
(1915-1940)

Three-story
(1880-1940)

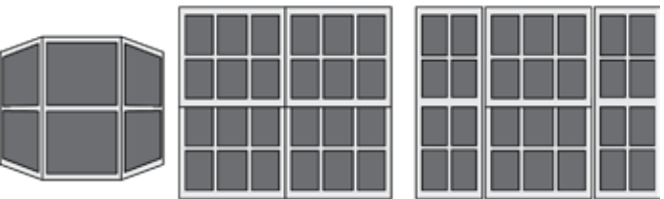
DOORS & ENTRANCES

Door surrounds often have rectangular, arched, or triangular tops. They usually include some form of fan lighting above the door and sidelights. Pediments are commonly used, particularly broken pediments. It is not unusual to see pediments "extended" and supported by pillars ("porticos"). Surround details are minimal and have shallow depth.



WINDOWS

Windows are **rectangular with double-hung sashes**. Examples following early precedent have six to twelve panes to each sash, but others have a multi-pane or single-pane upper sash and a single-pane lower sash. Window configurations are typically single, paired, tripled, or bayed.



Bayed

Paired

Tripled

COLONIAL REVIVAL



QUEEN ANNE

OVERVIEW

The Queen Anne style dominated Victorian residential architecture between the 1880s and 1900. Its popularity decreased sharply in the first half of the twentieth century. Elements of the Queen Anne style for residential buildings include:

- Many detailing that give a "gingerbread house" appearance
- Steeply pitched roofs of irregular shape, usually with a front-facing gable
- Patterned shingles
- Cutaway bay windows
- Asymmetrical facades with partial or full-width porches that extend or "wrap around."

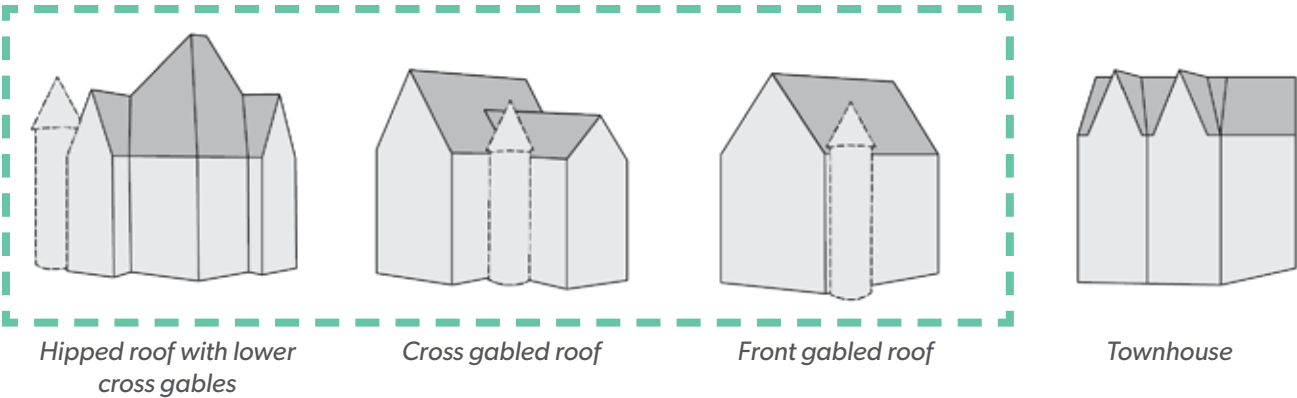


ARCHITECTURAL ELEMENTS

MASSING & COMPOSITION

The building composition shall be **asymmetrical**. Queen Anne is **appropriate for homes of any height**, although two- and three-story homes are most common. Shapes are divided into four subtypes: Hipped with lower cross-gables, cross-gabled, front-gabled, and townhouse. The latter subtype is not recommended for Newnan. A "smooth wall" appearance is not common and should be avoided. Irregularities in massing are usually achieved by incorporating frequent bay windows and towers and the use of wall insets and projections.

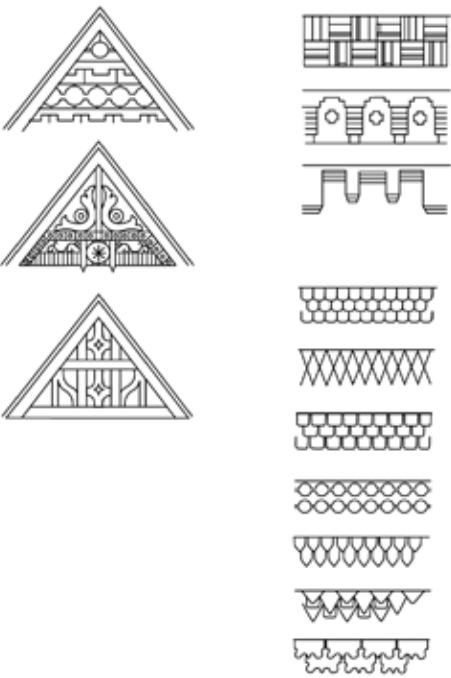
Towers are a very common Queen Anne feature. They may be **round, square, or polygonal**, but square is not common. They may be of varying height and may rise out from the ground level, cantilever out from the second floor, or show other variations. Placement at a front facade corner is most common.



WALLS, FACADES, & DECORATIVE DETAILING

Differing wall textures are a hallmark of Queen Anne architecture. This is commonly achieved through inserting irregularity through patterned wood shingles shaped into varying designs. Homes with masonry use differering patterns of brick courses or brick colors, terra cotta panels, and other materials inserted for texture. Using a different material for each story is common.

There are two subtypes of decorative detailing that should be incorporated into buildings with this architectural style: spindlework and columns, **Spindlework and columns (grouped or ungrouped) should be incorporated in porches**. Other detailing like half-timbering and patterned masonry should be incorporated sparingly, seeing as they are not common in southern examples.

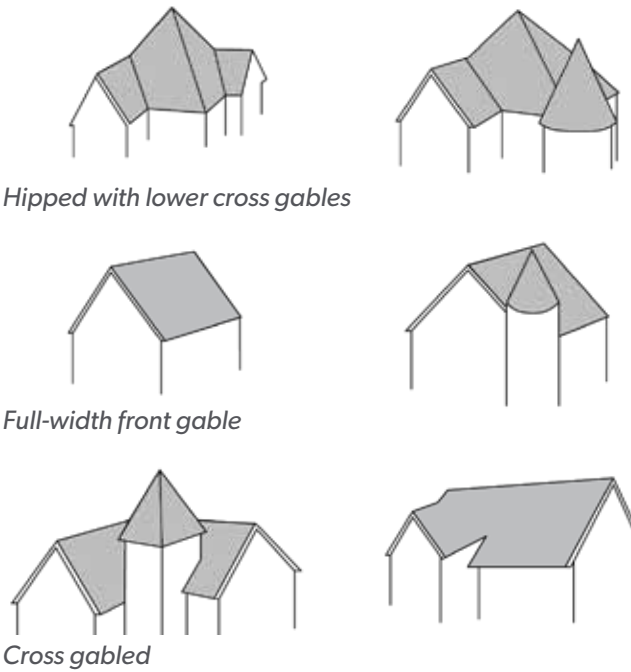


PORCHES

Porches are typical for residential structures. Extensive one-story porches are common and add to the asymmetry of the composition. They always include the front entrance area and cover part or all of the front facade of the building. Second-story porches may be present, but should be recessed.

ROOFS

There are three typical roof styles in the Queen Anne style: hipped with lower cross gables (most common), full-width front-gabled, and cross-gabled. The last style is least common and should be accompanied by other details, like a tower, to better identify the style. Dormer windows are frequently added on the roof or the porch above the entrance.



WINDOWS & DOORS

Windows and door surrounds tend to be very simple. Window sashes typically have a single pane of glass, but may include decorative elements.

QUEEN ANNE



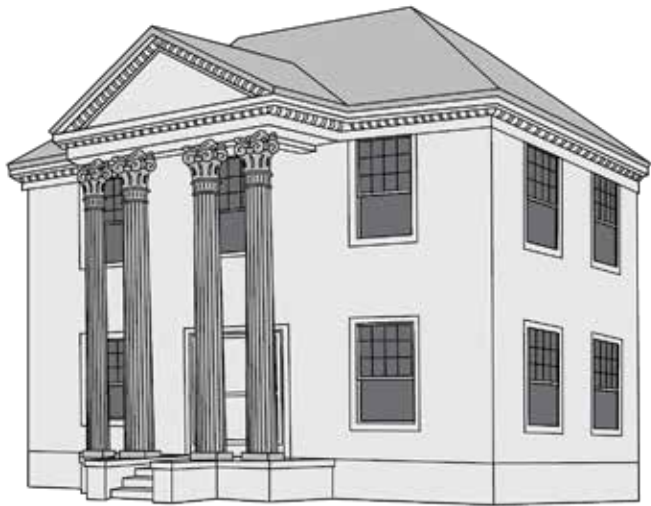
NEOCLASSICAL REVIVAL

OVERVIEW

Neoclassical Revival architecture was the dominant style of buildings from the 1900’s through the 1940’s.

Elements of the Neoclassical Revival style are:

- Simple geometric forms
- Symmetrical
- Dramatic columns



ARCHITECTURAL ELEMENTS

MASSING & COMPOSITION

The building composition shall be **symmetrical** with Neoclassical Revival buildings. This style is appropriate for **up to three-story structures**.



PORCHES

This style is dominated by full-height porches with roofs supported by classical columns. Options for this style include:

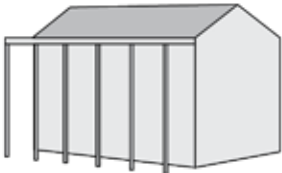


Curved "rotundas" are appropriate for full-height entry porches.

ROOFS

The roof style of Neoclassical Revival varies. The following roof styles are typical:

- Side-gabled
- Hipped
- Medium pitched



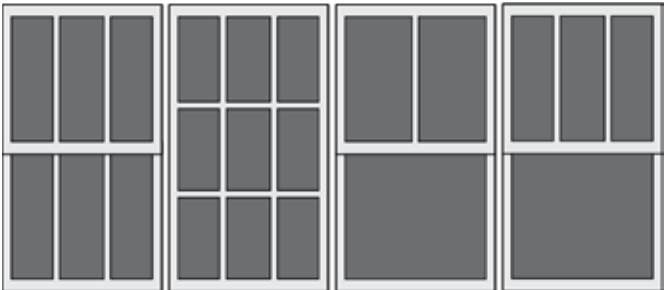
Side-gabled



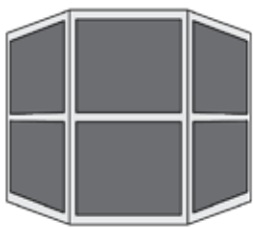
Hipped

WINDOWS

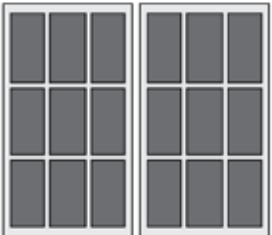
Windows are **rectangular with double-hung sashes**. Examples following early precedent have six or nine panes to each sash, but others have a multi-pane or single-pane upper sash and a single-pane lower sash.



There are a wide variety of different window configurations:



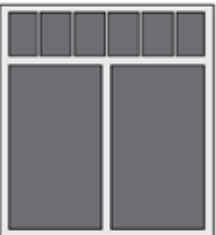
Bayed



Paired



Triple



Transom



Arched

DOORS

Doors from this period commonly have **elaborate, decorative surrounds** based on Greek Revival and Georgian precedents. These surrounds typically have columns and broken and unbroken pediments, and sometimes transom windows.



NEOCLASSICAL REVIVAL



ENGLISH VERNACULAR

OVERVIEW

The English Vernacular style was used for a large number of early 20th century suburban homes throughout the United States. It reached the height of its popularity during the 1920s and early 1930s and was rivaled only by the Colonial Revival style.

This style is loosely based on a variety of late Medieval English prototypes. Common elements include:

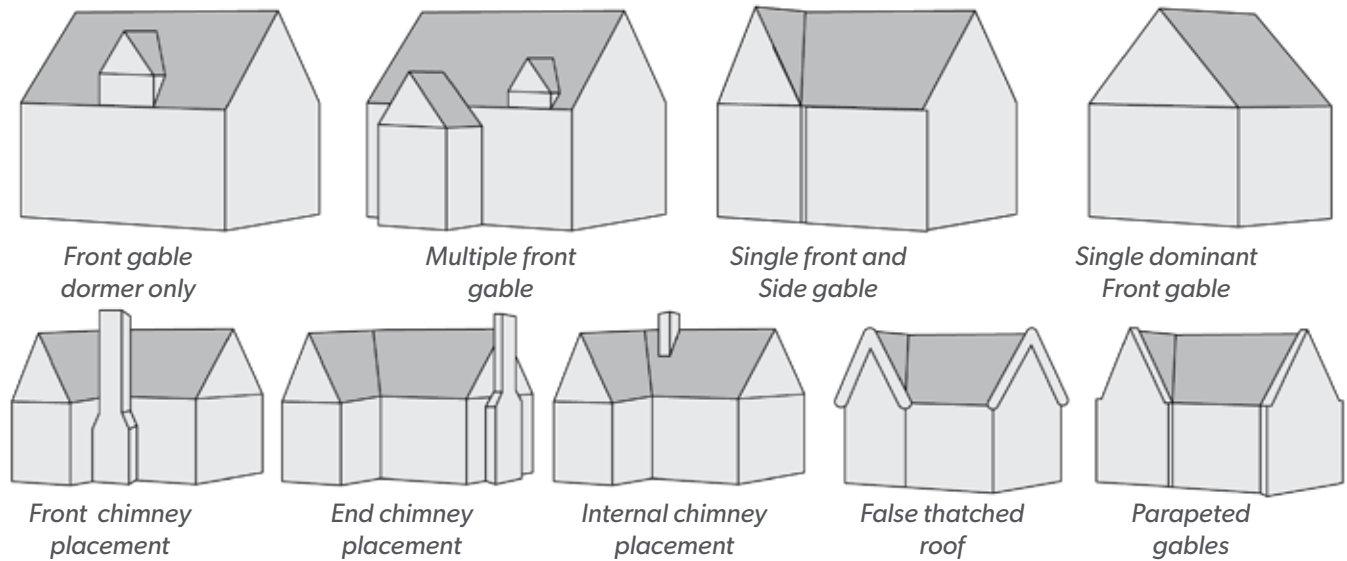
- Steeply pitched roofs
- Facades dominated by one or more prominent cross gables
- Decorative half-timbering
- Tall narrow windows
- Large chimneys



ARCHITECTURAL ELEMENTS

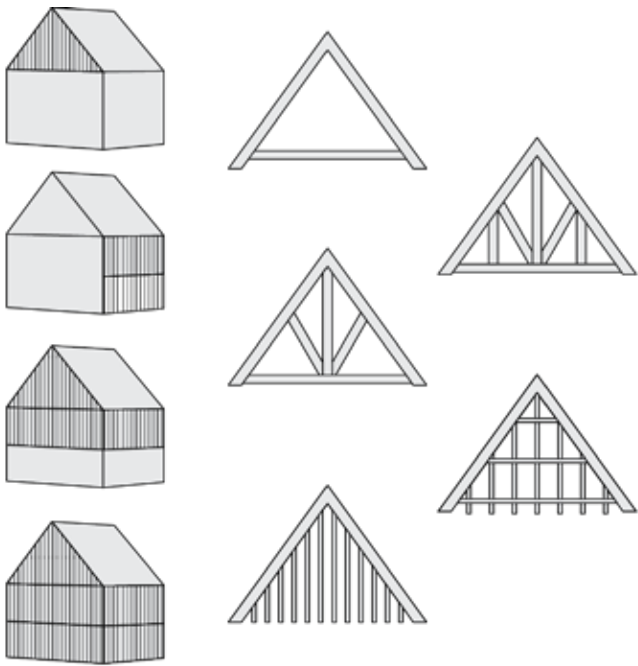
MASSING, COMPOSITION, & ROOFS

The English Vernacular style is loosely based on a variety of early English building traditions ranging from simple folk houses to Late medieval palaces. Most houses in this style emphasize high-pitched, gabled roofs and elaborate chimneys but decorative details have roots in Renaissance and modern Craftsman traditions. There are four common massing subtypes, two roofing variations, and three typical chimney placements.



FACADES

English Vernacular homes use four common materials on their facades: stucco (less common), brick wall cladding (most common), stone wall cladding, and wooden wall cladding. Use of a variety of facade materials is acceptable, both for different vertical units and for different stories.

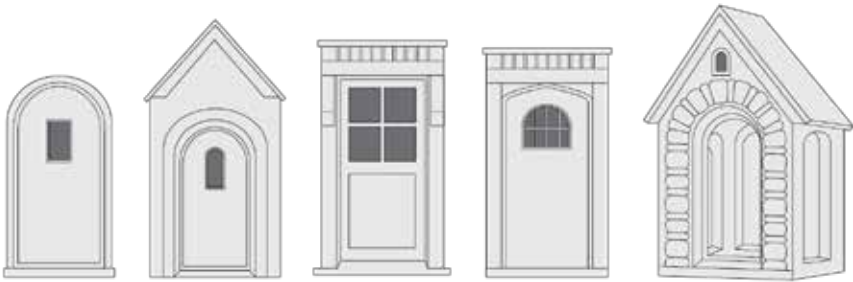


DETAILING

Decorative half-timbering that mimics Medieval infilled timber framing is a primary decorative detail and should be incorporated.

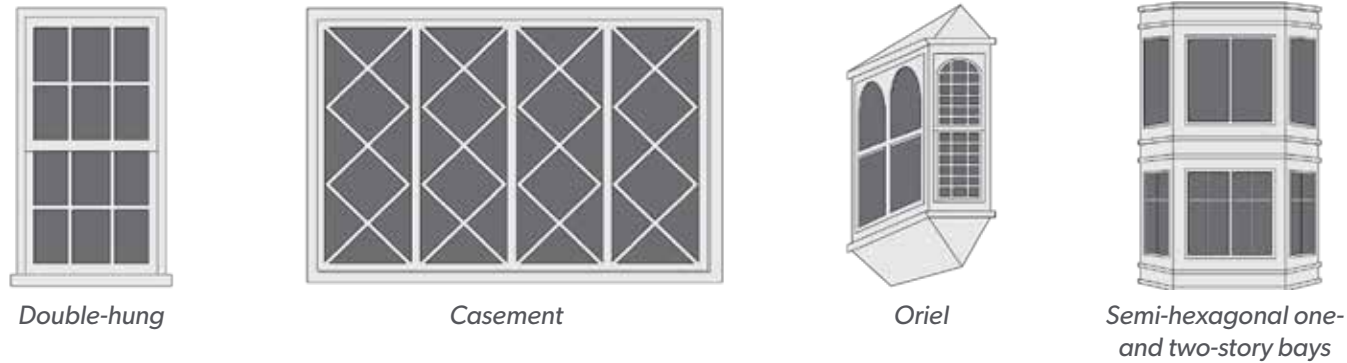
DOORS & ENTRANCES

Entryways are a preferred place to add detailing. There are several ways to do this. Small tabs of cut stone may project to create a quoin-like effect. Simple round-arched doorways with heavy board-and-batten doors are also very common. Flattened, pointed arches are often used in door surrounds or entry porches.



WINDOWS

Windows are typically casements of wood or metal, although more traditional double-hung sash windows may be used when necessary. Windows should be grouped into strings of three or more, and located on or below the main gable on one- or two-story bays; small transoms can be used above the main windows.



ENGLISH VERNACULAR



CRAFTSMAN

OVERVIEW

Most smaller houses built from 1905 through 1920 are of the Craftsman style. The style became less popular after the mid-1920s and very few were built after 1930.

Defining elements of Craftsman-style houses include:

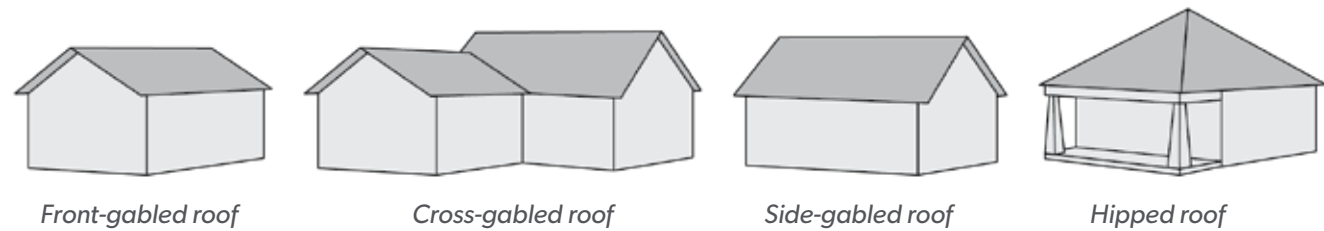
- Low-pitched, gabled roofs with wide, unenclosed eave overhangs
- Exposed roof rafters
- Decorative beams or bracing under gables
- Full- or partial-width porches with tapered square columns
- Columns and pedestals that extend to ground level



ARCHITECTURAL ELEMENTS

MASSING, COMPOSITION, & ROOFS

Composition shall be symmetrical, unless a cross-gabled roof is used. Craftsman houses are typically one-story, although it isn't unusual for them to have an additional half-story or full story.



PORCHES

Covered porches are typical for residential structures. Porches are defined by their railings and supports. Typically, railings are low walls comprised of the same materials as the building facade or are wood balusters. Columns for supporting the porch roofs are distinctive. Typically, they are short, square upper columns rest upon larger piers. Columns, piers, or balustrades begin at ground level and may or may not extend without break to a level above the porch floor. Commonly, these piers or columns have sloping sides. Materials used vary, and include stone, clapboard, single, brick, concrete, or stucco.



WINDOWS

The typical windows for this style are **single-hung or double-hung**. Often, the bottom pane of the window is single pane while the top pane is divided into vertical grilles. Horizontal grilles are not typical and not recommended. Valance grids are sometimes used. Windows can stand alone or be grouped in pairs or triples.



DOORS

Entry doors typically have glass panes in the upper third of the door. The lower part of the doors are often paneled. Wood panels are simple, but may be grooved.



CRAFTSMAN



MINIMAL TRADITIONAL

OVERVIEW

Minimal Traditional homes were most popular starting toward the end of the Great Depression and beyond World War II when there was a large demand for workforce housing.

Defining elements of Minimal Traditional houses include:

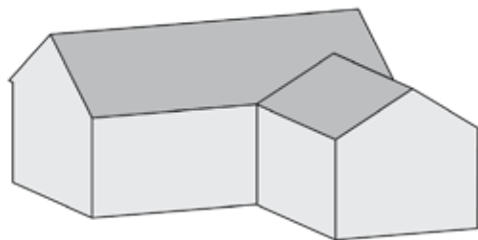
- Low- to medium-pitched roofs, usually gabled
- Small, typically one-story home
- Roof eaves with little to no overhand
- Double-hung windows
- Minimal architectural detail.

A majority of the following recommendations are based on "Principles for Planning Small Houses," which was a technical bulletin written by the Federal Housing Administration (FHA) throughout the 1930s and 1940s to help developers and architects design cost-effective homes that would ensure them a home loan from the FHA.

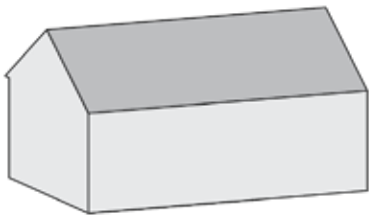
ARCHITECTURAL ELEMENTS

MASSING, COMPOSITION, & ROOFS

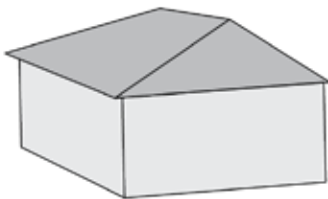
Minimal Traditional homes are typically one-story, and occasionally one-and-a-half stories. Two-story homes are uncommon, and therefore discouraged unless it was a later addition. Its composition can be symmetrical or asymmetrical. Typical roof types include gable-and-wing, side-gabled ("Cape Cod"), and hipped roofs, which are least common. When a gable-and-wing roof type is used, the front-facing gable should not protrude very far in front of the side gable.



Gable-and-wing roof



Side-gabled roof ("Cape Cod")



Hipped roof

PORCHES

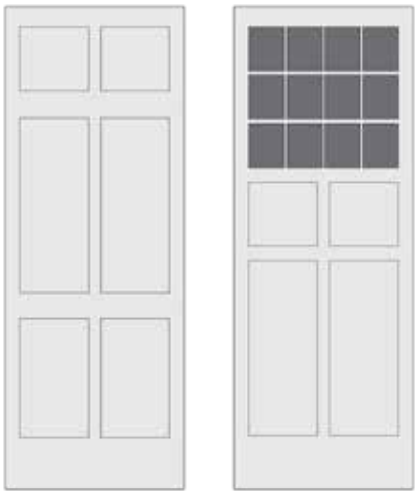
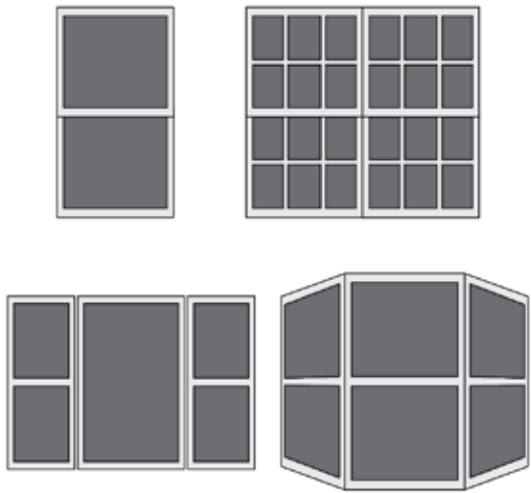
The FHA recommended entry porches for Minimal Traditional homes. These porches are typically in the form of recesses in the front facade or stoops with or without a portico.

WINDOWS

It's recommended that windows are of an appropriate scale as to not over- or underwhelm the facade appearance. Double-hung windows are the typical window used for this style, and it is recommended that they are multi-pane or 1/1. Bay windows are the only decorative window type used during this period. Windows can be paired or tripled. Some "Cape Cod" subtypes may have dormer windows, but adding them is not recommended.

DOORS & ENTRANCES

Minimal Traditional homes commonly have a traditional paneled front door. Doors with a multi-pane window in the upper half are less common, but are acceptable.



DECORATIVE DETAILS

Homes of this style have minimal decorative details or style. Common details include window shutters, chimneys, and a scalloped detail across the base of a gable. At times, these homes may resemble "stripped down" versions of Craftsman, English Vernacular, or Colonial Revival homes.



MINIMAL TRADITIONAL



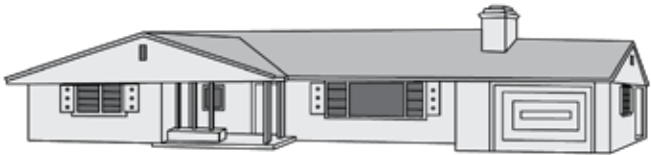
RANCH

OVERVIEW

The Ranch style originated in California in the mid-1930s and gained popularity nation-wide after World War II. By the 1960s, it was the most popular house style built throughout the United States, particularly in large Sunbelt cities (like Atlanta).

Defining elements of Ranch houses include:

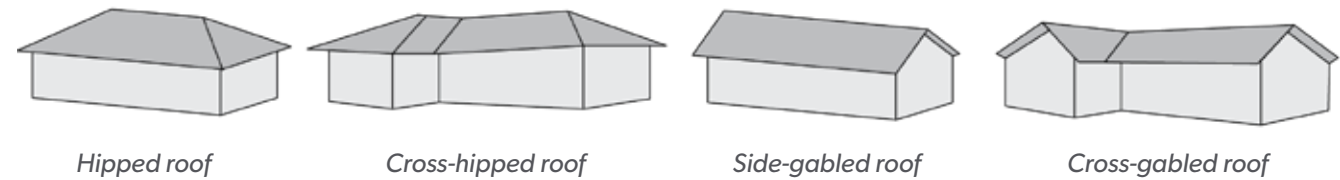
- Broad one-story shape, built low to the ground
- Low-pitched roof without dormers
- Moderate to wide roof overhang
- Off-centered and sheltered front entry
- Attached garage



ARCHITECTURAL ELEMENTS

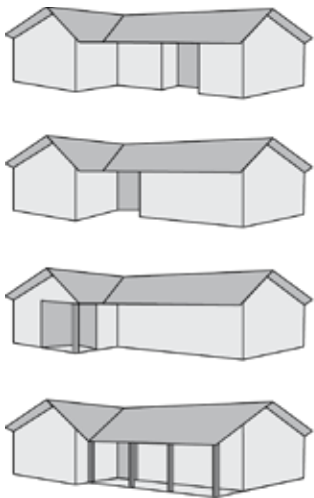
MASSING, COMPOSITION, & ROOFS

Ranch homes have almost always one-story. Adding additional stories to Ranch homes is strongly discouraged. Ranch homes have four principle massing subtypes: hipped roof, cross-hipped roof (more common), side-gabled roof, and cross-gabled roof (more common).



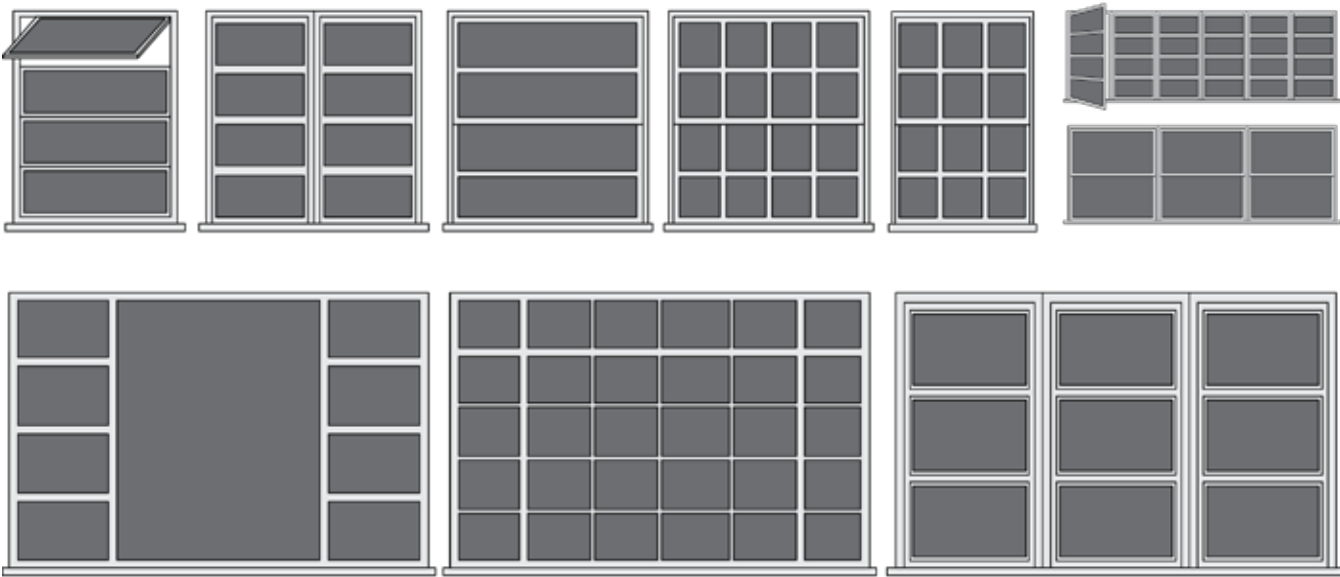
DOORS & ENTRANCES

Ranch homes almost always have their entrances sheltered by the structure's main roof. At minimum, front entries should be recessed. Alternatively, doors can be set into the L formed by a cross-hipped or cross-gabled roof. Porches are common: they can be a roofed entry area or nestled into the L formed by cross-hipped or cross-gabled roof creating a partial or full-width porch on the front facade. Porch supports should be simple in design, made with either simple wood posts or ornate wrought iron.



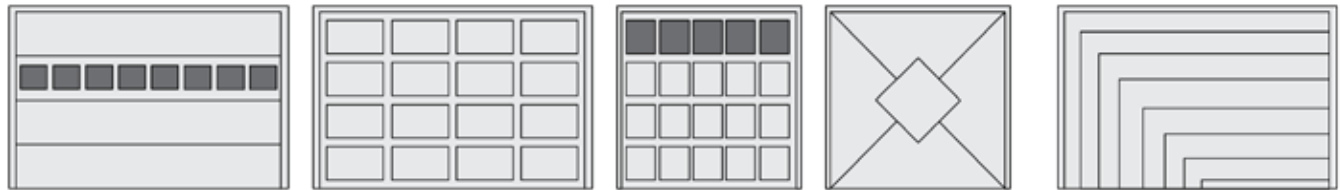
WINDOWS

A variety of sizes and types of manufactured windows were available to builders during this era. Most houses of this style exhibit several different sizes and types of windows. Windows were made with metal and/or wood. Traditional windows are used with this style, usually casement or double-hung designs. Horizontal light patterns and multi-pane patterns (such as 9/9, 6/6, or 1/1) are recommended. Short windows placed high on the facade were also used to allow light and ventilation into rooms (such as bedrooms and bathrooms) to maintain privacy. As long as materials and design families are consistent, a variety of sizes and shapes can be used. Many Ranch houses also have large picture windows on the front facade. Combining traditional and picture windows is strongly encouraged.



DECORATIVE DETAILS

Since financiers discouraged a pronounced modern appearance, homebuilders usually added modest touches of traditional detailing based on Spanish, French, or Colonial precedents. Window shutters are most common, as well as window boxes and roof cupolas. These details are encouraged when done minimally. Garages, typically attached, faced any side and would feature some decorative detailing. Adding detail to doors is encouraged. Below are examples of garage doors styles, including some high-style designs.



RANCH



DESIGN PRINCIPLES

WHAT TO DO

BUILDING LOCATION & ORIENTATION

- New residential buildings should respect existing orientation and setback patterns of the rest of the neighborhood.



EXTERIOR MATERIALS

- See pages 96-97 for more information about appropriate material types for each architectural style.
- Retain and repair original materials whenever possible. When replacement is necessary, only the deteriorated materials should be replaced and should match the original material's size, shape, and texture.
- Retain original masonry as much as possible. Paint may be used to cover extensive damage as needed.
- Paint removal and repainting should be done using appropriate techniques.



FACADE DESIGN

- When possible, the arrangement of elements on a house's front facade, including windows, doors, porches, and gables, should not be altered.



ARCHITECTURAL DETAILS

- Repair rather than replace damaged elements, whenever possible.
- Historic details that are beyond repair may be replaced with new materials, provided that the new materials match the original in composition, design, and texture.
- Historic details that are lost can be replaced with common elements from the same architectural style or time period.



ENTRANCES & PORCHES

- Retain original porches and steps, when possible. Repair of porches should not result in the removal of original materials unless seriously deteriorate.
- Replacement materials should match the old in design and texture.
- The shape and size of a new porch should be consistent with those of existing historic buildings, should dominant patterns are apparent.
- Any enclosed porches should utilize transparent materials, such as screen or glass, to help maintain the original open character of the home's design.
- Retain original entrances, doors, and decorative surrounds. If a deteriorated door or surround must be replaced, they should be similar to the original in design and materials.
- Screen and storm doors should have a design that is compatible with the original doors.



WINDOWS

- Existing windows, including window sash, glass, sills, frames, moldings, and shutters should be retained and repaired when necessary.
- When deteriorated elements must be replaced, they should be compatible with the original materials, design and hardware.
- If it's necessary to replace an entire window, the replacement should be as close to the original size, proportion, and configurations as possible.
- Adding storm windows should be done without seriously compromising original window appearance.



DESIGN PRINCIPLES

ROOFS, CHIMNEYS, AND DORMERS

- Roof pitches should be consistent with existing houses on its block.
- Retain the original shape and pitch of the roof with original features and materials, if possible.
- Original or historic roof dormers should be retained with their original windows.
- Skylights should be installed to be as unobtrusive as possible, preferably at rear rooflines or behind dormers. Skylights that are flush with the roofline or lay flat are most acceptable.
- All efforts should be made to preserve existing chimneys, but can be removed if they are causing exterior roof rot or leaning.



ACCESSORY BUILDINGS

- Garages, garage apartments, and other accessory buildings that are original to the main house should be preserved.
- New accessory buildings should fit within the style, scale, and shape of the main house.



ADDITIONS & ALTERATIONS

- Historic additions and alterations that have acquired significance in their own right should be preserved.
- Building additions should be placed away from the primary facade, ideally in the rear or to the side. They should also be compatible with the existing structure in terms of materials, massing, and color.
- The new addition should be designed that a minimum of historic materials and character-defining elements are obscured or damaged.



WHAT NOT TO DO

ARCHITECTURAL DETAILS

- The removal of architectural details or application of details inappropriate to the style of the house is strongly discouraged.



EXTERIOR MATERIALS

- Vinyl and aluminum siding are strongly discouraged exterior materials.



ENTRANCES & PORCHES

- Enclosing front porches and side porches with opaque materials is strongly discouraged.
- Filling original door openings visible from the public right-of-way is discouraged.
- Screen and storm doors should not detract from the character of the house



WINDOWS

- If windows must be replaced, they should match the building's original architectural style (see pages 52-91).

ROOFS, CHIMNEYS, AND DORMERS

- New house additions shouldn't alter the original form of a roof or render that form unrecognizable.
- Roofs should not have new dormers, roof decks, balconies, or other additions introduced on the fronts of buildings - these types of additions are most appropriate to the side or rear of a building.
- Skylights that have a convex, "bubble" design.
- Chimneys are character-defining features of historic houses and should not be covered with any material, unless architecturally appropriate.



DESIGN PRINCIPLES

MATERIALS

These recommendations are intended to complement those historically used in Newnan and as noted in architectural styles section of this chapter. The following also may allow certain non-traditional materials that emulate traditional materials but provide advantages relative to maintenance, durability, and cost.

Facades that abut a public street or public space are restricted to materials allowed by architectural style in Table 4. If materials are combined, they should be treated according to the architectural styles as noted on pages 52-91.

Facades on flats and townhomes fronting onto alleys or the block interior may be designed at a reduced level of detail, reflecting the reduced level of importance of the areas they front.

- Corner Returns.** Street-facing facade materials and details shall return at least one architectural bay along an alley or block break) before transitioning to secondary materials and details. As used in this context, “return” means to carry an architectural material or detail past a corner and onto an adjacent facade.
- Varying Materials.** Building facades shouldn't be constructed of any more than three (3) primary materials. Additional materials not listed in the table may be used as trim or accent materials however, the use of an excessive number of materials risks creating a building that is inconsistent with its intended architectural style.

The following accent materials for all styles are recommended, as long as they are deemed appropriate for the style:

- Fiber reinforced plastic (FRP);
- Steel, aluminum, cast iron, brass, bronze, copper;
- Wood (must be a species recommended for exterior exposure by American Wood Protection Association (AWPA) or equivalent standards);
- Roofing materials (visible from any public right-of-way): slate, synthetic slate, terracotta, cement tile, glass fiber shingles;

This guideline does not apply when a single building facade is divided into individual modules that have the appearance of separate buildings, such as townhomes. In such case, no primary material of the same color used on one section may be used on another section.

TABLE 4: FACADE MATERIALS ALLOWED BY ARCHITECTURAL STYLE

Material	Greek Revival	Italianate	Folk Victorian	Colonial Revival
Unpainted brick*	X	X		X
Painted brick*				
Stone (including smooth)	X	X		
Stucco**	X	X		X
Concrete**	X			
Clapboard**		X	X	X
Cementitious siding**	X	X	X	X
Wooden shingles			X	

*brick shall be full depth, thin brick (5/8 inch or thicker)

**unpainted, painted, or stained

Queen Anne	Neoclassical Revival	English Vernacular Revival	Craftsman	Minimal Traditional	Ranch
X	X	X	X	X	X
		X	X	X	X
	X	X	X		X
	X	X	X		
			X		
X				X	
X			X	X	X
X			X	X	



04

PUBLIC SPACE GUIDELINES



INTRODUCTION

OVERVIEW

This chapter applies to all public and private streetscape, public open space, and publicly accessible private open spaces, as further stated in its specific sections. They do not apply to private open spaces intended for the exclusive use of development occupants (amenities, yards, etc).

MATERIALS

The following walkway, site wall, and hardscape materials are recommended in public and private streetscape, public open space, and publicly accessible private open spaces, as further stated in its specific sections.

STREET LIGHTING & STREET FURNITURE

When street lighting and furniture is installed, it is recommended to follow the guidelines on pages 102-103 to maintain consistency.

LANDSCAPING

The plantings shown on pages 104-105 show recommended species to be used for street trees, shrubs, groundcovers and grasses, and annual flowers planted in public spaces. Other species could be used with guidance from the City's landscape architect.



The following materials are recommended for streetscape furniture, hardscape, site walls in public space, and signage.

	SITE WALLS	SIDEWALKS / WALKWAYS	PLAZAS / PATIOS	OTHER LOCATIONS
Wood				
Concrete Pavers				
Granite Fines / Slate Chips				
Brick / Brick Pavers				
Gray Concrete				
Granite				
Concrete with ochre buff tint				



STREET LIGHTS

Brand: Holophane
Model: Newnan Series
Color/finish: Bronze

Website: www.holophane.acuitybrands.com



BIKE RACKS

Brand: Victor Stanley
Model: BRCS-101 with single loop bike rack constructed of tubular steel pipe.
Color/finish: Bronze

Website: www.victorstanley.com



BENCHES

Brand: Robinson Iron
Model: Expo Bench
Color/finish: Clear white oak slats coated with clear exterior varnish, black cast iron

Website: www.robinsoniron.com



TRASH RECEPTACLES

Brand: Victor Stanley
Model: S-42 with steel dome, 32-gallon capacity, recycle lids available
Color/finish: Bronze

Website: www.victorstanley.com



PLANTERS

Brand: Victor Stanley
Model: S-24, 18-gallon capacity
Color/finish: Black or bronze

Website: www.victorstanley.com



ORNAMENTAL FENCING

Brand: Ameristar
Model: Aegis Plus
Color/finish: Bronze

Website: www.ameristarperimeter.com

LANDSCAPE PATTERNS

STREET TREES



Laurel Oak (Native)



Chinese Pistache



Black Tupelo (Native)

SHRUBS



Dwarf Yaupon Holly (Native)



Knockout Rose



Oak Leaf Hydrangea (Native)

GROUNDCOVERS & GRASSES



Muhly Grass (Native)



Carolina Jessamine (Native)



Pennisetum

ANNUALS



Angelonia



Lantana



Shasta Daisies (Native)



05

SUSTAINABILITY GUIDELINES



GREEN INFRASTRUCTURE

WHAT ARE THESE GUIDELINES?

These sustainability guidelines are intended to provide City staff, property owners, and tenants strategies to implement in the event they want to promote environmental sustainability in their site designs. They may work to provide another layer to the public space guidelines outline in Chapter 4.

GREEN INFRASTRUCTURE

WHAT IS GREEN INFRASTRUCTURE?

Green infrastructure is an approach to managing stormwater runoff that emphasizes filtration, evapotranspiration, and reuse, thereby reducing the volume of polluted runoff from entering our streams and pipe systems. Green infrastructure systems, such as bioretention areas, green roofs, permeable pavers, and cisterns are designed to capture the first one inch of rainfall. In addition to stormwater management and cleaning water for downstream neighbors, certain green infrastructure best management practices (BMPs) provide ancillary benefits, including wildlife habitat creation and biodiversity, urban heat island mitigation, and the creation of greenspaces. The following are examples of green infrastructure that can be incorporated into Newnan’s buildings, streets, and public spaces.

BIORETENTION SYSTEMS

Bioretention systems (sometimes referred to as “rain gardens”) are depressed areas that use soil, rocks, plants, and microorganisms to treat stormwater before it is discharged back into the water supply. They can be created in a variety of ways, such as traditional rain gardens, ponds or basins, or bioswales that are located along street corridors and pathways.

The design of the bioretention system is often dependent on how much stormwater runoff needs to be filtered, where it will be located, and the aesthetics. There are some common issues that can arise with a bioretention system, such as sediment build-up, mosquitoes and other pests, maintaining proper pH, and weeding to maintain aesthetics.

GREEN ROOFS

Green roofs are a solution to a wide variety of sustainability issues. Urban heat island, stormwater quality, wildlife habitat, and food access are examples of issues that can be addressed with green roofs, especially in commercial areas. However, green roofs can prove difficult to incentivize due to their high cost and maintenance regime. As a stormwater solution they are often the only option to address water quality on high density buildings and are often incorporated as open space features of a building, therefore one of the best incentives is to ensure they are given credit as open space regardless of their public access. If green roofs are to be part of a building rehabilitation or renovation’s design, care must be taken to ensure they meet the requirements of the City’s zoning ordinance and building codes.



GREEN INFRASTRUCTURE

WATER HARVESTING AND REUSE

Outdoor and process water needs can be met through on-site rainwater harvesting, such as cisterns and barrels, and air conditioner condensate recovery. Recovering the condensate would alleviate the capacity and treatment required by the sewer system while also reducing the consumption of the building in supplying their irrigation needs. Collected rainwater can also be used for cooling towers.

PERVIOUS PAVEMENT

When rainwater can't be absorbed, it will sit on an impervious surface and eventually run off, collecting with it pollutants. The amount of impervious surfaces associated with road projects and surface parking lots makes them a significant source of stormwater runoff and pollutants. Pervious pavement is designed to allow the percolation of stormwater through the surface and into the soil below where the water can be naturally filtered and the pollutants can be removed. Pervious pavements may be recommended as an option for sidewalks and walkways, and porous asphalt as an alternative to traditional asphalt.

LED LIGHTING

LED lighting is an energy-efficient, powerful, and eco-friendly sustainable solution to traditional lighting. As the prices of LED lighting fixtures continue to drop, and the efficiency of LEDs rise, they're becoming a more accessible choice. Because of their versatility, LED lights present a green alternative with a wide range of applications. Their ability to perform specific lighting tasks has also made them a reliable go-to lighting solution for spotlights, accent lamps, security signals, and lighting signs. It is recommended that non-LED lighting be replaced with LED lights to the extent possible and in such a way that it doesn't interfere with the design of a building's exterior rehabilitation or renovation.



