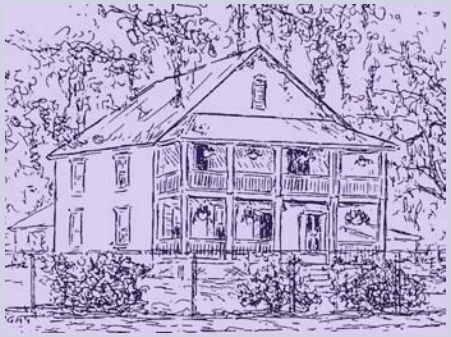
BAGDAD HISTORIC & CONSERVATION DISTRICTS

DESIGN STANDARDS



PREPARED FOR:

SANTA ROSA COUNTY, FLORIDA

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Painting by William Aiken of the Bagdad waterfront - 1887
Source: Bagdad Waterfronts Partnership website

Source of Cover Sketches: Pat D'Asaro

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PURPOSE

Historic Bagdad has a rich history and conveys a distinct and cohesive character worthy of protection. It is the goal of these design standards to preserve and enhance the historic and architectural significance of Bagdad. More specifically, they are intended to preserve historic buildings and to ensure that future development is compatible with the village.

During the 19th century and early-20th century, Bagdad was a major economic center for the lumbering industry.
Source: Bagdad Waterfronts Partnership website

These design standards supplement the County Land Development Code (LDC). Because they are referenced in the LDC with respect to Bagdad, they carry the full legal authority of the LDC. The standards will be used by Bagdad's Architectural Advisory Board (AAB) in the review of all applications for a Certificate of Appropriateness (COA) within Bagdad's designated historic and conservation overlay districts.

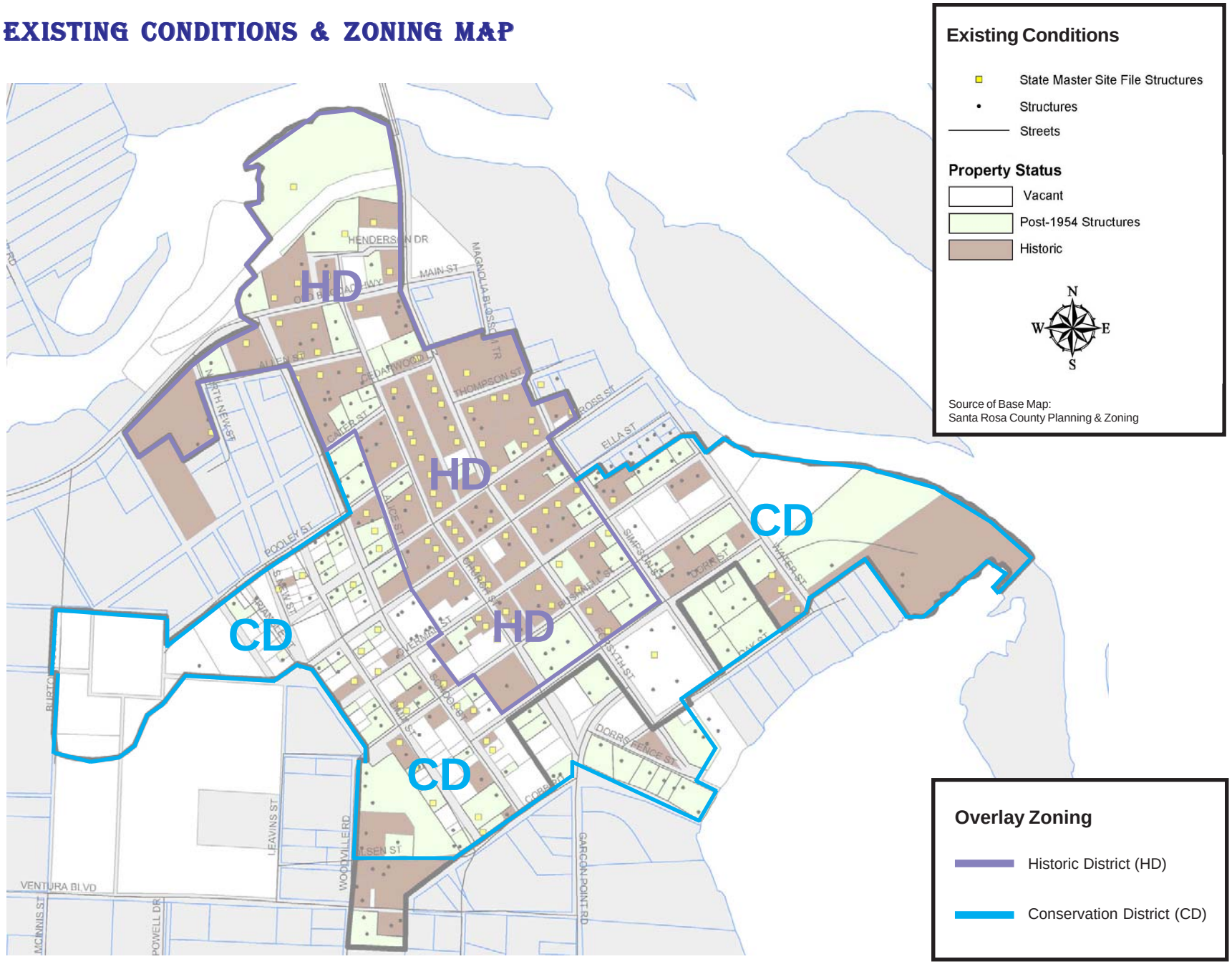
DISTRICTS

Two types of districts have been created to protect Bagdad's historic resources: a "Historic District" (HD) overlay and a "Conservation District" (CD) overlay. "Overlay" districts regulate design issues only, while the underlying "base" zoning continues to regulate land uses and densities. See the map on the following page for the geographic application of these districts. Historic and conservation districts are similar in that they both focus on preserving and enhancing Bagdad's historic integrity. However, the conservation districts are targeted to areas that are less significant architecturally and historically than historic districts. As such, standards are applied less stringently in conservation districts than in historic districts. For example, building facades in conservation districts can be altered without obtaining a Certificate of Appropriateness (COA) from the AAB so long as there is no increase in habitable building area.

DESIGN REVIEW

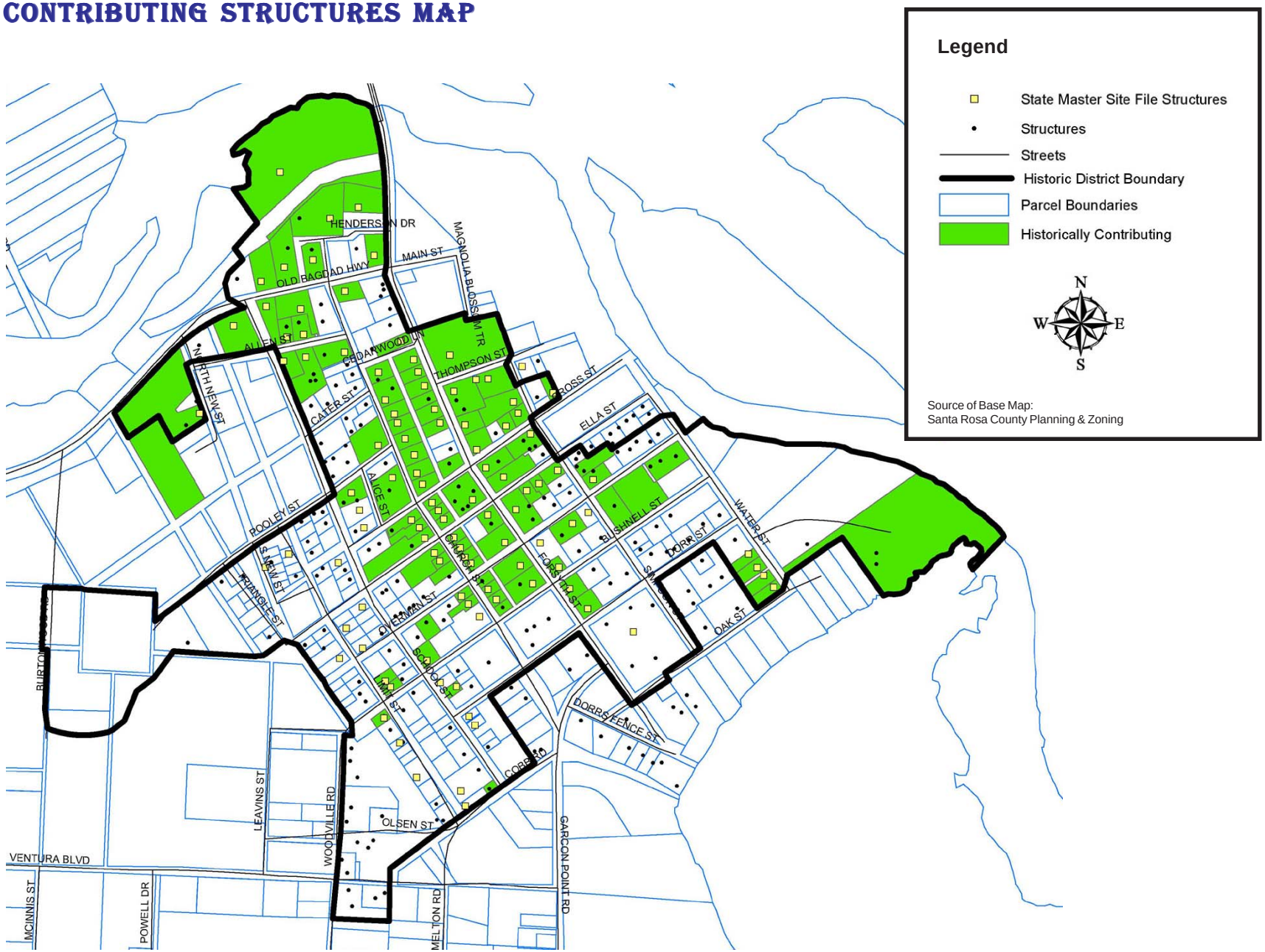
As described in detail in the County's LDC, the design review process and issuance of a COA applies only to work that is visible from a public street. Furthermore, basic maintenance and repair in which materials are replaced with materials of an identical appearance do not require a COA. Some actions, such as the approval of signs, can be done administratively without review by the full AAB. Greater flexibility is allowed for alterations to buildings that are less than 50 years old than for historic ("contributing") buildings (see the map on page 3 to identify contributing buildings). Applications for a COA can be acquired from the County's planning department, and a pre-application meeting with the AAB Advisor is recommended prior to submitting an application.

EXISTING CONDITIONS & ZONING MAP



BACKGROUND

CONTRIBUTING STRUCTURES MAP



BACKGROUND

POINTS TO KEEP IN MIND

It is the intent of these design standards to be clear and understandable for those who use them. However, because of the various scenarios that can exist for any given property, it is important to keep the following points in mind:

The Land Development Code (LDC) legally supercedes the design standards. These standards are a supplement to the LDCs, which carry greater legal weight (see Appendix A for relevant LDC sections).

The design standards are not applied retroactively. Existing buildings and site features that were legal at a previous time can remain in place. These standards are only applied when a person seeks to expand or otherwise physically improve a property.

The design standards are intended to be applied with some flexibility. Because most standards cannot be written in a manner to accommodate every conceivable scenario, they are intended to be interpeted and applied at the discretion of Bagdad's Architectural Advisory Board (AAB). Only by allowing for some level of flexibility can the best design solutions be achieved.

The design standards are tied to specific land uses rather than base zoning districts. For example, single-family houses are allowed in both residential and commerical zones. However, even when located in commercial zones and used commercially, houses shall follow the residential design standards.

The design standards are only applied to the exterior of buildings where they can be viewed from a public street. Interiors are not considered, nor are rear areas of a property not visible from a street.

The design standards are applied more rigidly to Bagdad's historic overlay district than to the conservation overlay district. Because the conservation district is somewhat less significant architecturally and historically relative to the historic district, standards are applied more flexibly.

The design standards are applied more flexibly to non-contributing buildings than to contributing buildings. The map on the previous page identifies "contributing" buildings, which are those considered historic and contributing the to the area's overall architectural and historic significance.

OVERVIEW

In 1987, Bagdad's historic village was designated on the National Register of Historic Places based, in part, on the historic structures inventory that demonstrated a high percentage of historic buildings. This inventory, updated in 2004, determined that 134 structures are eligible to be recorded on the State Master Site File. In short, such structures are considered to be "contributing" to the historic value and architectural character of the district. Of the parcels inventoried, 45% contain historic structures, 33% contain post-1954 structures, and 22% of the parcels are vacant.

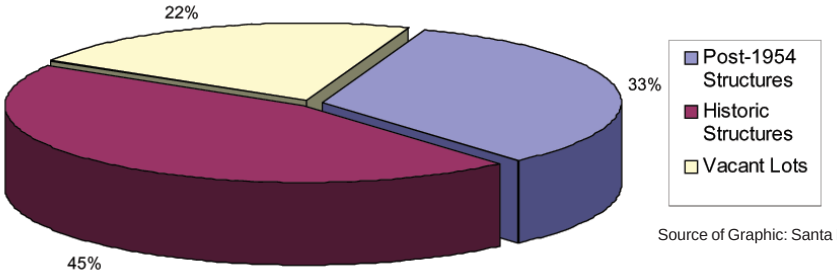
To a casual observer, Bagdad's architecture might appear to lack variety because of the dominance of wood siding, low-pitched roofs, and front porches. However, a closer look reveals a rich mixture of styles, as listed below and identified on the following map:

Architectural Styles / Types

- Foursquare
- Greek Revival
- Craftsman Bungalow
- Dutch Colonial
- Saltbox
- Shingle
- Shotgun
- Frame Vernacular
- Double House
- Creole Cottage
- Gothic Revival
- Ranch
- Other

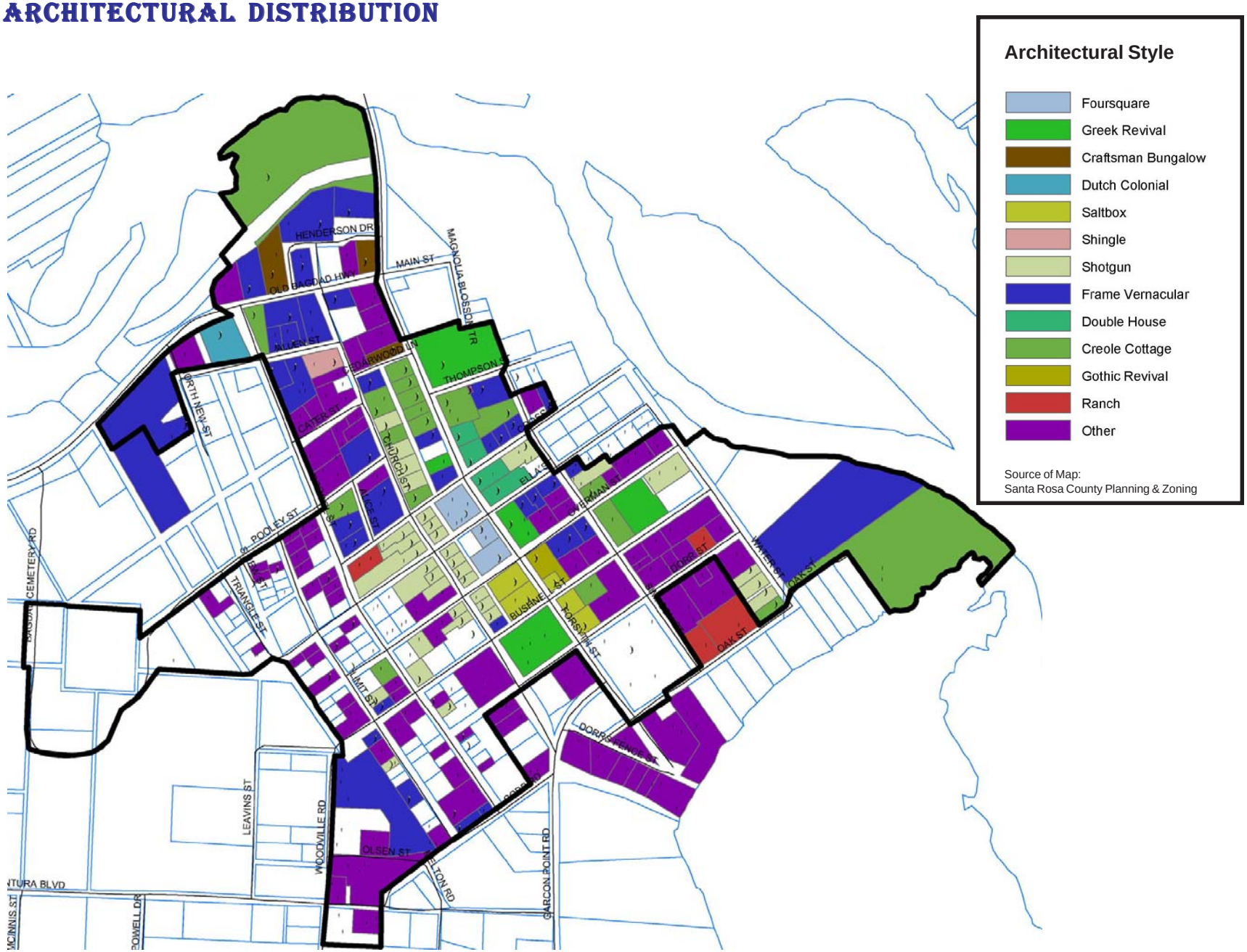
A map illustrating the geographic distribution of the various architectural styles created during the 2004 inventory is on the following page. There are at least two important points to consider regarding this map. First, it indicates many more styles than those addressed on the following pages. The broad term "Classical Revival," as used in this report, is an umbrella for various specific styles, including Gothic Revival, Greek Revival and Dutch Colonial Revival. Secondly, it is difficult to label some structures with any particular "style." For example, the map indicates the presence of several Saltbox and Foursquare houses. While their overall forms might fit those categories, many architectural historians would refer to them simply as frame vernacular buildings.

It is important to understand Bagdad's various styles for design review purposes. Whether the design review issue involves an existing building about to undergo a rehabilitation or a vacant lot receiving a new building, it is critical to comprehend the specific elements that define a particular building style or type. Ranch buildings are not addressed here because they are transitional with the historic structures inventory. Thus, they are not considered a historic building, so alterations to a ranch are not held to the same standard as would a historic building type.



Source of Graphic: Santa Rosa County Planning & Zoning

ARCHITECTURAL DISTRIBUTION



ARCHITECTURAL CONTEXT

FRAME VERNACULAR

This simple architectural form dates from the second half of the 19th century through the first half of the 20th century. Gable roofs can be either perpendicular or parallel to the street, and porches extend across the front of the house. Siding is typically clapboard, although vertical boards and battens can be used. Architectural ornamentation is typically limited to the porch posts, balustrades and eave backets. The “Bagdad Saltbox” (#1 & #5 at right) and “Foursquares” (#6), have been grouped under this relatively broad type.

ARCHITECTURAL CONTEXT

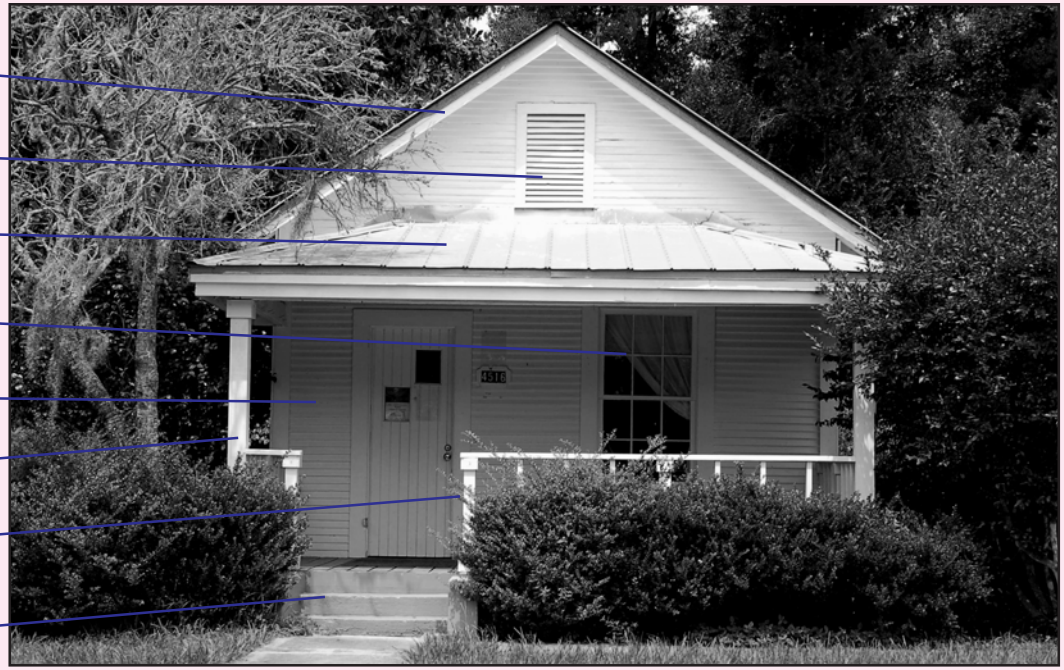
CREOLE COTTAGE

While abundant in Louisiana, Bagdad is believed to be one of the most easterly points having a significant number of Creole Cottages. This form dates back to the early-19th century, but in Bagdad most Creole Cottages were built in the late-19th century. This simple form is one story in height, and its main axis is parallel with the street. A distinguishing feature is the structure's roof extending over the front porch rather than having a distinct porch roof. Also, the front facade often features flush horizontal boards rather than lapped siding as with clapboards. Such facades were sometimes finished with plaster for a more refined look.

ARCHITECTURAL CONTEXT

SHOTGUN

Like the Creole Cottage, the Shotgun is a simple vernacular one-story house. Unlike its counterpart, however, the Shotgun's main axis is perpendicular to the street. It typically has a long and narrow form with only enough width for a door and a window on the front facade. This style has a moderately-pitched gable roof with the gable end fronting the street, a front porch (typically with a shed roof), and a raised foundation on brick piers. Additions were usually to the side and featured a shed roof slanting away from the main structure (#4 & #5).



CRAFTSMAN BUNGALOW

Popular in California during the early-20th century, this style was a good fit for Florida communities such as Bagdad. The roof forms feature either: a) a single gable roof with the axis parallel to the street and having a front dormer window (#1 & #2) or b) multiple roofs with the gable ends fronting the street (#3 & #4). They also have front porches and low-pitched roofs with wide eaves often supported by large brackets. Porch roof supporting posts are usually relatively thick and are often tappered in shape. Bungalows featuring front facade dormer windows frequently have wide dormers with ganged (grouped) windows (#1 & #2).

CLASSICAL REVIVAL STYLES

This architectural category serves as an umbrella for several distinct styles. In some communities they might be addressed individually. However, they exist in such few numbers in Bagdad that they have been grouped here. The two Classical Revival styles highlighted here are the Greek Revival and the Dutch Colonial Revival. While other Classical Revival styles existing in Bagdad include Gothic Revival and Mission Revival, because both examples are institutional buildings, they have been addressed on page 13, which focuses exclusively on institutional architecture.

Greek Revival

This style was extremely popular in the South from roughly 1830 through the early-1860s. It is distinguished by its symmetry and classically designed door and window surrounds. The only clearly Greek Revival building surviving in Bagdad is the Thompson House. This building is located on Forsyth Street and was built circa 1840s.

Dutch Colonial Revival

Bagdad's only example of this style is the Humphrey-Carter House located on Main Street. Built sometime between 1900 and 1913, this building's distinctive Dutch Colonial Revival feature is the gambrell roof form.

Greek Revival

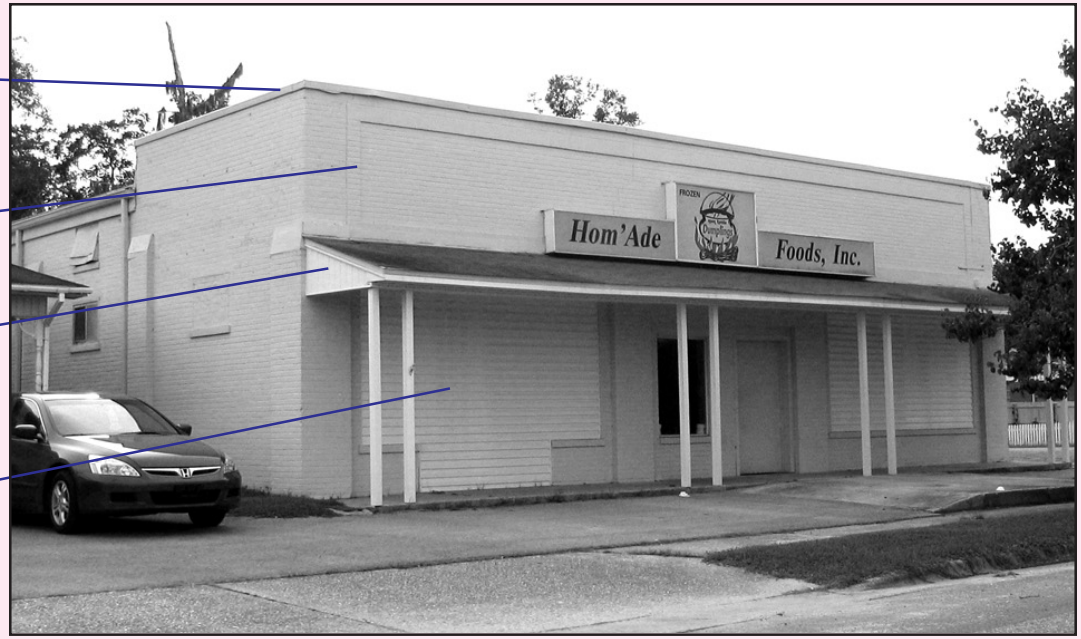
Dutch Colonial Revival

COMMERCIAL BUILDINGS

There are few surviving historic commercial buildings in Bagdad, and they are located on Forsyth Street near Main Street. The best example is the one-story brick structure currently housing a food business (bottom photo). It was built in the 1950s and has been altered over the years, but otherwise serves as a good model for new commercial development. Alterations to the building that are inconsistent with its original design include the enclosure of the large storefront windows, and the addition of the shed-roofed porch with supporting columns. The sign placement should also take better advantage of the facade.

Residential Building Types Used for Commercial Purposes

The historic building at left was built as a house, but is now used for commercial purposes. The building at right was built during the 1990s to appear as a house, but it too is used commercially. In most historic districts, architectural standards typically attempt to preserve the residential qualities or residential building types. The only clear message they are now used for commercial purposes is their signage, although the front parking with #2 above offers another clue.



Parapet Front Facade Screening a Flat Roof

Rectilinear Panel Created with Brickwork (to accommodate signage)

Added Shed Roof & Posts

Large Storefront Window (filled in)

ARCHITECTURAL CONTEXT

INSTITUTIONAL BUILDINGS

Although Bagdad currently has several institutional buildings, only three are considered historic - two churches and one elementary school.

Historic Churches

The New Providence Missionary Baptist Church
This frame vernacular building (#1) is important both historically and architecturally. Completed in 1901, it is believed to be the oldest surviving church in Santa Rosa County built for an African American congregation. It is now used as the home of the Bagdad Village Preservation Association.

The First United Methodist Church
The only building in Bagdad with Gothic Revival architectural characteristics, this structure (#2) was built in 1885. It replaced an earlier Methodist church located at another site that was built in 1837 and burned in the early-1880s. The architectural features that subtlety distinguish the building as Gothic Revival are the pediments above the two front windows and the intricate millwork around the front entrance.

Historic School

Built during the late-1920s, this one-story brick structure is located at the south end of Forsyth Street, and it has Mission Revival features.

Historic Churches

Both churches above are historic, but only one is still used as a church. The New Providence Missionary Baptist Church (#1) is a frame vernacular structure now used as a museum. The First United Methodist Church (#2), which has Gothic Revival characteristics, is still used as a church.

Mission Revival School

The Bagdad Elementary School was built during the late-1920s. It followed at least three earlier frame school buildings located in various places in Bagdad. The Mission Revival features can be seen in the southerly front facade (far right) in the shape of the parapet wall and the cast stone trim.

OVERVIEW

The design standards address a broad range of design issues for Bagdad's designated historic and conservation districts. These design standards apply to both existing buildings and new development. For example, the section addressing residential windows provides direction for new windows installed in existing buildings, as well as new windows that are part of new development. In this introductory section, the focus is on the overarching principles that serve as the basis for the design standards that follow. Because the range of issues relating to preservation, rehabilitiation and new development are virtually unlimited and every scenario cannot be anticipated, the general principles contained in this section are particularly important in providing a decision-making framework capable of offering direction for any conceivable situation.

GENERAL PRINCIPLES

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are intended to provide guidance prior to the treatment of historic buildings. They serve as the foundation for thousands of historic district ordinances and standards across the country, and they will do so for Bagdad's standards. These federal standards are organized into four general categories, each of which is summarized below:

Preservation: Prioritizes the retention of all historic fabric through conservation, maintenance and repair.

Rehabilitation: Emphasizes the retention and repair of historic materials, but greater flexibility is allowed for replacement because the property is typicall relatively deteriorated.

Restoration: Focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction: Allows for the recreation of a non-surviving historic resource in all new materials.

The ten most general principles of the federal standards are listed at right.

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

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 historic 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.

In accordance with the federal standards summarized on the previous page, choosing the most appropriate treatment for a building requires careful decision-making about the building's historical significance, as well as a number of other considerations. Those considerations are repeated at right directly from the National Park Service materials on this issue.

Materials Imitating Historic Materials

Within the following standards, it is stated multiple times that a particular material is permitted or "a material of identical appearance." While it would be more straightforward to explicitly permit and prohibit specific materials, it is the intent of these standards to remain relevant as technological advances continue into the future. Therefore, when the appropriateness of a particular material is unclear, applicants should provide examples of the proposed materials for review by the Architectural Advisory Board. A distinction should be made between materials that maintain their appearance over time and those that do not. Below are examples of materials that, at this point in time, are generally *not identical in appearance* to the material which they attempt to imitate:

Discouraged Wood Imitations

Vinyl, plastic, metal

Discouraged Stone Imitations

EIFS, smooth finished concrete block

Factors Considered in the Treatment of Historic Buildings

Relative Importance in History

Is the building a nationally significant resource - a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district, but are not individually listed in the National Register, more frequently undergo Rehabilitation for a compatible new use.

Physical Condition

What is the existing condition - or degree of material integrity - of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed Use

An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated Code Requirements

Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials, as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

Source: National Park Service website

OVERVIEW

Residential structures comprise most of Bagdad's buildings. These residential standards address single-family detached houses, as well as single-family attached and multi-family buildings, although attached and multi-family buildings are a minority in Bagdad. All of these residential standards are relevant to both the rehabilitation of existing buildings and new infill development. These standards apply only to buildings originally built for residential purposes, regardless of their current use. Mixed use buildings with housing may follow either the residential or commercial standards, depending upon the building type.

Building Forms & Styles

It is not mandatory that new buildings emulate a particular style, but they shall meet these design standards. When buildings do emulate a specific style, it should be one historic to Bagdad (see pages 5-13). Likewise, existing historic buildings should remain faithful to their style or form.

RESIDENTIAL LOTS

While most of Bagdad is already built out, there is potential for the creation of new lots and new development. It is the overall intent of these design standards to ensure that future development is compatible with its historic context. This objective applies not only to individual structures, but to overall development patterns and densities as well. In accordance with Bagdad's zoning, only single-family housing is permitted within the residential zones, while the mixed use zones allow a full range of housing types, ranging from single-family to multi-family.

Lot Proportions

Single-family detached: shall have a perpendicular orientation to the street with a minimum width-to-depth ratio of 1:1.5

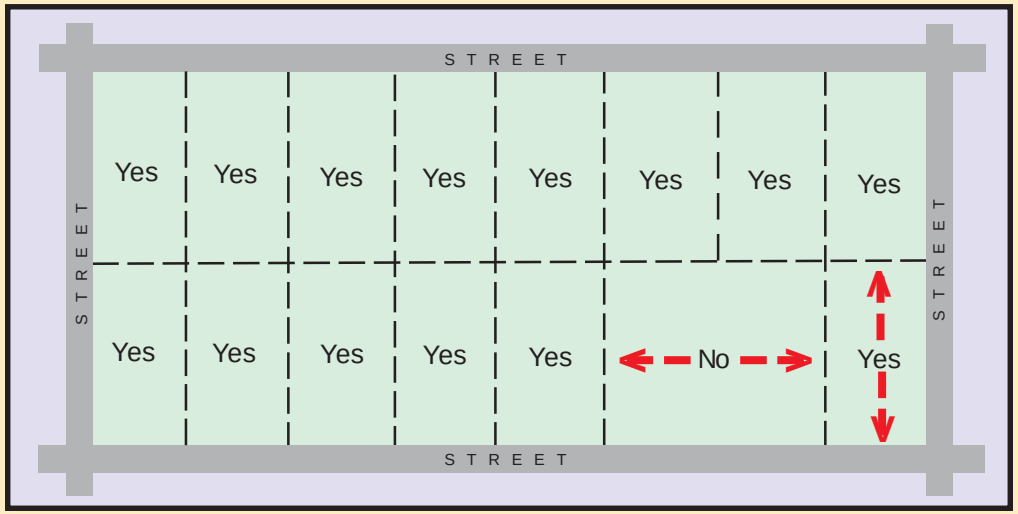
Attached and multi-family buildings: shall have no proportion requirements

Lot Widths

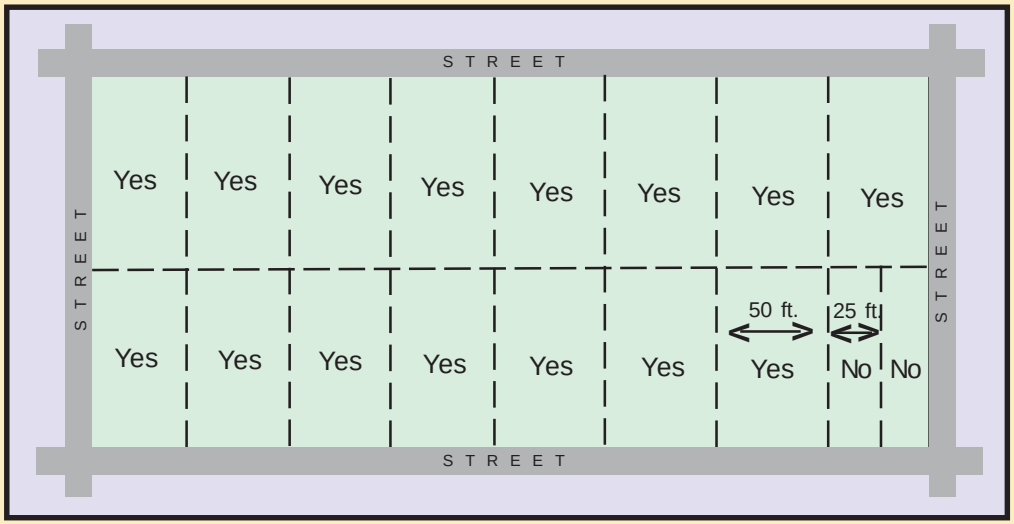
Single-family detached: shall have a minimum lot width of forty (40) feet

Attached and multi-family buildings: shall have a minimum width of twenty (20) feet for each attached unit with its own lot (townhouses), and there is no requirement for multi-family buildings.

Lot Proportions: Single-Family Houses



Lot Widths: Single-Family Houses



BUILDING HEIGHTS, WIDTHS & SETBACKS

Building Heights

Maximum height: two (2) stories or thirty-five (35) feet, which ever is greater

Building Widths

Single-family detached buildings: shall not exceed a width of forty (40) feet

Attached and multi-family buildings: shall not exceed a width of sixty (60) feet

Front Setbacks

Build-to range: the front setback shall be within five (5) feet of the average front setback on the block face (see pgs. 29-30 for exceptions for courtyard type housing)

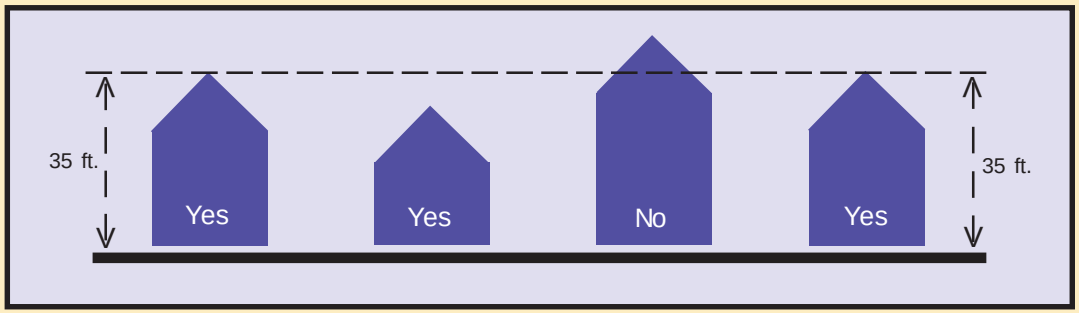
Side & Rear Setbacks

Single-family detached buildings: shall have a minimum side setback of ten (10) feet and a minimum rear setback of three (3) feet

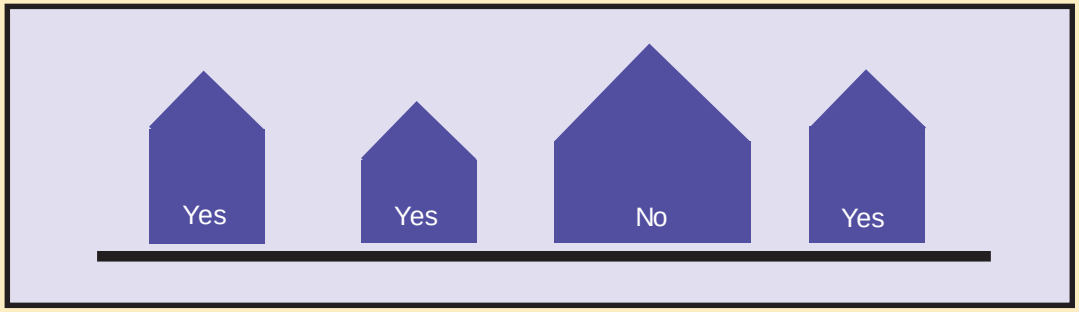
Attached and multi-family buildings: shall have a minimum side setback of five (5) feet and a minimum rear setback of three (3) feet

Accessory buildings: shall have a minimum side setback of three (3) feet and a minimum rear setback of three (3) feet

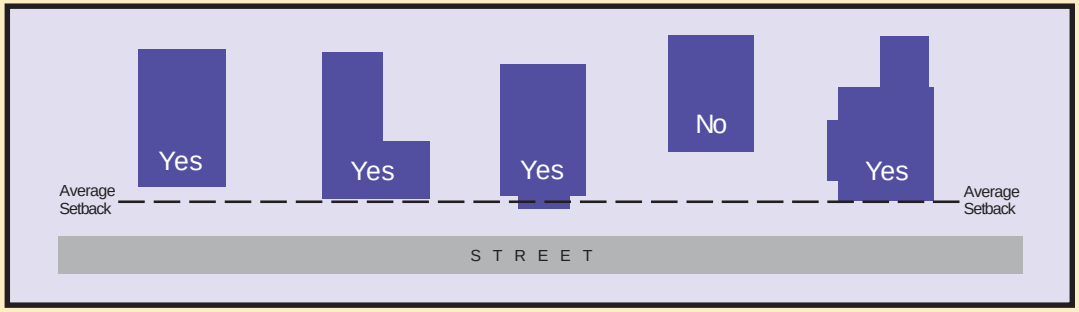
Building Heights



Building Widths



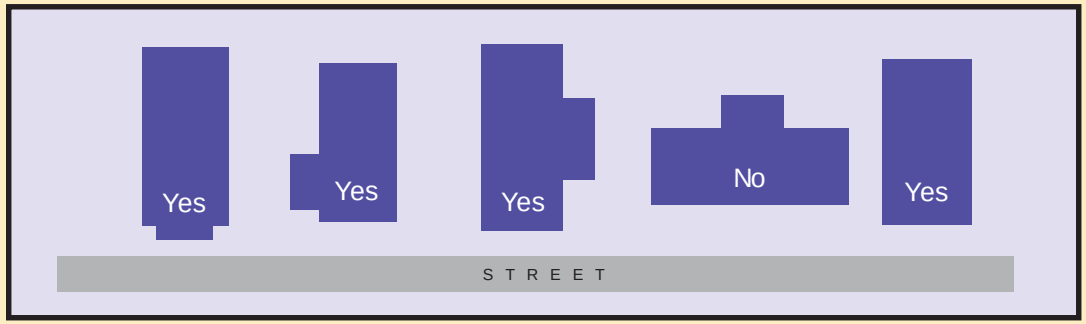
Front Setbacks



BUILDING ALIGNMENT, ORIENTATION & MASSING

Building Alignment

A building's alignment is determined by its relationship to the street. On block faces where most of the buildings have the main axis parallel to the street, new buildings shall have the same alignment. Where most buildings have the axis perpendicular to the street, new buildings shall have the same alignment.



Building Orientation

The front facade of a building shall face the adjacent street. In the case of corner lots, the primary facade shall face the primary street. A building's front facade shall be defined by the existance of the primary entrance and other architectural treatments, including porch steps and detailing.

This corner house features a wrap-around front porch in order to properly address both streets on which it fronts. The location of the main entrance and front steps help to define the building's front facade.

Massing

No front facade plane shall exceed a width of twenty (20) feet without an interuption. Facades shall be broken into a series of vertical bays using any of the following elements: wall off-sets of at least six (6) inches, pilasters, columns/posts, roofline changes, projecting bays, porches, and steps/stoops.

These attached townhouses feature facades in which the massing is broken up through a variety of techniques, including: wall off-sets, porches, steps, and roofline changes.

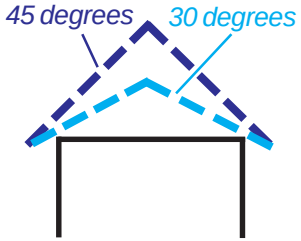
See page 29 for additional massing standards limited to attached and multi-family housing.

ROOFS & FOUNDATIONS

Roof Forms

All residential structures shall have a pitched roof with a slope between 30 and 45 degrees. Roofs shall consist of a single gable or multiple gables, and can be hipped. Roofs shall be compatible with the building's style/form. Prohibited roof types for residential buildings include mansard, gambrell, jerkinhead, and flat roofs.

This streetscape in a new development at left illustrates a variety of gable roof forms that could work in Bagdad.



Roof Components

Dormer windows in Bagdad are limited primarily to bungalows and should be used sparingly with any other style. They shall feature gable or shed roofs and be proportional to the scale of the building and its roof. *Chimneys shall be built of brick.*
Rooftop equipment, satellite dishes, and skylights shall be invisible from public streets.

The shed-roofed dormer window on this historic bungalow is typical of the few dormer windows historically existing in Bagdad. While a bit on the large size, this dormer is generally in scale with the building and its roof, and the dormer's roof has a slope close to that of the porch roof. See page 2 of the Maintenance Guidelines (Appendices) regarding roof drainage systems.

Foundations

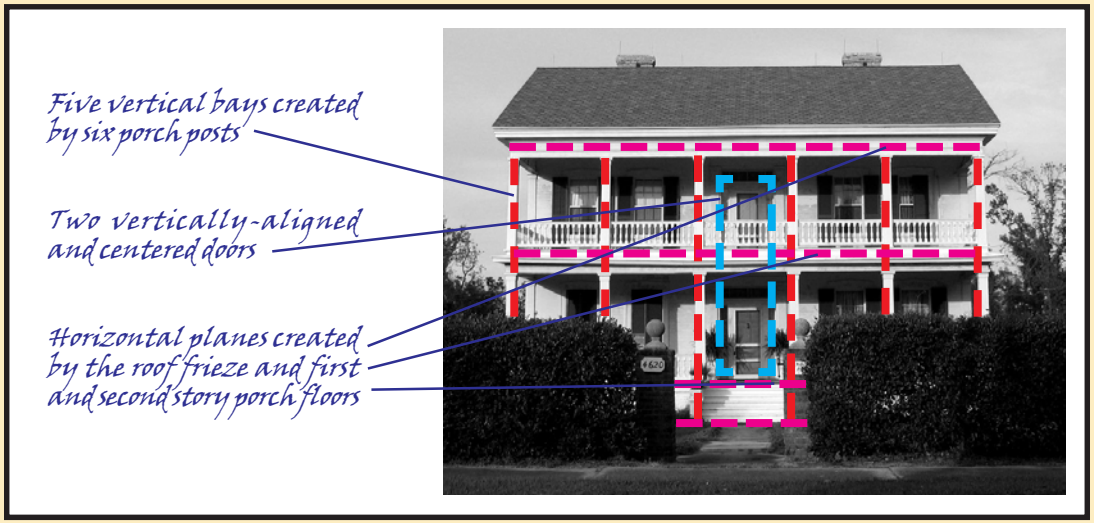
The bottom of foundation framing shall be between eighteen (18) and twenty-four (24) inches above grade. The main structure shall sit on perimeter (continual) foundations or individual piers finished with brick. Porches shall sit on piers finished with brick. Spaces between piers shall be open or screened with lattice work.

This raised foundation with brick piers and lattice work is consistent with the historic precedent existing in Bagdad for residential buildings. In cases in which an inappropriate treatment already exists, such as concrete block, it can be painted a dark color and screened with lattice work to convey the appearance of open space between piers.

FACADE DESIGN

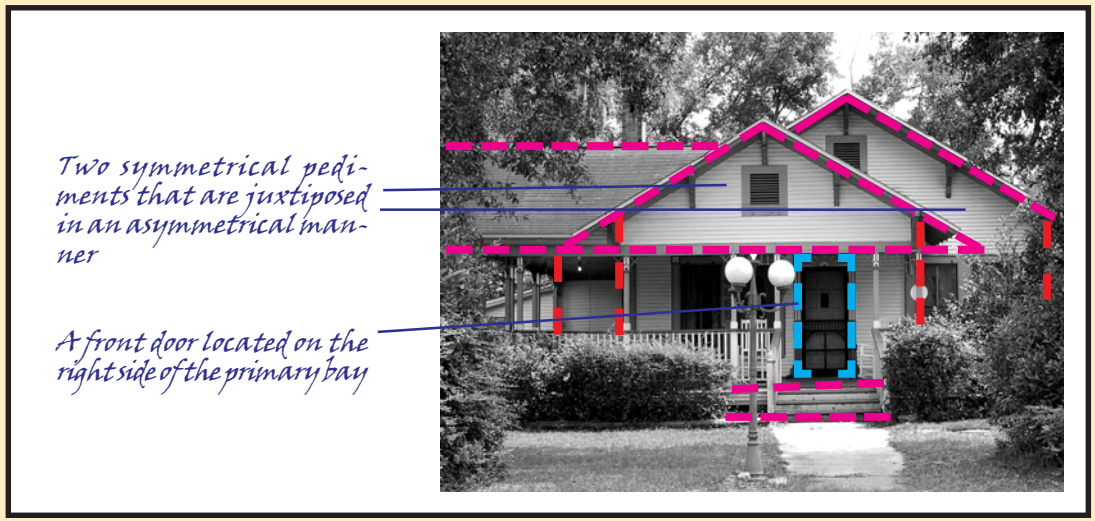
Overall Composition:
Example 1: Symmetrical

Although the Thompson House (at right) is one of Bagdad's very few surviving Greek Revival structures, its symmetrical facade design is not so unusual. Several styles in Bagdad feature symmetry. While Creole Cottage houses are simple and vernacular in design, they are also very symmetrical. With the exception of those that have been altered, most consist of a centered door flanked by a window on either side.



Overall Composition:
Example 2: Asymmetrical

In addition to Bagdad's symmetrical architectural styles, there are others that are asymmetrical. For example, the Bungalow at right is a style that is typically asymmetrical. Likewise, although the overall form of most Shotguns is symmetrical, the composition of the facade typically features a door on one side and a window on the other, conveying an asymmetrical appearance.



DOORS

General: *Doors should fit the building type, architectural style, and/or era of the associated structure.* Colonial, "high-style" Victorian (#4) and Tudor (#6) door styles are particularly inappropriate because such styles are not historically prevalent in Bagdad.

Design: *Doors shall have a vertical orientation* and consist of either a series of rectilinear panels or flush vertical boards. The existance of glass panes should depend on the door's/building's style. However, when included, panes should extend from the top of the door downward (#1 & #2).

Materials: *Doors shall be made of wood,* or a material of identical appearance (see page 16), with metal hardware. When window glass is included, it shall not be reflective, tinted or frosted.

Security Doors: Security doors featuring protective metal bars (#5) shall not be visible from a public street.

Storm Doors: *Storm doors should have a minimal visual impact upon the door.* They should consist primarily of glass with only a peripheral framing in order to not obscure the door.

Examples: Appropriate Doors

1

2

3

Examples: Inappropriate Doors

4

5

6

WINDOWS & SHUTTERS

General: *Windows should fit the building's type, architectural style, and/or era.* In particular, window types associated with architectural styles not found in Bagdad, such as Palladian, are not permitted.

Window Design: *Windows shall vertically orientated with double-hung sash.* Windows shall not have a square or horizontal orientation (#3 & #4), although "ganged" (grouped) vertical windows can collectively form a square or horizontal shape. Window panes shall be separated by real muntins and not applied. The number of panes shall range from 1-over-1 to 6-over-6 (most common in Bagdad), depending upon the building type, style and/or era. Windows shall be, or appear to be, operable (#4), with the exception of special small windows such as entrance sidelights, transoms, and oculi.

Shutters: *Shutters shall fit the building's type, style, and/or era.* Louvered shutters (#2) are most common in Bagdad, but those constructed of vertical boards with "Z" shaped bracing (#1) are acceptable for certain early vernacular styles, such as Creole Cottages. Shutters shall be sized to fit their window and shall be, or appear to be, operable.

Materials: *Windows and shutters shall be wood*, or a material of identical appearance (see page 16), with metal hardware.

Examples: Appropriate Windows & Shutters

1

2

Examples: Inappropriate Windows & Shutters

3

4

FRONT PORCHES: GENERAL

Existing Porches: *Original front porches on existing buildings shall be retained* (#1) and shall not be enclosed (#3 & #4).

New Porches: *New front porches shall only be added to existing buildings if they are appropriate* to the particular building type, style and/or era. All new residential buildings shall feature a front porch.

Design: *All new porches shall be raised* and consistent in height with the foundation level of the building. All new porches shall have a minimum depth of six (6) feet and shall extend across at least 75% of the building's front facade.

Materials: *Porches shall be constructed of wood* or a material of identical appearance (see page 16).

Porch Roofs: *Porches shall have either a shed or hipped roof.* Porch roofs shall have a slope no greater than that of the building's overall roof structure. Porch roof materials shall either:

a) match the building's primary roof, or
b) feature standing-seam metal or a similar looking V-crimp (see page 28 and Appendix B for detailed standards on metal roofs).

Examples: Appropriate Porches - General

Examples: Inappropriate Porches - General

FRONT PORCHES: DETAILS

Steps: *Steps shall be constructed of wood, brick, stone, concrete* or a material of identical appearance, depending upon the style.

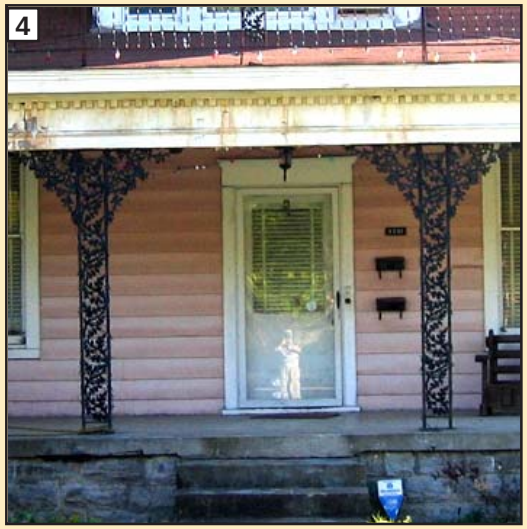
Posts: *Posts supporting porch roofs shall be consistent with the building's type, style and/or era.* Vernacular styles such as Shotguns and Creole Cottages tend to have simple square posts, although some are chamfered (#1). Even Shotguns can have elaborate detailing, so historic precedents should always be considered. Other buildings featuring more ornate detailing have more ornate posts (#2). Posts shall be constructed of wood, or a material of identical appearance (including painted wood), and should be at least six (6) inches in width. Metal posts (#4) shall not be used.

Balustrades: *Balustrades shall be consistent with the building's type, style and/or era.* Vernacular building styles, such as Shotguns and Creole Cottages, tend to have simple balustrades with square balusters and simple hand rails. Other buildings with more ornate detailing have more ornate balustrades (#1 & #2). Balustrades shall be constructed of wood or a material of identical appearance (including painted wood). Metal balustrades shall not be used.

See page 21 for porch foundation standards.

Examples: Appropriate Porches - Details

Examples: Inappropriate Porches - Details



FACADE CLADDING

General: *All facade cladding shall be made of wood or a material of identical appearance* (see page 16). The standards on this page apply to both existing and new residential buildings.

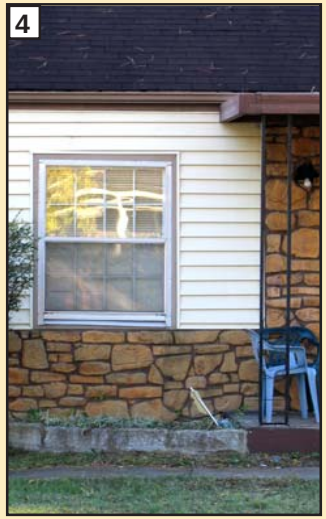
Cladding Types: *Facade cladding types shall be consistent with the building's type, style and/or era.* Clapboard siding is the most common cladding in Bagdad. It should have an exposure width between four (4) and five (5) inches. Creole Cottages may feature cladding with flush horizontal boards on the front facade only (#1), and it may be finished in a smooth plaster per historic precedents. Other acceptable claddings include ship lap (#2) and board-and-batten (#3).

Prohibited Cladding: *Only the facade cladding types described above shall be used for residential buildings.* Examples of cladding that shall not be used include shingles, stone (#4), vinyl (#4), brick (#5 & #6), stucco, concrete, and aluminum (see page 16).

Cladding Continuity: *All facade cladding treatments shall be applied consistently throughout the exterior of the building.* Cladding treatments shall not change from one facade to another (#5 & #6). The only exception relates to the treatment of Creole Cottages as described above.

Examples: Appropriate Facade Cladding

Examples: Inappropriate Facade Cladding



ROOFING

General: *All roofing shall be made of metal, wood, slate or a material of identical appearance.* The standards on this page apply to both existing and new residential buildings.

Permitted Roofing: *Roofing types shall be consistent with the building's type, style and/or era.* Standing seam metal (#1) and wood shake (#4) roofs are appropriate to building types dating to approximately 1900 or earlier, including Greek Revival, Creole Cottages and Shotguns. However, such materials are inappropriate for Bungalows and other building types dating after approximately 1920. V-crimp roofing (#2) having an appearance similar to standing seam metal is also acceptable, as are metal paneled roofs (#3) based upon historic precedents in the area. Also, composite shingles, such as asphalt (#5), are permitted for buildings and building styles post dating approximately 1920, including Bungalows.

Prohibited Roofing: *Roofing types inconsistent with Bagdad's architectural history are prohibited.* Such materials include corrigated metal (#6), clay tile (#7 & #8), and other materials intended to imitate such roofing.

See Appendix B for more detailed standards for metal roofing.

Examples: Appropriate Roofing*

* See exceptions in text at left

Examples: Inappropriate Roofing*

* See exceptions in text at left

ATTACHED & MULTI-FAMILY HOUSING

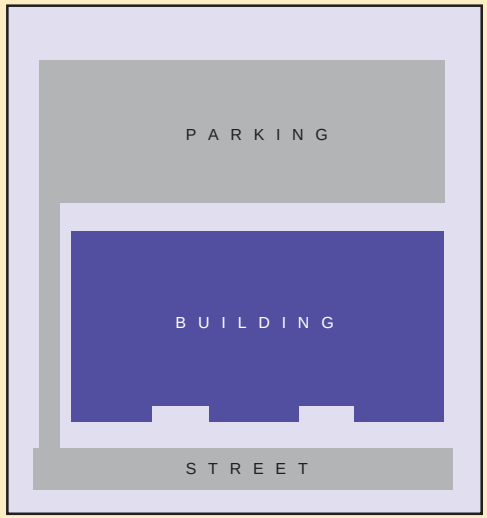
General: *Standards for attached housing and multi-family buildings are intended to make them blend with Bagdad's existing single-family residential character.* Such buildings are only permitted where appropriately zoned. The standards on this page supplement the previous residential standards, all of which apply equally to attached and multi-family buildings.

Front Setbacks: *Buildings shall front onto the street* and have a front setback within five (5) feet of the average front setback on the block face. However, in no case shall the building be more than fifteen (15) feet from the front ROW line. There is a setback exception for buildings with front courtyards (see the following page).

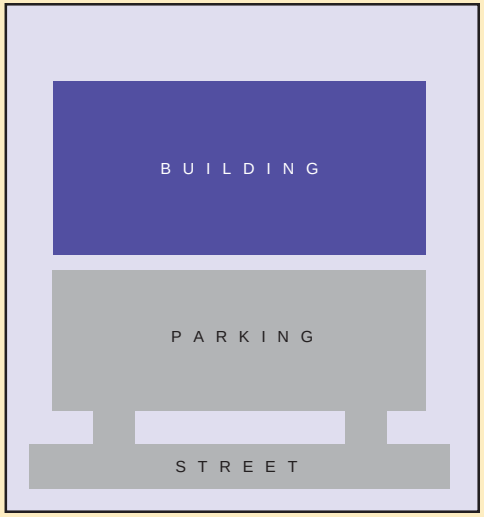
Building Massing: *No facade plane may exceed forty (40) feet in width* without an offset (recess or projection) of at least three (3) feet. Standards requiring the massing to be broken up into maximum bay widths of twenty (20) feet using other design means per page 20 are supplemental to this standard and do not replace it.

Other Architectural Considerations: *See page 19* for standards for permitted building heights and widths.

Examples: Appropriate Attached Housing



Examples: Inappropriate Attached Housing



ATTACHED & MULTI-FAMILY HOUSING

Access & Parking: *Off-street parking shall be behind the associated building.* It can be accessed by a driveway connecting to the street, a rear alley, or both. No driveway for attached or multi-family housing may exceed a width of twenty-four (24) feet.

OVERVIEW

This section applies to commercial and mixed use buildings, which include those constructed for ground floor retail, service and office uses, as well as upper floor residences and offices. It also applies to both existing and new development. There are very few surviving buildings in Bagdad that were built for commercial uses, and the building pictured at right is one of them. In fact, some of the community's current commercial uses are housed in buildings originally built as houses. Consequently, historic precedents for commercial buildings in Bagdad are quite limited. Future mixed use and commercial buildings in Bagdad may need to draw their design inspiration, at least in part, from other nearby commercial districts, such as Downtown Milton. Also, in keeping with tradition in Bagdad, it is acceptable for future mixed use and commercial buildings to have a residential character.

EXISTING MODELS

Commercial Building Type

Located on Forsyth Street, this building is one of the few surviving examples of an older Bagdad structure built for commercial purposes. While it has retained many of its original features, alterations over the years should be recognized. They include:

- Non-historic facade-mounted sign
- Added or replaced canopy and supporting posts
- Enclosed storefront windows and altered sill on left side storefront

Residential Building Type

The previous section on residential buildings addresses the characteristics of historic housing in Bagdad. As this structure illustrates, a building constructed as a residence and then converted to commercial use can still retain its original residential elements. The features that especially convey its original residential purpose include the gabled roof, front porch, and lack of large storefront windows. The signs are the only indication of its current use.

BUILDING SIZE & SETBACKS

Building Footprints

Maximum size: five thousand (5,000) square feet

Building Heights

Maximum height: two (2) stories or thirty-five (35) feet, which ever is greater

Building Widths

Buildings designed to appear as commercial and mixed-use buildings: shall not exceed a width of sixty (60) feet

Buildings designed to appear as residential buildings: shall not exceed a width of forty (40) feet

Front Setbacks

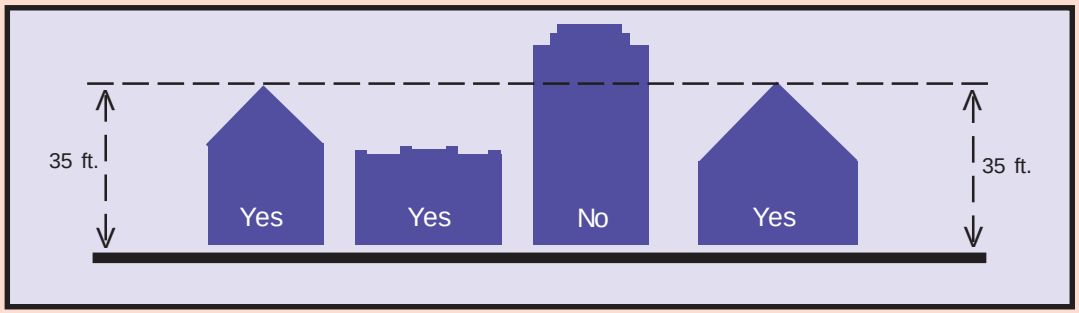
Buildings shall have a front setback within five (5) feet of the average front setback for other such buildings on the block face, but shall be no further than ten (10) feet from the public ROW line. Exceptions are allowed for outdoor dining if a design treatment is used to define the edge (fence, planters, etc.).

Side & Rear Setbacks*

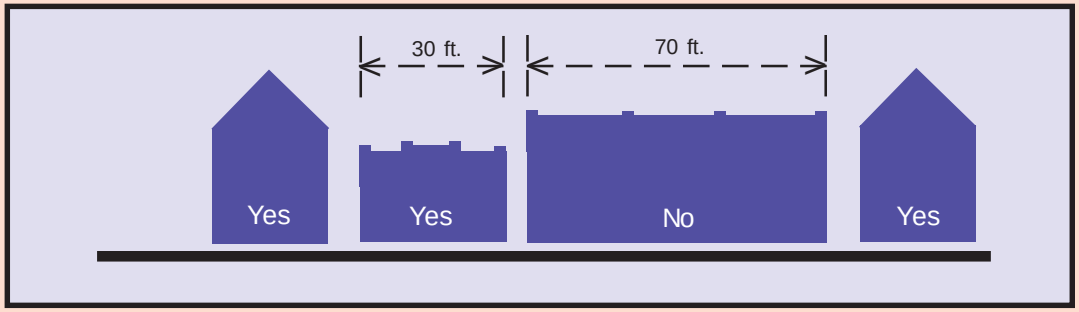
Minimum side setbacks: five (5) feet
Minimum rear setbacks: three (3) feet

* Applies to both primary and accessory buildings

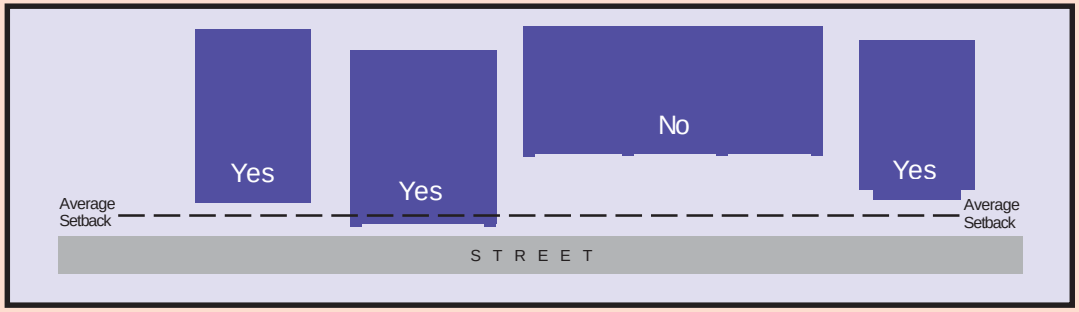
Building Heights



Building Widths



Front Setbacks



FACADE DESIGN: COMMERCIAL BUILDING TYPES

Massing

No front facade plane shall exceed a width of twenty (20) feet without an interuption. Facades shall be broken into a series of vertical bays using any of the following elements: wall offsets of at least six (6) inches, material changes, pilasters (engaged pillars), columns/posts, roofline changes, projecting bays, porches, and front steps and/or stoops.

Roofs

In the case of buildings with flat or slightly sloping roofs, a parapet wall shall serve as the front facade to mask the roof. Roof-top equipment, satellite dishes, and penetrations shall be screened from public streets by either a parapet wall or by its location.

Front Facades & Entrances

The front facade and primary entrance of a building shall front onto the building's associated street. In the case of corner lots, the front facade and primary entrance shall face the primary street. No building rear may face a street.

Glazing

A minimum of fifty (50) percent of the front facade's ground floor shall be glazed (comprised of glass in the form of doors and/or windows). The ground floor is considered the area between grade and the first floor's ceiling. Glass anywhere on the front facade may not be reflective or heavily tinted.

This new one-story commercial building uses pilasters to break up the facade massing into a series of vertically oriented bays. At least half of the facade area is also glazed with window and door glass.

FACADE DESIGN: COMMERCIAL BUILDING TYPES

Ground Floor Height

The ground floor of any building shall have a minimum height of ten (10) feet.

Exterior Cladding Materials

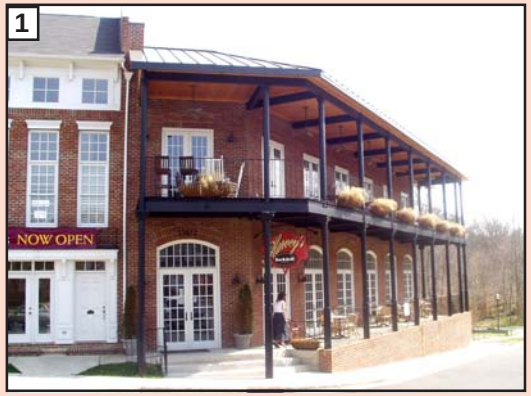
Permitted: Wood, brick, and materials identical in appearance (see page 16). Wood may include horizontal boards with an exposure width no greater than five (5) inches, and board-and-batten. Plaster may be applied to the front facade of Creole Cottages with flush cladding.
Prohibited: Concrete, stone, metal, vinyl, EIFS and other materials not specifically permitted.

Exterior Detailing Materials

Permitted: Wood, brick, stone, cast stone, metal and materials identical in appearance.
Prohibited: Materials not specifically permitted.

Awnings, Canopies & Balconies

Awnings and/or canopies installed between the first and second floors are required (balconies are an option for two-story buildings). Awnings shall be canvas (#4). Canopies shall be wood and either: a) perpendicular to the facade and flat (#2), or b) feature a shed roof or a hipped shed roof with standing seam metal (#3). V-crimp roofing imitating standing seam metal is permitted (see Appendix B).
Balconies shall be wood and/or metal and have a minimum depth of six (6) feet. If roofed, they shall follow the standards for canopies.



FACADE DESIGN: RESIDENTIAL BUILDING TYPES

Massing

No front facade plane shall exceed a width of twenty (20) feet without an interuption. Facades shall be broken into vertical bays using any of the following elements: wall off-sets of at least six (6) inches, pilasters (engaged pillars), columns/posts, roofline changes, projecting bays, porches, and front steps and/or stoops.

Roofs

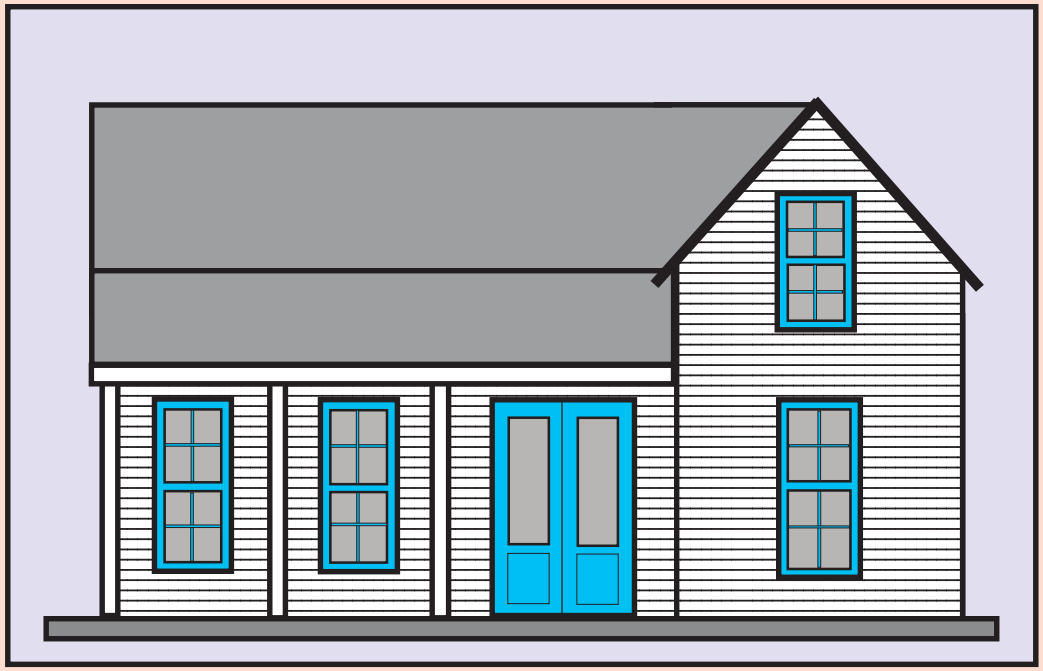
Roofs shall be pitched and clad in metal or wood (or material appearing identical to wood). Asphalt composite is allowed, but discouraged. *Metal roofs* shall consist of either: a) standing seam metal, b) V-crimp roofing appearing similar to standing seam metal, or c) metal paneled roofs based upon local historic precedents. See Appendix B for details on metal roofing. *Wooden roofs* shall be of the wood shake style. *Roof-top equipment and penetrations* shall be screened from public streets by its location.

Front Facades & Entrances

The front facade and primary entrance shall front onto the building's associated street. In the case of corner lots, the front facade and primary entrance shall face the primary street.

Glazing

A minimum of thirty (30) percent of the front facade's ground floor shall be glazed (comprised of glass in the form of windows and



This building's clapboard siding, pitched roof, and lack of large storefront windows at the ground floor give it a somewhat residential appearance. Regardless, it is well suited for commercial and mixed uses, including upper floor offices or housing.

doors). The ground floor is considered the area between grade and the first floor's ceiling. Glass anywhere on the front facade may not be reflective or heavily tinted.

Exterior Cladding Materials

Permitted: Wood and materials identical in appearance (see page 16). Wood may include horizontal boards with an exposure width no greater than five (5) inches, as well as board-and-batten. Plaster may be used on the front facade of Creole Cottage building types having flush cladding.

Prohibited: Concrete, stone, metal, vinyl, EIFS, and other materials not specifically permitted.

Exterior Detailing Materials

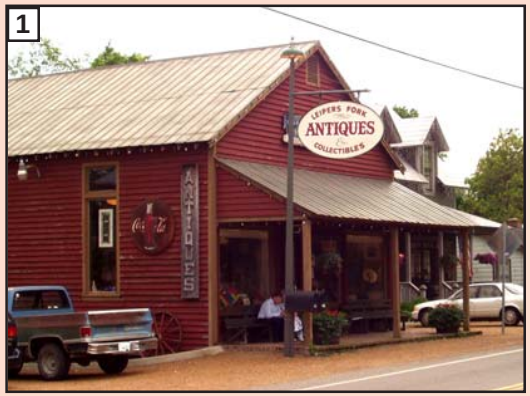
Permitted: Wood and materials identical in appearance (including painted wood), metal, and brick only when used for foundations.

Prohibited: Materials not specifically permitted.

Awnings, Canopies & Balconies

Awnings and/or canopies installed between the first and second floors are required. Building roofs that cover the front porch are an option, as with Creole Cottage building types, as are balconies for two-story buildings.

Design Details: See standards on page 35 for awning, canopy and balcony design for commercial building types, which shall also apply to residential building types.



OVERVIEW

This section applies to institutional buildings, which include those constructed for religious, academic, governmental, and various civic purposes. It also applies to both existing and new development. Because of the relatively small size of Bagdad and its population base, there are very few existing historic institutional buildings. As with Bagdad's historic commercial buildings, there are limited precedents to use as models. However, similar to the case of commercial buildings, there are essentially two institutional building typologies, as explained on the following page. Regardless, because their numbers are so few, and because of the broad diversity that institutional uses can embody, this category of buildings comes with the fewest standards.

EXISTING MODELS

Masonry Building Type

Bagdad's only existing historic masonry-clad institutional building is the Mission Revival elementary school building. It features a single-story height, a flat roof, a segment fronted with a parapet facade, and cast stone detailing. This building represents Bagdad's only Mission Revival architecture. The generous front setback allows for a lawn area and a limited amount of parking between the building and the street.

Frame Building Type

Bagdad has two historic churches and they have many similarities, as follows:

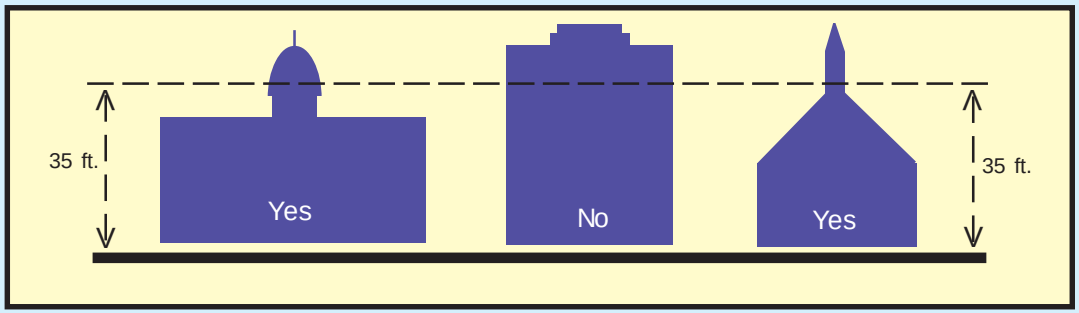
- Clapboard exterior cladding
- Gable roof with tall steeple
- Tall slender rectilinear windows
- Modest front setback

Despite their similarities, these shared characteristics do not dictate that a new religious building in Bagdad must follow the "frame building type" outlined here.

BUILDING HEIGHTS, WIDTHS & SETBACKS

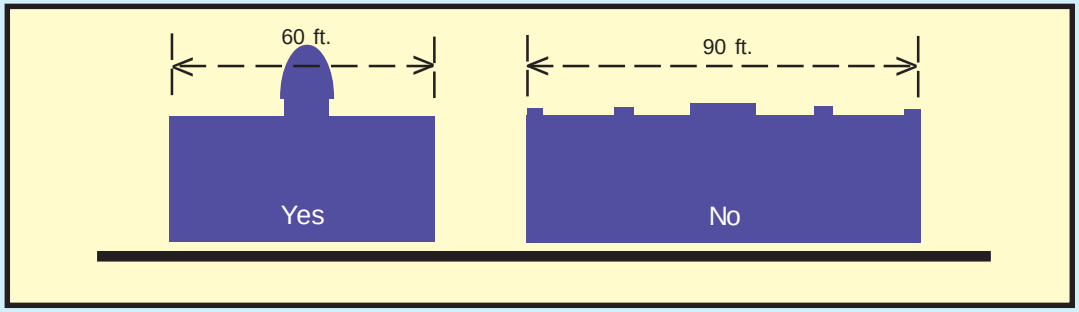
Building Heights

Maximum height: two (2) stories or thirty-five (35) feet, which ever is greater. Steeples and similar architectural features not constituting habitable space do not count towards the height restrictions.



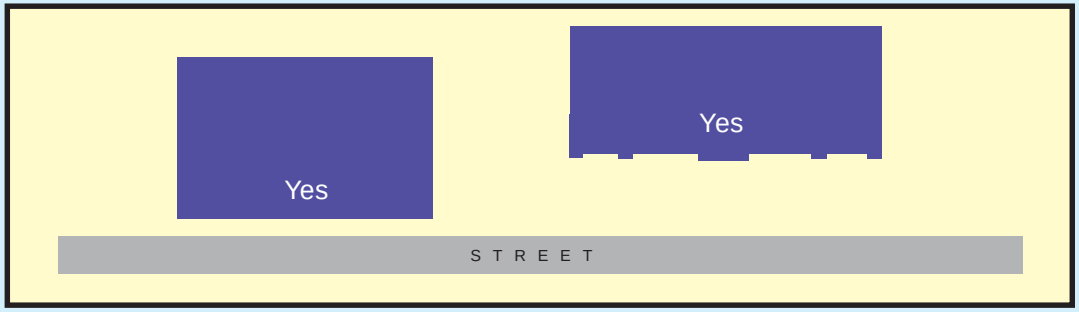
Building Widths

Building widths shall not exceed eighty (80) feet.



Building Setbacks

There are no building setback requirements for institutional buildings, although no parking shall exist within the front yard. Also, where appropriate, a large setback is encouraged as a means of lending the building prominence on the streetscape and underscoring its significance to the community.



ARCHITECTURAL DESIGN

Massing

No front facade plane shall exceed a width of forty (40) feet without an interuption. Facades shall be broken into a series of vertical bays using any of the following elements: wall offsets of at least six (6) inches, material changes, pilasters (engaged pillars), columns/posts, roofline changes, projecting bays, porches, and front steps and/or stoops.

Roofs

In the case of buildings with flat or only slightly sloped roofs, a parapet wall shall serve as the front facade to mask the roof. Roof-top equipment shall be screened from public streets by either a parapet wall or by its location. Because of the unique nature of institutional buildings, there are no roof cladding requirements. Vertically-oriented architectural elements, such as steeples and cupolas, are encouraged.

Front Facades & Entrances

The front facade and primary entrance of a building shall front onto the building's associated street. In the case of corner lots, the front facade and primary entrance shall face the primary street.

Glazing

Glass on any facade fronting a street may not be reflective or heavily tinted, but colored glass in the form of "stained glass" is permitted.

Other Design Issues

Because of the individuality sought for Bagdad's institutional buildings, there are no standards for other design issues such as exterior cladding, facade design, architectural detailing, and similar issues.

This new post office building is primarily one story in height, but features a two-story octagonal tower at the corner, giving it a landmark quality. Clad in brick, it has traditional forms, such as vertically-oriented openings and a human-scaled massing, yet its clean lines give it a contemporary feel.

This new pre-school has a simple building form with classical features, including a portico supported by Doric columns and a pedimented gable end facade. Clad in clapboard and a standing-seam metal roof, its massing is broken up by flanking attached building segments, making it appear to have evolved over time.

OVERVIEW

The best way to save historic buildings is to give them a viable use. However, to remain useful and relevant, buildings must be able to evolve over time, which sometimes includes physical expansions. While building additions are generally acceptable in principle, they must be designed carefully to avoid negatively impacting the historic integrity and character of the original building and its surrounding context. Fortunately, as the photograph at right indicates with its small rear addition, Bagdad has over a century of experience with building additions, many of which can serve as positive models for the future.

ADDITIONS: GENERAL

General: *Additions shall be subservient in appearance to their original structure.* They should be smaller in scale than their original structure, and they should appear as a distinct component of the building rather than extending the building's original lines (see an exception on the following page for Shotguns).

Siting: *Additions shall not extend to or beyond the front facade of the original structure.* The sides of additions should not be closer to the side property lines than the sides of the original building (#1). See the exceptions for siting on the following page.

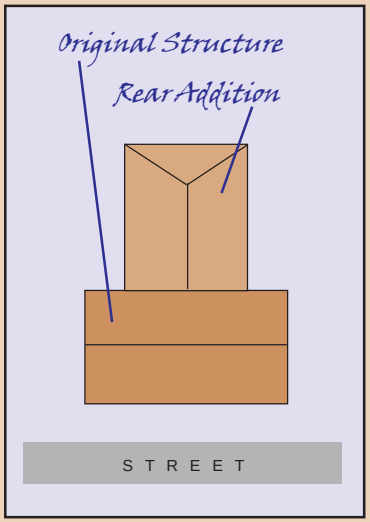
Height: The height of additions shall not exceed that of the original building (unlike #2).

Exterior Cladding: Additions to wood clad structures shall utilize wood cladding, or a material with an identical appearance (see page 16), that is consistent in form with the original structure. For example, a clapboard original structure shall feature a clapboard addition with the same exposure width. Masonry buildings may have masonry additions.

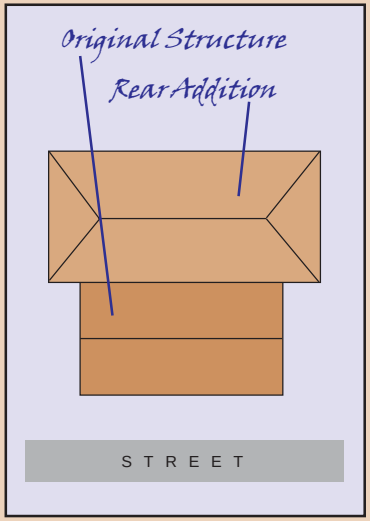
Roofs: Addition roofs shall feature the same general form, pitch and materials as the original roof (see roof standards elsewhere).

Foundations: Addition foundations shall have the same general elevation level, design and materials as the original structure.

Examples: Appropriate Additions



Examples: Inappropriate Additions



ADDITIONS: SHOTGUNS

General: *Although building additions should typically occur to the rear of an existing historic building, there is a historic precedent for an exception to this rule in the case of Bagdad's Shotgun houses.* Based upon such precedents, three types of additions are permitted, as follows:

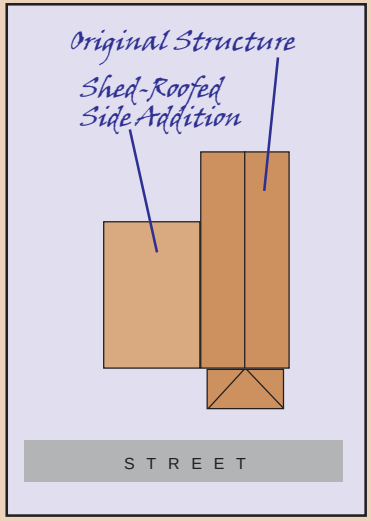
Rear Addition: As illustrated on page 42, this type of addition features side walls recessed from the side setback of the original structure. The roof can be either a shed roof sloping away from the original house or a gable roof oriented consistently or perpendicularly with the main axis of the original structure.

Shed-Roofed Side Addition: The front facade of this addition is even with the front of the original structure, and the shed roof is sloped away from the original structure (#1 & #2).

Gable-Roofed Side Addition: The front facade of this addition shall be recessed at least three (3) feet from the front of the original structure, and the gable's main axis shall be perpendicular to that of the original structure (#3).

The width of either type of side addtion shall not exceed over 150% of the width of the original structure. The height of the side addition should be no higher than half of the original structure's roof height as measured from the eaves to the ridge.

Appropriate Additions: Shotgun Houses



Historic Precedents: Shotgun House Additions

This Shotgun house in Bagdad features a typical side addition, including a shed roof and a front facade aligned evenly with that of the original structure. The addition's roof pitch is less than that of the original structure.

Unlike more typical additions to Shotguns found in Bagdad, this example features a front setback recessed from that of the original building, as well as a gable roof with its main axis being perpendicular to that of the original structure.

OVERVIEW

While individual buildings are important in defining the architectural identity and historic character of Bagdad, it is the landscape, both natural and built, that ties it all together into a cohesive whole. Because of the mature trees, including Live Oaks that form canopies over the streets, and other lush vegetation, the landscape is more significant in its contribution to Bagdad's sense of place than is the case for most other communities. This section addresses a variety of site improvement issues, including landscaping, driveways, garages, fencing, walkways and lighting.

DRIVEWAYS & PARKING

Driveways & Surface Parking: *Only one (1) driveway is permitted per property, regardless of the use.* Properties comprising corner lots should locate their driveway on the secondary street. Driveway widths shall not exceed twelve (12) feet at any point in front of the front facade of the building. Driveways shall be located along the side of the lot. Parking areas are prohibited in a property's front yard. See the following page for parking lot screening requirements.

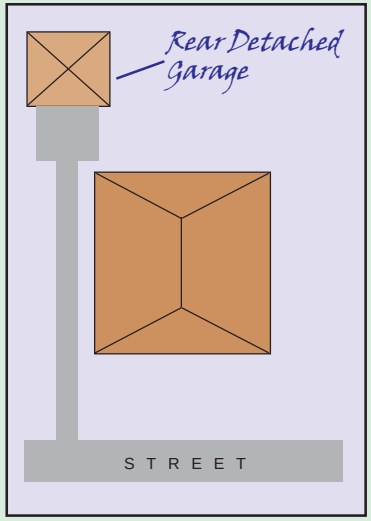
Garages: *Garages shall not be visible from the property's primary public street unless:*
a) They are physically detached from the building and located behind it, or
b) They are attached and designed in a manner to appear as a compatible addition onto habitable space to the building.
A covered walkway may connect a detached garage with it associated house.

Garages visible from a street:
a) Doors shall not exceed a ten (10) foot width
b) There shall be a minimum separation of two (2) feet between garage doors, and
c) There shall be no more than two (2) garage doors per garage.

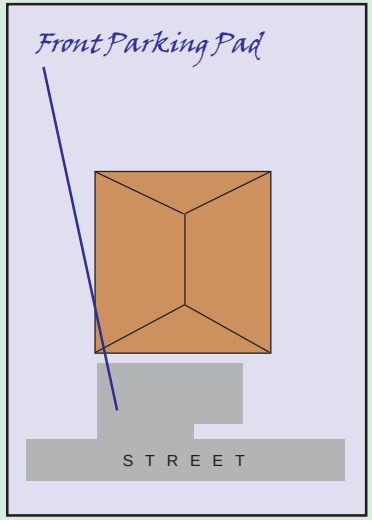
Exterior wall and roof cladding of all garages shall visually match the primary structure.

No garage shall exceed thirty-five (35) feet in height.

Appropriate Parking



Inappropriate Parking



LANDSCAPING & SCREENING

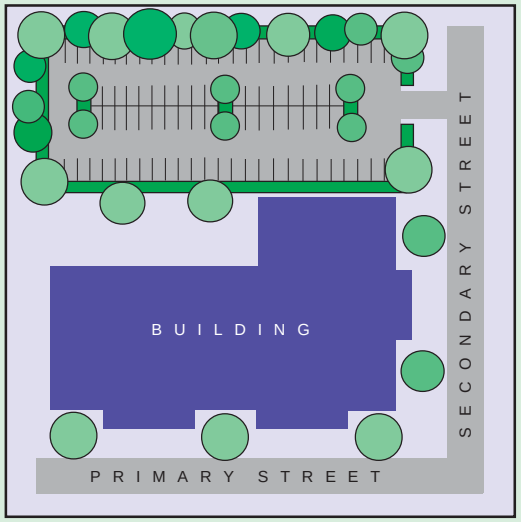
Removal of Landscaping: *Only minimal removal of non-invasive, native, mature vegetation may occur* for the development of new buildings or additions to existing buildings. On both public and private lands, the removal of any tree with a caliper of four (4) inches or more (measured 3 feet above grade) shall require a Certificate of Appropriateness (COA).

Street Trees: *Canopy trees shall be provided* at a minimum average spacing of thirty (30) feet along all streets. The species type and/or pruning shall ensure that trees do not obscure safe visibility for drivers.

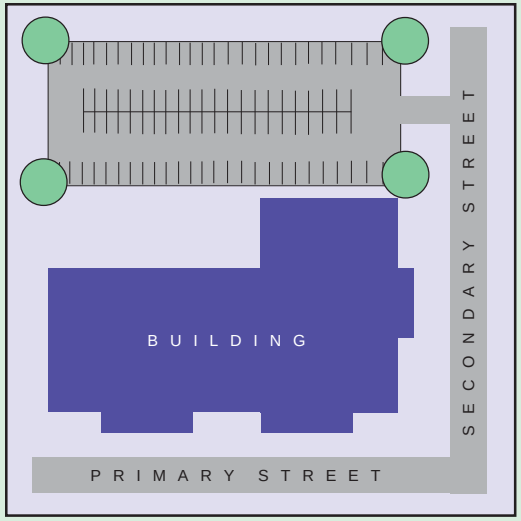
Peripheral Parking Screening: *A year-round screening treatment shall be provided between any parking area and adjacent street for parking lots accommodating six (6) or more vehicles.* While it should visually obscure pavement and vehicles and provide shade, for security purposes, it should not completely preclude views into the parking lot. Screening should include trees, a low fence, and/or shrubs with a minimum height of three (3) feet at maturity. Shrubs should be either evergreens or thickly-branched deciduous plants, and all landscape screening should be native species.

Internal Parking Landscaping: *For all multi-family, commercial and institutional*

Appropriate Screening & Street Trees



Inappropriate Screening & Street Trees

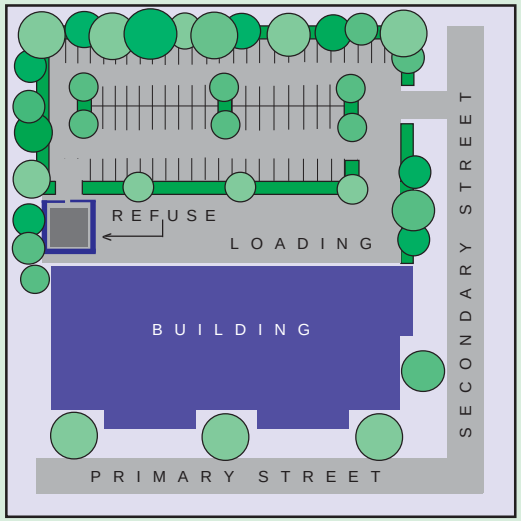


uses, landscaped islands or projections shall be provided to include one (1) or more shade trees at the end of all parking rows and within long parking rows. There shall be no more than ten (10) parking spaces (per parking row) between landscape islands/projections.

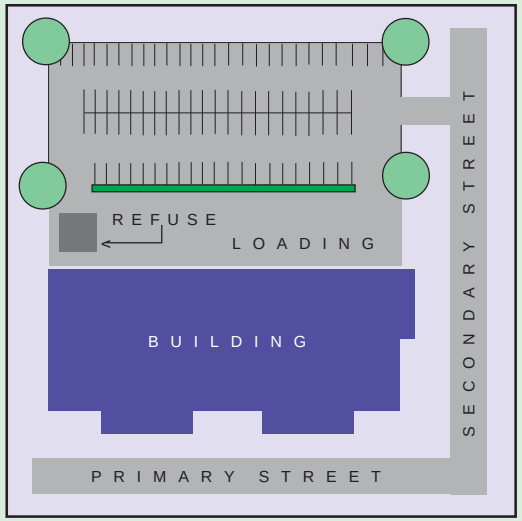
Loading & Refuse: *For all multi-family, commercial and institutional uses, loading areas and refuge storage areas shall be located behind buildings and not visible from a street.* To the extent that site conditions and street configurations require, fencing and/or landscaping should be used to screen loading areas from streets (#1). Refuse storage areas shall be completely screened from views both external and internal to the site, and they shall include a screening gate for access to the refuse containers. Fencing used for screening should be visually compatible with the materials and design of the corresponding building, and it shall be taller than the height of the refuse containers (#2).

Decorative Pools & Fountains: *In general, derocative pools and fountains shall be limited to rear yards.* Exceptions shall be allowed for institutional uses. To be permitted within a front or side yard for other uses, historic precedents must be identified.

Appropriate Loading & Refuse Storage



Inappropriate Loading & Refuse Storage



LIGHTING

Heights: *Lights shall not exceed sixteen (16) feet in height* for all areas within Bagdad's historic and conservation districts, including streets, parking and pedestrian areas.

Glare Mitigation: *Lights shall be shielded with full cut-off fixtures* to direct light downward. Light glare shall not spill onto neighboring properties.

Design & Character: *Utilize light designs that reinforce Bagdad's historic character.* Avoid those reflecting Colonial (#4), "high style" Victorian (#5) or similar themes inconsistent with Bagdad's history.

Locations: *Lighting should be appropriate for its location.* For example, lighting having the character of an urban streetscape (#6) should not be located in residential lawns.

Light Bollards: *Low light bollards should be considered* as an alternative to taller light fixtures within pedestrian areas, such as those linking parking areas with buildings.

Other Lighting Types: Other lighting types, such as building-mounted lights and commercial storefronts, may be utilized if deemed compatible with its context.

Examples: Appropriate Lighting

1

2

3

Examples: Inappropriate Lighting

4

5

6

WALKWAYS

General: *Walkways include sidewalks along streets and pedestrian paths internal to public and private properties.* In general, they should reflect the simple and rustic character of Bagdad.

Permitted Walkways: *Walkways shall be constructed of brick (#1), concrete (#2), or be a natural pathway of soil/sand.* They may also be a combination of brick and concrete. Regardless of materials, they should be designed in a generally simple manner.

Prohibited Walkways: Walkways shall not be constructed of stone, cast stone blocks (#3), slate (#4), or similar materials having an overly refined and urban appearance inconsistent with Bagdad's history and character.

Walkway Location: *When located along streets in the form of a sidewalk, a grass planting strip shall exist* between the walkway and the street edge. Within commercial and mixed use areas, the planting strip shall have a minimum width of four (4) feet. Within all other areas, the planting strip shall have a minimum width of six (6) feet. The required street trees shall be located within such planting strips.

Examples: Appropriate Walkways

Examples: Inappropriate Walkways

FENCING

General: *A strong element of Bagdad's historic character is the predominance of wooden picket fences.* This character trait should be preserved and reinforced, although fences are not required.

Permitted Front Yard Fence Types: *Within the front yard of any property, the only permitted fence type is a wooden picket fence* (no substitute materials). The only exceptions to this standard are fence types for which a historic precedent in Bagdad can be determined. Wooden picket fences shall adhere to these standards:

Maximum Height: Four (4) feet
Design: Individual pickets can be either simple with squared (flat) tops (#1), they can have peaked tops (#2), or they can feature more elaborate designs (#3 & #4). Horizontal structural elements shall face the interior of the property.

Prohibited Front Yard Fence Types: *Masonry walls are not permitted within front yards in Bagdad, nor are fences inconsistent with those described above as permitted fences.* Examples of fences specifically prohibited within front yards include the following:

- Wooden fences in which the pickets are capped with a horizontal rail (#5)
- Horizontal board fences (#6)

Examples: Appropriate Front Yard Fencing

Examples: Inappropriate Front Yard Fencing

FENCING

- Solid wooden privacy fences
- Metal fences, including ornate fences with a wrought iron and/or Victorian look (#7)
- Chain link fences (#8)

Chain Link Fencing:

Location

Chain link may not extend any closer to the front yard than a point midway between the front and back of the house. Calculating this point shall be based upon the front facade closest to the front lot line and the rear facade closest to the rear lot line. Porches, decks and similar features shall not be considered in this calculation.

Encouraged Screening

Landscape screening of chain link fencing is not a requirement, although it is encouraged. The two photographs above at right illustrate two screening alternatives: hedges (#1) and vines (#2).

Examples: Encouraged Screening of Chain Link Fencing

OVERVIEW

Although the primary land use in Bagdad is residential, it is the commercial and institutional uses that complete it as a cohesive community. Because such uses must be readily identifiable by those seeking them out in order to remain viable, it is necessary that signage be allowed. However, because signs that are too numerous, too large and/or poorly designed can negatively impact the visual quality and historic character of a community such as Bagdad, it is important that they be carefully regulated. The following standards allow for a wide variety of sign types, but ensure that their design, placement and quantity are in keeping with Bagdad's unique character.

Signs are only permitted in historic Bagdad's commercial districts. These standards take into consideration that fact that signs need to be visible both from close to the subject building and from further away.

SIGN TYPES & QUANTITY

Sign Types:

Permitted: On-premise signs related to the institutional use or business conducted on the property and within mixed use zones, including:

- Facade Mounted / Painted
- Applied Letter
- Projecting / Hanging
- Free Standing
- Window Painted
- Awning
- Restaurant Menu
- Sandwich Board

Prohibited: Off-premise signs (billboards) and signs with changable text for announcements of activities taking place at the location are prohibited (exceptions: religious, educational, governmental, and similar institutional uses). Electronic signs are prohibited in all instances.

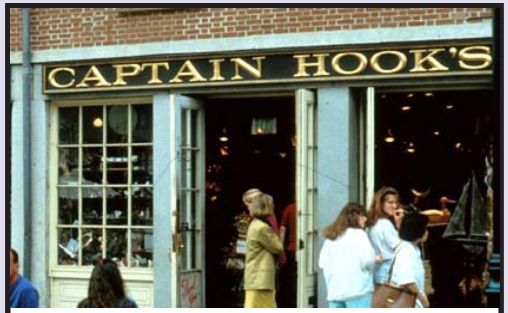
Permitted Number of Signs

*Permitted Signs Per Use Per Street Frontage:**

- One (1) facade mounted, applied letter, facade painted, or awning sign, and
- One (1) projecting / hanging, free standing, window, or sandwich board sign

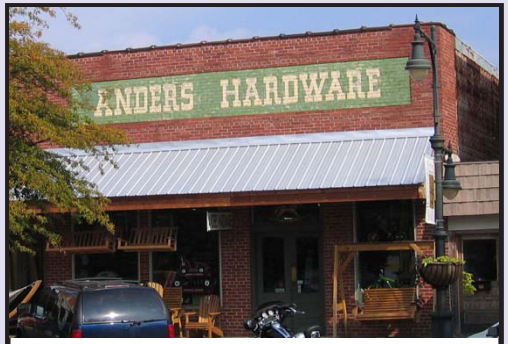
*With the exception of buildings having more than four (4) tenants (see requirements on the following page)

- One (1) on-site directional sign per street frontage for the purposes of directing drivers to



Facade Mounted Signs:
Mounted directly onto a facade
- May not project from the facade more than 8 inches
- Shall stay within the "sign area" of the building (see definition on the following page)
- Shall not obscure architectural features or details

Applied Letter Signs:
Individual letters applied directly to a facade
- Shall stay within the "sign area" of the building (see definition on the following page)
- Shall not obscure architectural features or details



Facade Painted Signs:
Painted directly on a building facade
- Shall stay within the "sign area" of the building (see definition on the following page)

Projecting / Hanging Signs:
Extending perpendicular from a facade.
- Shall not extend above the roof eaves or parapet wall
- Maximum area: 9 square feet per side
- Minimum height: 7 feet above grade
- Shall not project more than 5 feet from the building face

SIGN MATERIALS & PLACEMENT

rear on-site parking. Such signs shall not exceed four (4) square feet in area or a height of three (3) feet.

Multi-Tenant Buildings: In the case of buildings having more than four (4) tenants, a single "menu type" sign may be provided listing each tenant. In such a case, each street-fronting ground floor tenant shall still be permitted to have one (1) individual sign per street frontage.

Materials:
Permitted: Wood, glass, and metal. Signs using wood shall use only high quality exterior grade wood with suitable grade finishes.
Prohibited: Plastic and similar synthetic materials (see page 16 regarding materials)

Placement on Buildings: *Signs shall not obscure significant architectural features*, such as windows and detailing. Facade-mounted signs shall be located within the "sign area."

"Sign Area" - an area on the facade below the roof line free of openings or architectural details and not higher than the lowest of the following: 25 feet above grade, the bottom window sills of the second story, or the highest part of the building between the head of the top story window and the underside of the roof. See graphic on the following page.

Free Standing Signs:
Extending directly from the ground
- Permitted only for buildings having a front setback of at least 20 feet
- Minimum setback: 5 feet
- Maximum area: 15 square feet per side
- Maximum height: 4 feet

Window Sign:
Painted directly on a window
- Signed area shall cover no more than 25% of the window

Awning Signs:
Message painted, silk screened or stitched directly on face of awning
- Shall cover no more than 35% of the awning
- Awning shall be canvas or other non-synthetic material

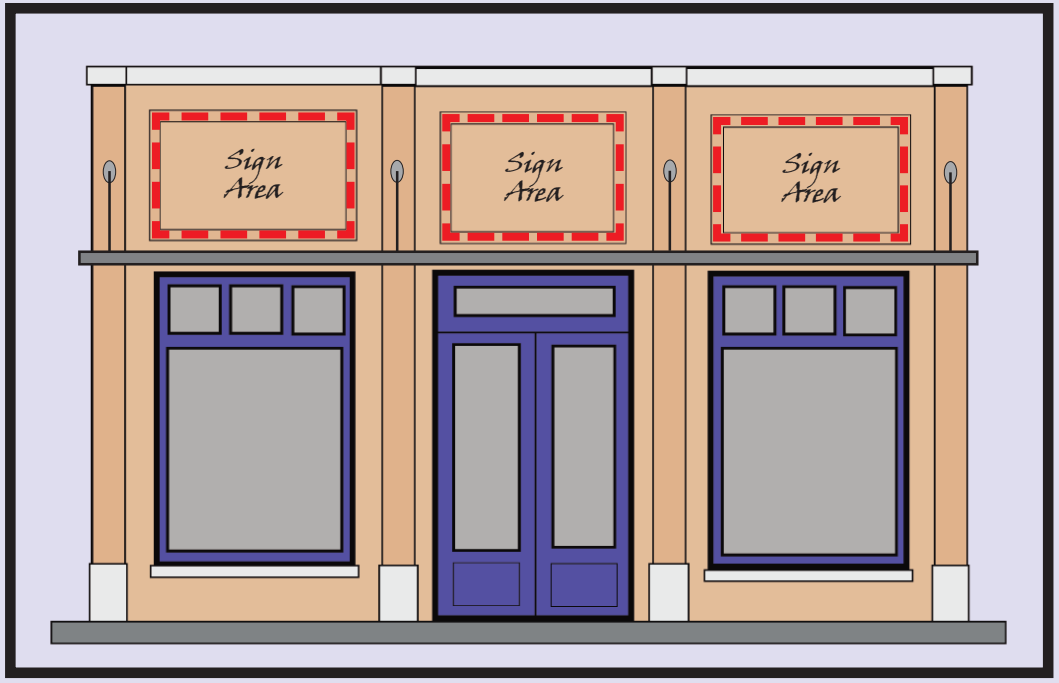
Sandwich Board Signs:
Portable free standing sign placed on a sidewalk in front of business
- Shall not exceed 9 square feet in area on either side
- Shall leave at least a 5 foot width of unobstructed sidewalk area

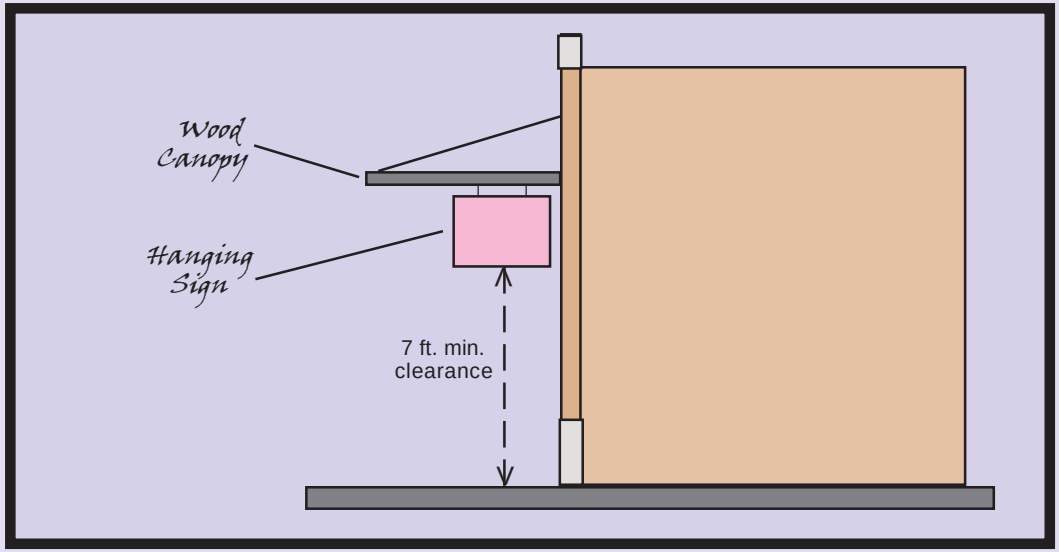
OTHER SIGN ISSUES

Sign Illumination:
Signs shall be either spotlighted, externally lit, or back lit with a diffused light source. Spotlighting shall completely shield all light sources. The light should be contained primarily within the sign frame. Back-lighting shall illuminate only the letters, characters or graphics on the sign, but not its background. Neon signs with color are permitted (no white neon lighting), but flashing signs are not.

Temporary & Abandoned Signs:
Temporary signs, when granted permission, shall not exceed nine (9) square feet.
Abandoned signs and sign posts shall be removed.

Restaurant Menu Signs:
Small menus often placed in a glass front box and externally illuminated
- Location: facade mounted near the restaurant's primary entrance
- Maximum area: 6 square feet





APPENDICES

A. LAND DEVELOPMENT CODE SECTIONS

B. METAL ROOFING STANDARDS

C. GLOSSARY OF ARCHITECTURAL TERMS

D. MAINTENANCE GUIDELINES

APPENDIX B:

METAL ROOFING STANDARDS

OVERVIEW

As noted on page 28 of the design standards, metal roofs are one of Bagdad's distinctive architectural elements. Not all buildings in the community have metal roofs, but a variety of building types do, as illustrated at right. Such roofing was particularly prevelant prior to the mid-twentieth century, when asphalt shingles were not yet widely used.

Types of Metal Roofs

There are essentially four key types of metal roofs, some of which are more appropriate in Bagdad than others:

- Traditional Standing Seam
- Five V Crimp
- Corrugated
- Metal Paneled

Each is addressed on the following pages.

Examples of Metal Roofs in Bagdad

The range of buildings in Bagdad that currently feature metal roofs include residential, commercial and institutional uses. Metal roofs have a long history in Bagdad and lend greatly to its unique character and sense of place.

TRADITIONAL STANDING SEAM

Description

This roof type dates back to Bagdad's earliest eras and extended into the first half of the twentieth century as a key roofing material. In appearance, it consists of vertically-oriented seams that are evenly spaced, and each seam line is identical. In early examples, panels were field-formed from flat sheets, while modern systems are pre-formed. Panels are typically steel with terne, galvanized, or other tin alloy coatings, although they can also be repainted. Panels are fastened to the roof sheathing with concealed cleats that are folded into the standing seams either manually or by machine.

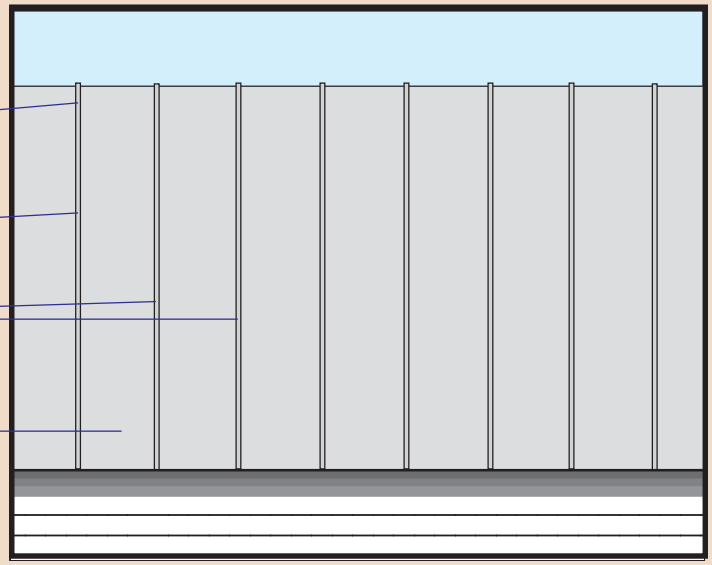
In recent years, a few light-guage commercial roofing systems with profiles similar to traditional standing seam roofs have been used residentially. These are pre-formed, pre-painted systems with special seam designs that often snap together, rather than being mechanically crimped. Factory paint warranties range from 10 to 50 years and can be field repainted to extend the roof's service life.

Appropriateness

This roof type is the most appropriate type for any building in Bagdad either dating from, or emulating a style, prior to roughly 1930. The only exception might be a traditional wood shake roof for the earliest type structures. The traditional standing seam roof type should be strongly encouraged in Bagdad when the building's era and/or style is compatible. However, the specific roofing approved for this roof type should closely match the characteristics as they occurred historically and are described here.

Photographic Example

Diagram



FIVE V CRIMP

Description

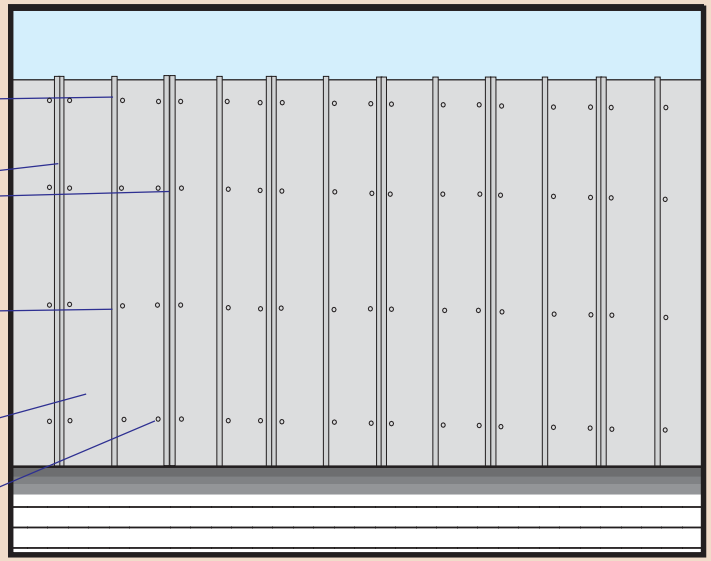
Five V metal roofs have a vertical ribbed appearance similar to that of a traditional standing seam roof. Rather than having a vertical seam at the edge of each panel, a five V panel has a pair of inverted V crimps at each edge and a single inverted V crimp down the middle, for a total of five V's. This produces an alternating single and double rib pattern. Rather than being seamed together, adjoining panels are simply lapped at the double V's. Panels are customarily attached to the roof sheathing with exposed fasteners, often with lead-head ring-shank nails, or more recently via self-tapping metal screws with neoprene washers. Fasteners are most often applied through the tops of the inverted V's, but are also applied at flat locations, particularly where higher winds are a consideration. The panel material is typically galvanized steel and can be painted.

Appropriateness

From a distance, five V metal roofs provide the same smooth-surfaced, continuous vertical rib pattern afforded by a traditional standing seam roof. Viewed more closely, the five V roof's alternating single-and-double rib pattern with its less pronounced rib shadowline and exposed fasteners, renders a slightly more utilitarian variation on the traditional standing seam roof.

Photographic Example

Diagram



CORRUGATED

Description

This roof type consists of a continuous series of seam-like ridges. Unlike the traditional standing seam and v-crimp roofs, there are no flat planes of roofing between the ridges/seams. This type of roof is often associated with rural and industrial structures, and it has a distinctly different appearance from the standing seam roof.

Appropriateness

With the possible exception of an agricultural outbuilding on a large parcel of land, ths roof type is inappropriate anywhere in Bagdad. In particular, it should not be used as a substitute for a traditional standing seam roof, as there is very little resemblance between the two.

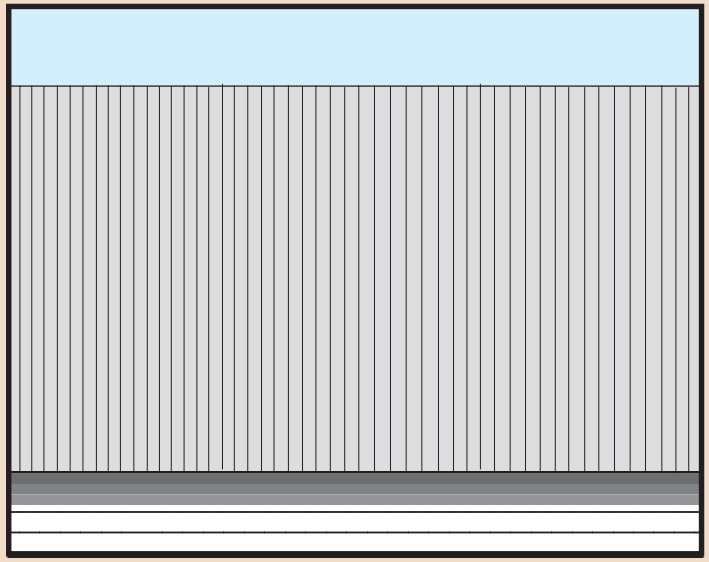
Photographic Example

Diagram

Rather than seams, there is a series of ridges

Ridges are not spaced apart, but rather continuous

Ridges are identical to one another



METAL PANELED

Description

This roof type consists of a series of individual metal panels. They can come in a variety of geometric shapes, including rectilinear, octagonal, and diamond shapes. The same panel shape can be used throughout (as with the photo at right), or various types can create individual rows. The panels are sometimes also embossed with a pattern to make them even more decorative.

Appropriateness

While no examples of this type of metal roof were identified as part of this project, it is likely that such roofs have been utilized in Bagdad at some point in the past. In fact, historic buildings in similar neighborhoods in Pensacola feature this type of roof. It would be inappropriate for this type of roof to become the dominant metal roof type in Bagdad. However, its occassional use is appropriate.

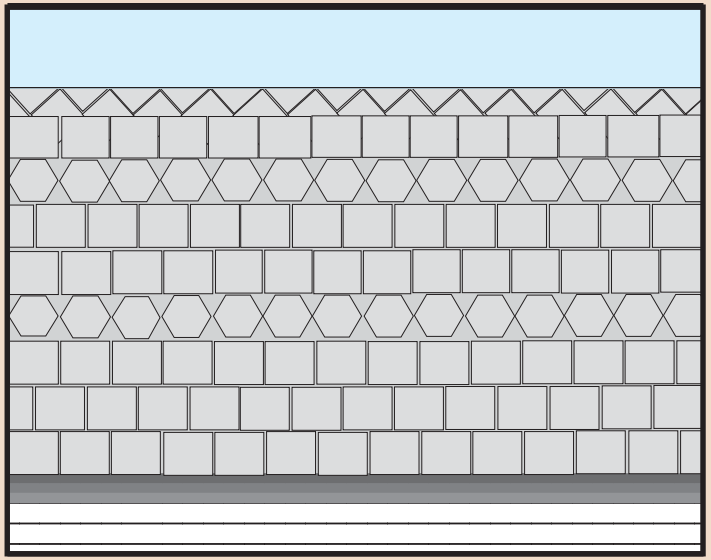
Photographic Example

Diagram

Roofing consists of individual metal panels

Metal panels can have a consistent shape or various patterns

Common panel shapes include rectilinear, octagonal and diamond



GUIDING PRINCIPLES

Consider the architectural era and style. Metal roofs are most appropriate for buildings and styles dating from the early-twentieth century and earlier. However, they can also be appropriate for vernacular buildings that may not be associated with a particular era or style. Metal roofs are inappropriate for styles such as bungalow and ranch houses that would more typically use asphalt shingles.

When a metal roof with distinctive seams is appropriate, the traditional standing seam roof should be the goal. Some five v crimp roofs look relatively similar to the traditional standing seam roof. However, those that have relatively narrow spacing between seams and feature exposed fasteners are less appropriate.

Consider alternative roof types. Not only are non-metal roofs most appropriate for some buildings, standing seam and five v roofs are not the only options for metal roofing. Metal paneled roofs (see page 5) can be an appropriate alternative for many buildings.

Consider whether the property is in the historic or conservation overlay district. When five v crimp roofs are permitted within the historic district, they should come as close as reasonably possible to the appearance of the traditional standing seam metal roof. More flexibility should be allowed within the conservation district, although corrugated roofs should be prohibited on any buildings (with the exception of agricultural buildings located on large parcels).

APPENDIX C:

GLOSSARY OF ARCHITECTURAL TERMS

Appendix C: Glossary of Architectural Terms

Baluster Vertical member, usually wood, that supports the railing of a porch or the handrail of a stairway.

Balustrade A railing or parapet consisting of a handrail on balusters, sometimes also including a bottom rail.

Bargeboard A board, often decoratively carved, that hangs perpendicular from the projecting edge of a roof gable.

Bay Window A window in a wall that projects angularly (or semi-circularly) from a main wall and from the ground up.

Beveled Siding See Clapboard.

Board and Batten Siding A wood siding consisting of vertical boards with narrow vertical strips (battens) placed over the joints.

Bracket A projecting member, often decorative, that supports an overhanging weight, such as a cornice or roof eave; usually in the shape of an inverted L or triangle.

Bulkhead In commercial buildings, the area below the display windows at the sidewalk level.

Capital The head of a column or pilaster; usually decorative.

Casement Window A window that swings outward on its side hinges.

Chimney A structure, usually vertical, containing a passage or flue by which the smoke or gases of a fire or furnace are carried off and by means of which a draft is created.

Clapboard Tapered wood siding that overlaps for weather protection, applied horizontally on buildings of frame construction.

Column An upright structural member, circular in plan supporting storefronts, porches and balconies; may be smooth or fluted.

Corbel A bracket form produced by courses of wood or masonry that extend in successive stages outward from the wall surface.

Cornerboard A board used to cover the exposed ends of wood siding to give a finished appearance and help make the building weather tight.

Cornice The projecting uppermost portion of a wall, sometimes treated in a decorative manner with brackets and moldings.

Dentil One of a row of small blocks used as part of the decoration in a frieze or cornice.

Double-Hung Window A window with two balanced sashes, with one sliding vertically over the other to open.

Dormer A structural extension of a building's roof, intended to provide light and headroom in a half-story; usually contains window(s) on its vertical face.

Eaves The lower portion of the sloping surface of a roof,

especially the part that overhangs the building's wall.

Exterior Architectural Features This term, often used in design review guidelines, refers to the architectural treatment and general arrangement of the exterior design of a structure and its appurtenant fixtures, including type, color, material and texture.

Facade The architectural "face" of a building, usually referring to the front.

Fascia A flat horizontal wooden member used as a facing at the ends of roof rafters and in the cornice area.

Fenestration The arrangement or placement of openings on a facade.

Flashing Pieces of sheet metal or similar materials used to cover and protect certain joints and angles, as where a roof comes in contact with a wall or chimney, especially against leakage.

Frieze A wooden member found just below the point where the wall surface meets the building's cornice or roof overhang.

Gable The triangular section of the end wall of a gable roof.

Gable Roof A roof that has two slopes on opposite sides of a ridge.

Gingerbread The highly decorative wood work applied to the exterior of a building.

Hipped Roof A roof that has a slope on all four sides of the building.

Hood Mold Decorative, projecting element placed over a window (or door); may extend down the sides as well as surround the top.

Jamb A vertical member at each side of a door frame, window frame, or door lining.

Lintel Horizontal structural element at the top of a window or door; it carries the load of the wall above and may be of wood, stone, or metal.

Mansard Roof A roof that has a double slope on all four sides, with the lower slope being quite steep or nearly vertical.

Modillion A horizontal bracket or scroll that appears at the building or porch cornice. Known as a block modillion if a flat block.

Molding An element of construction or decoration whose surface is manipulated to provide variety in contour and outline.

Mullion A vertical piece that divides window sash, doors or panels set in a series.

Muntin The pieces that make up the small subdivisions in a multiple-pane glass window.

Appendix C: Glossary of Architectural Terms

Ornamentation Decoration, usually non structural, that is applied to a building to increase its visual interest.

Parapet The portion of an exterior wall that rises entirely above the roof, usually in the form of a low retaining wall; the parapet may be shaped or stepped.

Pediment The triangular face of a roof gable; or a gable that is used in porches or as decoration over windows, doors or dormers.

Pilaster A flat pier that is attached to the surface of the wall and has little projection; the pier may be given a base and cap and may be smooth or fluted.

Pillar A square post.

Pointing In masonry, the finish treatment of joints by troweling of mortar into joints.

Porch A structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally with open sides.

Rafter One of a series of sloping structural members which make up the roof structure.

Ridge The horizontal line at the connection of the upper edges of two sloping surfaces.

Sash Framework of a window; may be fixed or move in any direction: slide, move vertically or horizontally, or pivot.

Panel A portion of a flat surface recessed or sunk below the surrounding area, distinctively set off by moldings or some other device. Often used on doors and bulkheads.

Scupper An opening in a parapet wall that allows water to drain.

Sill The horizontal member at the bottom of a door or window frame which rests on or is part of the structure.

Soffit The exposed underside of any overhang or exposed surface.

Stoop A platform or small porch, usually the entrance to a house.

Transom A glazed opening above a door or window; can be fixed or operable.

APPENDIX D:

MAINTENANCE GUIDELINES

OVERVIEW

While the design standards portion of this document has addressed a broad range of design issues related to the rehabilitation of existing buildings and the development of new buildings in Bagdad, this appendix section focuses on the on-going maintenance issues for existing historic structures. While not always drawing as much attention as rehabilitation and new development, maintenance issues are certainly important. Unless people understand the proper techniques for maintaining their historic buildings, individual buildings will be at risk, as will the historic integrity of the entire Bagdad community. These maintenance guidelines are advisory only, as opposed to the mandatory design standards contained elsewhere in this document.

MAINTENANCE PRINCIPLES

A) Retain all historically and/or architecturally significant building components that can reasonably be saved. Repair should take priority over replacement.

Examples of such building components include roof forms, doors, windows, porches, chimneys, dormers, balustrades and detailing.

B) When replacement of building components must occur, the replaced component should match the original component. If the original material cannot be used, one having a similar appearance shall be used.

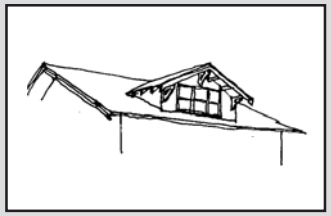
When entire segments are replaced, the new material should be similar to, but not necessarily an exact match for, the original material. An example is replacing a standing seam metal roof with a similar looking v-crimp roof. However, replacing a single clapboard on an original facade requires an identical match.

MAINTENANCE GUIDELINES

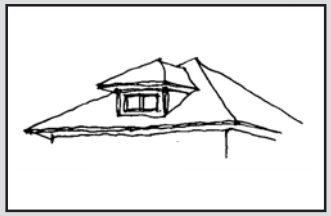
1) Protect buildings from water damage.

The three key components of protection include a water-tight roof, a system of gutters and downspouts, and a method of moving water away from the building foundation.

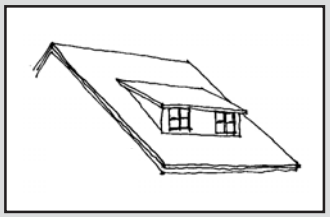
Gable Roofs



Hip Roofs

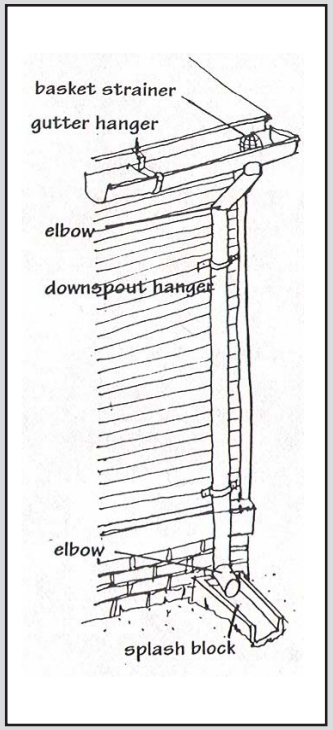


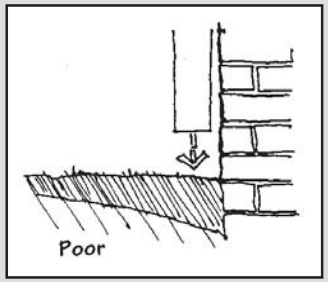
Shed Roofs

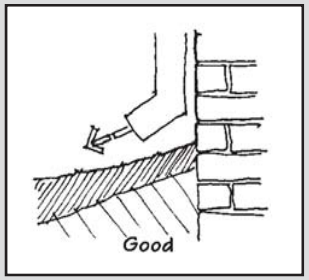


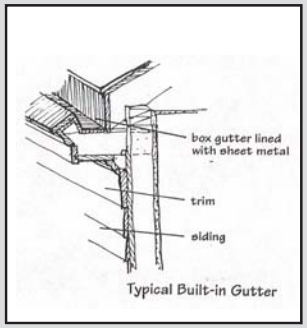
The dormer window roof styles illustrated in the examples above are consistent in form with their hosting roofs. It is critical that a building's original roof form be retained as a defining element.

Water Control to Protect Buildings









- *New gutters and downspouts should match those used historically with respect to size, profile and materials.*
- *Galvanized steel is prefered over untreated steel both for its durability and the ability to be painted.*
- *Gutters and downspouts should be positioned and painted to have a minimal visual impact.*

2) Locate and install HVAC systems to minimize their visual impact and protect the building.

If window units are used for air conditioning, locate them to the sides and rear of the building when possible. Also, mount them to avoid water damage that can cause decay to window framing and walls. Install ground-mounted HVAC systems to the rear or side of buildings. HVAC-related roof penetrations, with the exception of chimneys, should be located so as not to be visible from a public street.

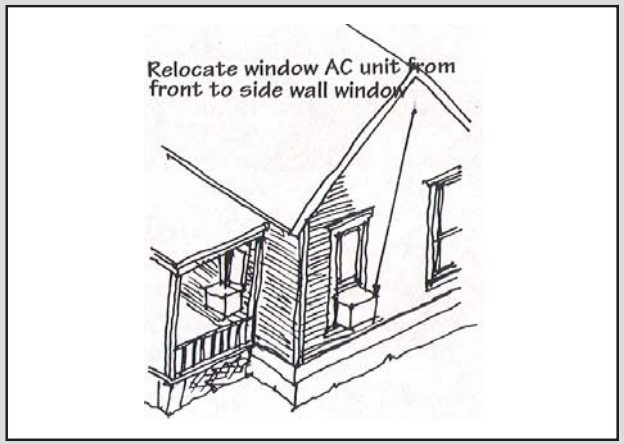
3) Repair original wood exterior siding when possible, and replace with matching materials when not.

The original profile and exposure width of replaced horizontal board siding should be maintained when materials must be replaced. Exterior repairs should not alter detailing, such as cornerboards and window surrounds. If wooden shingles originally used for siding are replaced, they should be replaced by matching patterns (see samples at right).

4) Repair original masonry materials when possible, and replace with matching materials when not.

- When bricks must be replaced, use a matching size, finish texture and color.
- Maintain the original bond pattern and mor-

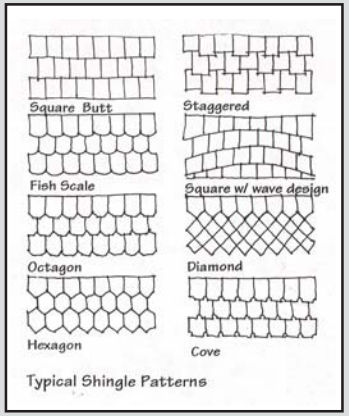
Air Condition Window Unit Location

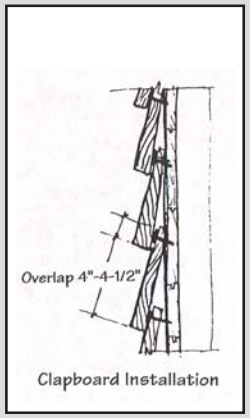


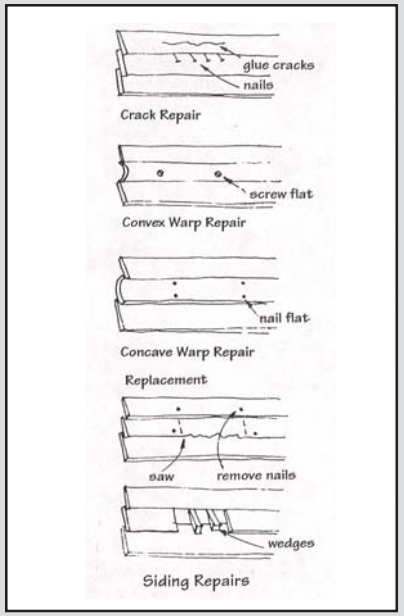
The aesthetic issues related to HVAC systems are rather obvious. However, the maintenance issues are more subtle. If not mounted carefully, window air conditioning units can result in water damage to window frames and walls.

Wooden Exterior Cladding

Shingle siding is not a historically prevelant feature in Bagdad's historic architecture, but examples of potential options are below at left.







MAINTENANCE GUIDELINES

tar joint style and width.

- Mortar joint repointing should only occur when the existing mortar is deteriorated.
- Removal of deteriorated mortar should occur through hand-raking rather than electric tools.
- Replacement mortar should match the original with respect to strength, composition, color, texture and the profile (see graphic at right).

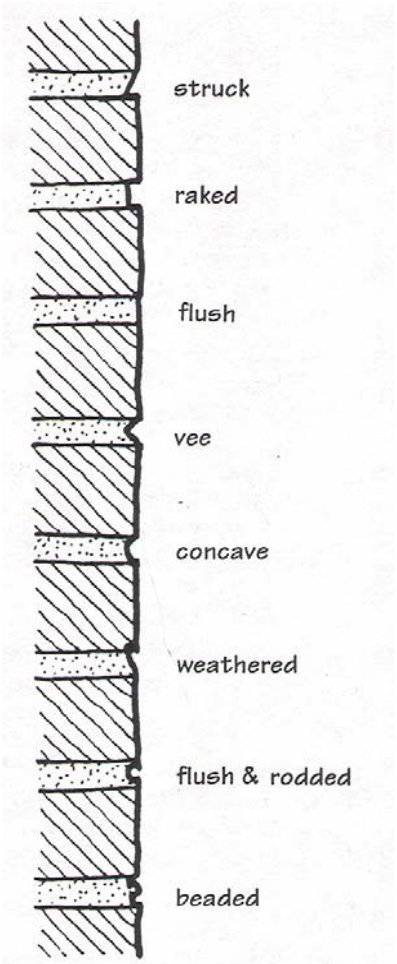
5) Masonry should only be cleaned when necessary to halt deterioration or remove significant soiling.

- Sandblasting and high-pressure water should never be used. Instead, low-pressure water, gentle detergents, and natural bristles that avoid abrasion should be used.
- Chemicals, including acids, that can cause damage or discoloration should not be used. Test patches in low-profile areas should be employed before application to the full building.
- Cleaning methods involving liquids should be avoided during freezing tempatures.

6) In general, painted masonry should remain painted, while unpainted masonry should remain unpainted.

Decisions on painting masonry should be driven primarily by the future conservation of the masonry material.

Typical Mortar Joint Profiles



Mortars having a high content of Portland cement should be avoided unless the historic mortar contained a high content. Failing to follow this standard can result in a bond that is stronger than the historic mortar and masonry. This situation, in turn, can result in historic brick spalling or cracking during freeze-thaw cycles caused by weather.

MAINTENANCE GUIDELINE CHART

TASK	INSPECTION FREQUENCY	CYCLICAL MAINTENANCE REQUIREMENT REPAIR/REPLACEMENT
Masonry		
1. Pointing	Yearly	Periodically required in limited areas
.1 General		
.2 Chimney		
.3 Parapets/Coping		
2. Clean	Every 5 years	Only when necessary, as part of repair, stabilization work
3. Paint	Every 15-20 years	Only if masonry has been previously painted; avoid painting masonry as repainting becomes a cyclical maintenance activity
Metals		
1. Flashing (ferrous)	Yearly	Look for signs of rust, paint loss, etc. Touch up as required. general repainting every 5-8 years
2. Decorative ferrous metal	Yearly	Ditto
3. Metal roofing (terne, ferrous)	Yearly	Ditto
4. Gutters, leader heads, & downspouts (terne, ferrous)	Yearly	Ditto
Wood		
1. Painting (general)	Yearly	Look for signs of peeling paint, open joints, etc. Touch up as required. General painting every 5-8 years
2. Windows and doors	Yearly	Ditto
3. Decorative elements	Yearly	Ditto
Roof		
1. Roofing material	Yearly	Inspect for damage, poor drainage, etc. Repair as required. Replace ment every 15-25 years, depending on material
2. Flashing	Yearly	Repair as required; replace as required when replacing roofing materi als
Miscellaneous		
1. Vegetation	Yearly	Remove periodically from walls, etc.
2. Termites and other pests	Yearly	Treatment when required/discovered
3. Glass and glazing	Yearly	Repairs as required; replace glazing compound as required as part of repainting
4. Foundations, ground drainage	Yearly	Repair, correct as required
5. Canopies	Yearly	Repair/replace as required
6. Sidewalks	Yearly	Repair/replace as required
7. Mechanical equipment	Yearly	Oil/adjust as required. Repair/replace as required
8. Plumbing and electrical systems	Yearly	Repair/replace as required