

York Historical Commission



CONSTRUCTION DESIGN STANDARDS

York, South Carolina

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CHAPTER ONE: INTRODUCTION

This manual provides specific development standards for use by the York Historical Commission (HC) for all construction within the *York Local Historic District*. All references in this manual to the “district” refer to the *York Local Historic District*. This district contains the historic core development of the City of York, South Carolina and has significant residential and nonresidential local landmarks within its environs. Within this district the City of York Zoning Ordinance governs land use and development. The City of York *Construction Design Standards* are an additional layer of review specific to the district. During the design review process, if there is a conflict between ordinances of the City of York and these standards, the most stringent standards apply as interpreted by the City of York Planning Director.

These standards are adjunct to the building’s fire and life safety codes, as mandated by the South Carolina Department of Labor, Licensing and Regulation (SCDLLR), which are updated on a regular basis. When conflicts arise between requirements of these various regulatory documents, the most strenuous standards apply as interpreted by the City of York Planning Director. Questions the HC should consider when a situation arises are:

- 1) What is the conflict? How does it conflict with the City of York *Construction Design Standards*?
- 2) Will this conflict visually impact the character of the *York Local Historic District* or can the conflict be mitigated in such a way that it would not be obtrusive?
- 3) Does this conflict arise from a health or life safety standard that could not be reasonably addressed by the section 4.1.7 Accessible Buildings: Historic Preservation of the ADA Standards for Accessible Design?
- 4) Will this conflict create a precedent that would be detrimental to the *York Local Historic District*?

1.1 Purpose of Design Standards

Like many communities, the City of York faces the challenge of balancing new development and growth with the preservation of its unique historic resources and cultural identity. It is these physical characteristics which create community character. These standards also provide for quality, compatible new construction which continues the community's identity. In local historic and development districts, a design review process applying architectural standards is the established mechanism to ensure uniform standards for each applicant who seeks design approval. Design standards provide objective criteria to evaluate proposals. Design standards can also:

- Conserve the traditional historic, architectural and landscape character of the downtown core and surrounding neighborhoods, while guiding reasonable growth
- Encourage pedestrian scale and connectivity
- Guide new residential and nonresidential infill construction that is compatible with the distinctive character of the area
- Discourage demolition of historic structures that contribute to the character of the district by providing rehabilitation standards
- Provide an objective guide for local design review decisions
- Promote respect of the character-defining features of the National Register-listed York Historic District
- Encourage continuity between the new project and the existing buildings found within its area of influence and in the larger York Historic District

Design standards illustrate preservation goals and broader community goals and plans. Priorities for design standards are influenced by how we anticipate the districts will appear in the future, given current development trends and a focus on smart growth policies.

This manual includes widely accepted and basic principles of historic preservation and good urban design. A review of this manual will provide a better understanding of the concerns of the City of York and the HC and why it is important to use a thoughtful approach when designing new infill construction and when adding on to an existing property within the district.

When a property owner proposes changes that would enlarge the exterior appearance of a property within the district, the owner is required to file an application for a Certificate of Appropriateness to obtain a permit to make those changes. The HC reviews those proposed changes but does not comment on the proposed use of the property. The use of a property is regulated through the zoning ordinance and building and development codes.

- * Routine maintenance is defined as preventative maintenance that is regularly undertaken and which does not alter, or change, the exterior of a building. Lack of maintenance that creates "Demolition-by-neglect" as defined by the City's Zoning Ordinance is governed by said ordinance.

Design Standards Do:

- ✓ apply to the exterior of a property (not the interior)
- ✓ protect the historic character & integrity of the district
- ✓ provide guidance to design professionals and property owners undertaking construction in the district
- ✓ identify important review concerns and recommend appropriate design approaches
- ✓ provide an objective basis for review, assuring consistency and fairness
- ✓ increase public awareness of the district and its significant characteristics

Design Standards Do Not:

- ✗ prevent changes
- ✗ require property owners to make changes
- ✗ limit growth or development
- ✗ apply to routine maintenance*
- ✗ dictate design
- ✗ restrict creative design solutions

1.2 Exemptions from Historical Commission review

- Repainting previously painted surfaces
- Any change in interior if it cannot be seen from the exterior (with the exception of public or government building)
- Any repairs or damages caused by storm or casualty that will be returned to its state prior to the damage.
- Roofing that simulates the same weight, color and material.

1.3 Special Review by HC

Certain “minor works projects” do not need to go through a detailed review process. Applicants for such projects will consult with the City of York Planning Director to determine the appropriate submittal to the HC. These minor works projects are:

- Alteration or Removal of existing Accessory Structures or Buildings with a total floor area of less than a total interior square footage of finished levels of 144 sq. feet
- Additions to existing Accessory Structures or Buildings with a total floor area of less than a total interior square footage of finished levels of 144 sq. feet
- New Accessory Structures or Buildings of less than 144 sq. feet of total interior square footage of finished levels
- Alteration, Addition, or Removal of Existing Decks with a maximum height of 42” that do not require the removal or alteration of the existing building or structure and provided that the proposed deck is not visible from the street
- Construction of New Decks with a maximum height of 42” steps that do not require the removal or alteration of the existing building or structure and provided that the proposed deck is not visible from the street
- Removal of existing Fences, Walls, Hedges or other Screen Plantings with a maximum height of 42”
- Review of Master Landscape Plans if proposed changes affect less than 25% of front yard area (from house face) and less than 50% of total side and rear yard area
- Construction, Alteration, or Removal of Masonry
- Alteration or Removal of existing parking lots
- Alteration, addition, or removal of existing patios provided the patio is not visible from the street
- Installation, Removal, or Alteration of Signs
- Alteration, Addition, or Removal of exterior stairs and steps that do not require the removal or alteration of the existing building or structure and provided that the proposed stairs and steps are not visible from the street
- Construction of new exterior stairs and steps that do not require the removal or alteration of the existing building or structure and provided that the proposed stairs and steps are not visible from the street
- Installation, Alteration, or Removal of Temporary Features that are necessary to ease difficulties associated with medical condition
- Renewal of expired Certificates of Appropriateness provided there are no changes to the original approved Certificate
- Emergency installation of Temporary Features to protect a historic resource (that do not permanently alter the resource); temporary features are limited to a six month duration.

1.4 HC Review Process

Before the design review meeting:

The Historical Commission is to ensure that the proper procedures for submission of an application for a Certificate of Appropriateness have been followed and that all information needed for efficient review of the application has been obtained. The following questions should be asked:

- Are non-design issues, such as zoning or land use, part of the proposed project, and have these been addressed through the correct city agency?
- Have notices been sent and signage posted?
- Are Certificate of Appropriateness applications and accompanying documentation (photos, floor plans, drawings) complete?
- Have the designated Commission members or agent visited all the properties under review?

At the design review meeting:

It is critical that the Historical Commission follow a consistent process and clearly record the results of that process. As the Commission completes design review on an application for a Certificate of Appropriateness, there are basic questions that should be asked in determining whether to approve, approve with conditions, or deny an application. Following is the process for reviewing applications:

STEP 1 – Evaluate the property and establish its level of significance. Is the property historically, architecturally, and/or culturally significant? Possible classifications from most to least significant might be:

- historic landmark, architectural, and/or cultural property
- historic, architectural, and/or cultural significance of the property
- historic property
- nonhistoric property
- vacant lot
- nonhistoric intrusive property

STEP 2 – Evaluate the character and integrity of the area of influence of the proposed project. Is this surrounding area historically, architecturally, and/or culturally significant? Possible classifications might be:

- largely intact historically, architecturally, and/or culturally significant area
- partially intact historically, architecturally, and/or culturally significant area
- very altered historically, architecturally, and/or culturally significant area
- mixed historic/nonhistoric area
- nonhistoric area

The level of significance of the property and the area of influence should guide the degree of scrutiny used to evaluate a project.

STEP 3 – Define the project type (rehabilitation, addition, new construction, etc.) and evaluate the proposed project using the following questions as a guide. Use the appropriate Standards to help in evaluating the project.

- Would the proposed project physically impact a historic property? If so, would the impact eliminate or diminish the historical features?
- Would the proposed project visually impact a historic property? If so, would the impact eliminate or diminish the historical features?
- Would the proposed project physically impact a historic landscape or streetscape feature? If so, would the impact eliminate or diminish the historical features?
- Would the proposed project have a negative impact on the overall historic, architectural, and/or cultural character of the district?
- Would the proposed project cause deterioration of a contributing feature, element or feature of the resource?
- Is the performance record of the proposed project proven and/or guaranteed by a manufacturer and the installer?

STEP 4 – Answer the question, “Does this project set a precedent for others?” If so is this precedent one that the HC feels is in-keeping with the City of York *Construction Design Standards*?

STEP 5 – In a final and broad view, answer the question, “How will the proposed project contribute to the overall preservation of historic features and enrichment of the community?”

1.5 Design Review Application Process

All construction, including additions to existing buildings, within the *York Local Historic District* shall be subject to the architectural review and approval of the York Historical Commission (HC). A Certificate of Appropriateness (COA) shall be obtained from the HC prior to the issuance of a building permit. The HC shall consider a variety of issues in rendering its decision including, but not limited to, the following: surrounding development, best interest of the community, previous studies undertaken by the City as well as the standards contained herein. When conflicts occur between requirements of these various regulatory documents, the most stringent standards should be followed.

Design Review Submittal Scenario Requirements(examples only, Historical Commission is not limited to listed scenarios)

1. Minor Land Disturbance (garden wall, fence, pathway, driveway, landscape lighting or anything else that does not require the building of a structure):

- a. Existing Conditions Site Plan
- b. Proposed Site Plan
- c. Elevation(s) – as needed to illustrate the work to be done

Refer to *Chapter Four*

2. Major Land Disturbing Activities (regrading of a site for the construction of a building):

- a. Existing Conditions Site Plan – provided by a licensed surveyor
- b. Proposed Site Plan – provided by a licensed surveyor
- c. If these activities include construction of a structure other submittal requirements will apply, refer to the appropriate scenario

Refer to *Chapter Four*

3. Addition to a building within the district of less than 1,000 SF (total interior square footage of all finished levels):

- a. Existing Conditions Site Plan depicting location of addition in relation to the existing property
- b. Existing Floor Plan of building
- c. Proposed Floor Plan of building including portions not to be altered
- d. Elevations of all exterior facades of addition including relationship to existing building
- e. Detail of trim to be utilized on facade
- f. Manufacturer's Specifications for windows, doors and lighting to be installed – including a photograph or sketch
- g. Photographs of all existing facades; existing structures adjacent to property; and views from the facade to be altered

Refer to *Chapter Seven, Sections 7.4.7 & 7.4.10.*

4. Addition to a building within the district of greater than 1,000 SF (total interior square footage of all finished levels):

- a. Existing Conditions Site Plan depicting location of addition in relation to the existing property – provided by a licensed surveyor
- b. Proposed Site Plan depicting the alterations to the existing conditions caused by the addition – provided by a licensed surveyor
- c. Existing Floor Plan of building
- d. Proposed Floor Plan of building including portions not to be altered
- e. Elevations of all exterior facades of addition including relationship to existing building
- f. Detail of trim to be utilized on facade
- g. Manufacturer's Specifications for windows, doors and lighting to be installed – including a photograph or sketch
- h. Photographs of all existing facades; existing structures adjacent to property; and views from the facade to be altered

Refer to *Chapter Seven, Sections 7.4.7 & 7.4.10.*

5. New Nonresidential Construction:

- a. Existing Conditions Site Plan – provided by a licensed surveyor
- b. Proposed Site Plan – provided by a licensed surveyor
- c. Proposed Floor Plan(s)
- d. Elevations of all exterior facades
- e. Detail of trim work, entablature/cornice, window and door surrounds to be utilized on facade
- f. Manufacturer's Specifications for windows, doors and lighting to be installed – including a photograph or sketch
- g. Photographs of existing site; existing structures adjacent to property; and views from the site

Refer to *Chapter Six*

6. New Residential Construction:

- a. Existing Conditions Site Plan – provided by a licensed surveyor
- b. Proposed Site Plan – provided by a licensed Surveyor
- c. Proposed Floor Plan(s)
- d. Elevations of all exterior facades
- e. Detail of trim work, entablature/cornice, window and door surrounds to be utilized on facade
- f. Manufacturer's Specifications for windows, doors and lighting to be installed – including a photograph or sketch
- g. Photographs of existing site; existing structures adjacent to property; and views from the site

Refer to *Chapter Five*

7. Demolition of a property within the York Local Historic District:

- a. Existing Conditions Site Plan - provided by a licensed surveyor
- b. Existing Conditions Elevations & Report - provided by a licensed engineer/architect
- c. Proposed Plan(s) for site - varies depending on project, see previous Scenarios 1 and 2
- d. Photographs of existing site; existing structures adjacent to property; and views from the site
- e. HABS-level* photographs - see *Standard 9.1.06*

Refer to *Chapter Nine, Section 9.1*

8. Relocation of a property found in the York Local Historic District:

- a. Existing Conditions Site Plan - provided by a licensed surveyor
- b. Existing Conditions Elevations & Report- provided by a licensed engineer/architect
- c. Existing conditions floor plan(s)
- d. Photographs of existing site; existing structures adjacent to property; and views from the site
- e. Proposed Plan(s) for site - varies depending on project, see previous Scenarios 1 and 2
- f. Proposed Site Plan on relocated site
- g. Proposed Relocation Plan - describe how the property will be moved and how impact to the structure will be minimized. Include copies of permitting from various State and Federal Agencies as needed
- h. HABS-level* photographs - see *Standard 9.2.07*

Refer to *Chapter Nine, Section 9.2*

* HABS is an acronym for the "Historic American Building Survey." HABS-level documentation must meet the criteria established by the National Park Service for this survey. Information available at: http://memory.loc.gov/ammem/collections/habs_haer/.

9. Replacement of Window(s):

- a. Photographs of 1) all exterior facades where window(s) will be replaced; and 2) photograph of each window to be replaced
- b. Detailed description of the extant window(s) to be replaced including: mullion and muntin configuration, type of glass panes and window type, e.g. casement, double hung, etc.

- c. Include a drafted section and elevation of the extant window(s) to be replaced
- d. Material specification(s) for window(s) to be utilized
 - Must be exact model of that to be utilized in the project and must accurately convey profile, scale and section of the new window
- e. Detailed description of installation process regarding how it will affect the existing property and/or its contributing status to the District
 - Specific attention to minimizing harm to character-defining features of the property
 - Also include a detailed description of why the extant window(s) can not be repaired and must be replaced
- f. Photographs (if possible) of similar projects within the District

Refer to *Chapter Seven, Section 7.4.3*

10. Replacement of Door(s):

- a. Photographs of 1) all exterior facades where door(s) will be replaced; and 2) photograph of each door to be replaced
- b. Detailed description of the extant door(s) to be replaced including: panel configuration, dead lights (windows), special hardware, e.g. finger plate, etc.
- c. Include a drafted section and elevation of the extant door(s) to be replaced
- d. Material specification(s) for door(s) to be utilized
 - Must be exact model of that to be utilized in the project and must accurately convey profile, scale and section of the new door
- e. Detailed description of installation process regarding how it will affect the existing property and/or its contributing status to the District
 - Specific attention to minimizing harm to character-defining features of the property
 - Also include a detailed description of why the extant door(s) cannot be repaired and must be replaced
- f. Photographs (if possible) of similar projects within the District

Refer to *Chapter Seven, Section 7.4.2*

11. Limited Replacement of Exterior Cladding (replacing less than 15% of the exterior cladding):

- a. Detailed photographs of 1) all areas where cladding will be replaced; and 2) each elevation where cladding will be replaced
- b. Detailed description of the extant cladding found on the building including: reveal of existing cladding (this will need to be the reveal of replacement cladding); as well as the method of adhesion of the existing and new replacement cladding (i.e. Portland cement, nails, etc.)
- c. Include a drafted elevation of each area where cladding will be replaced
 - Dimension the reveal of the cladding to be called out on this drawing
 - Note overall dimensions of elevation and square footage of elevation, along with square footage of damaged cladding to be replaced
- d. Material specification(s) for the cladding to be utilized
 - Must be exact model of that to be utilized in the project and must accurately convey profile, scale and section of the new cladding
- e. Detailed description of installation process regarding how it will affect the existing property and/or its contributing status to the District
 - Specific attention to minimizing harm to character-defining features of the property
 - Also include a detailed description of why the extant cladding can not be repaired and must be replaced
- f. Photographs (if possible) of similar projects within the District

Refer to *Chapter Seven, Section 7.4.5*

12. Replacement of Exterior Cladding (replacing more than 15% of the exterior cladding):

- a. Detailed photographs of 1) all elevations where cladding will be replaced; and 2) detailed photographs showing deteriorated cladding to be replaced
- b. Detailed description of the extant cladding found on the building including: reveal of existing cladding (this will need to be the reveal of replacement cladding); as well as the method of adhesion of the existing and the new replacement cladding (i.e. Portland cement, nails, etc.)

- c. Include a drafted elevation of each area where cladding will be replaced
 - Dimension the reveal of the cladding to be called out on this drawing
 - Note overall dimensions of elevation and square footage of elevation, along with square footage of damaged cladding to be replaced
- d. Material specification(s) for the cladding to be utilized
 - Must be exact model of that to be utilized in the project and must accurately convey profile, scale and section of the new cladding
- e. Detailed description of installation process regarding how it will affect the existing property and/or its contributing status to the District
 - Specific attention to minimizing harm to character-defining features of the property
 - Also include a detailed description of why the extant cladding can not be repaired and must be replaced
- f. Photographs (if possible) of similar projects within the District

Refer to *Chapter Seven, Section 7.4.5*

13. Replacement of an Existing Architectural Element/Feature:

- a. Photographs of all exterior facades affected
- b. Material specification(s) for replacement element
- c. Detailed description of installation process regarding how it will affect the existing property and/or its contributing status to the District
 - Specific attention to minimizing harm to character-defining features of the property
- d. Photographs (if possible) of similar projects within the District
- e. Elevation(s) depicting the alteration(s)

Refer to *Chapter Seven, Section 7.4.4*

14. Alteration(s) of an Existing Exterior Facade:

- a. Photographs of all exterior facades affected
- b. Material specification(s) for materials utilized in alteration - as needed to illustrate the work to be done, consult with the City of York Planning Department
- c. Detailed description of alteration process regarding how it will affect the existing property and/or its contributing status to the District
 - Specific attention to minimizing harm to character-defining features of the property
- d. Photographs (if possible) of similar projects within the District
- e. Elevation(s) depicting the alteration(s)

Refer to *Chapter Seven, Sections 7.4.2 – 7.4.8 & 7.4.10 – 7.4.11*

15. Upkeep of an Existing Building:

- a. Photographs of all exterior facades affected
- b. Material specification(s) for materials utilized for the upkeep or the coating of an exterior facade(s) or architectural feature(s) - as needed to illustrate the work to be done, consult with the City of York Planning Department
- c. Detailed description of application process regarding how it will affect the existing property and/or its contributing status to the District
 - Specific attention to minimizing harm to character-defining features of the property
- d. Photographs (if possible) of similar projects within the District
- e. Elevation(s) depicting the alteration(s) - as needed to illustrate the work to be done, consult with the City of York Planning Department

Refer to *Chapter Seven, Sections 7.4.2 – 7.4.8 & 7.4.10 – 7.4.11; and Chapter Nine, Section 9.3.*

16. Rebuilding/Recladding of an Existing Roof (In excess of 15%):

- a. Photographs of the existing roof as seen from all existing elevations; bird's eye view if available
- b. Material specification(s) for materials utilized in alteration - as needed to illustrate the work to be done, consult

with the City of York Planning Department

- c. Detailed description of alteration process regarding how it will affect the existing property and/or its contributing status to the District
 - Specific attention to minimizing harm to character-defining features of the property
 - Will the roof structure be altered? If so, how?
 - Is the extant roof cladding a character-defining feature of the building (pressed metal roofing, slate, wood shingles, terracotta tile, etc.)?
 - If the extant roof cladding is character-defining, detail how the new cladding will replicate the size, shape, scale and profile (general appearance)
- d. Photographs (if possible) of similar projects within the District
- e. Roof Plan(s) depicting the alteration(s)
 - An existing roof plan depicting square footage of deteriorated roof versus the overall square footage of the roof must be submitted
 - A proposed roof plan depicting how the roof will look when work is completed

Refer to *Chapter Seven, Section 7.4.2 & 7.4.4 – 7.4.6*

17. Rebuilding/Recladding of an Existing Roof (Less than 15%)

- a. Photographs of the existing roof as seen from all existing elevations; bird's eye view if available
- b. Material specification(s) for materials utilized in alteration - as needed to illustrate the work to be done, consult with the City of York Planning Department
- c. Detailed description of alteration process regarding how it will affect the existing property and/or its contributing status to the District
 - Specific attention to minimizing harm to character-defining features of the property
 - Will the roof structure be altered? If so, how will the roof be altered and why does it need to happen?
 - Is the extant roof cladding a character-defining feature of the building (pressed metal roofing, slate, wood shingles, terracotta tile, etc.)?
 - If the extant roof cladding is character-defining, detail how the new cladding will replicate the size, shape, scale and profile (general appearance). This is particularly important if the majority of the extant roof is to be left in place
- d. Photographs (if possible) of similar projects within the District
- e. Roof Plan(s) depicting the alteration(s)
 - An existing roof plan depicting square footage of deteriorated roof versus the overall square footage of the roof must be submitted
 - Another roof plan depicting how the affected area will look after completion of the project may be requested by the HC, consult with the York Planning Department regarding this submittal

Refer to *Chapter Seven, Section 7.4.2 & 7.4.4 – 7.4.6*

Once the submittal requirements have been determined using the above scenarios, ten (10) copies of the submittal including a completed COA application must be delivered to the City of York Planning Department. Include with this submittal the design review fee (consult with Planning Department regarding fee) in the form of a check made out to The City of York. Without a completed COA application, required submittals, and design review fee, the design review process cannot begin. To be placed on the agenda for an HC meeting, a completed submittal must be received by the date specified in the adopted meeting schedule (a meeting schedule is available upon request). The HC typically meets on the first Monday of each month at 6:00 pm at York City Hall. The review period for the HC is defined by the Zoning Ordinance.

If submitted plans do not meet the following standards the HC will not be able to review the application and will have to table the application until adequate information has been provided by the applicant. To move the review process along applicants should utilize the standards listed below for all drawing submittals to the HC. Plans that are submitted, unless otherwise specified in the previously-listed scenarios, do not need to have a licensed-engineer or architect involved if the work being undertaken is minor (non structural) in nature. If you are unsure if your project needs a licensed-engineer or architect consult the City of York Planning Department.

Existing Site Plan

- Property lines, building setback lines and easement lines
- Tree survey with existing trees 8" diameter and up along with all proposed landscaping
- All current relevant conditions of the site
- Except when required (see previously-listed scenarios) it is always encouraged that a licensed surveyor create the existing site plan

Floor Plan(s)

- Overall dimensions at a $1/4" = 1'-0"$ scale (consult with HC Staff if this scale is not appropriate)
- Windows and exterior doors coordinated with elevations
- Delineation of drives, walks, patios, and all site related improvements
- Patios, porches, decks, loggias, etc.
- Square footage calculation
- Does not need to be drawn by an architect, but must be professionally drafted*

Exterior Elevation(s)

- All four (4) primary elevations
- Roof pitches
- All exterior finish & materials called out
- Overall dimensions at a $1/4" = 1'-0"$ scale (consult with HC Staff if this scale is not appropriate)
- Does not need to be drawn by an architect, but must be professionally drafted*

Exterior Detail(s)

- Rakes, soffits, porches, decks, corner boards, sections, etc.
- Door and window details - or provide manufacturer's specification sheets keyed to elevation
- All exterior finish & materials called out
- Overall dimensions at a $3/4"$ or $1" = 1'-0"$ scale (consult with HC Staff if this scale is not appropriate)
- Does not need to be drawn by an architect, but must be professionally drafted*

Landscape Plan

- Property lines, building setbacks, and easement lines
- Footprint of proposed building/structure
- Delineation of drives, walks, patios, and all site related improvements
- Proposed grading and drainage plan
- Tree survey with existing trees 8" diameter and up along with all proposed landscaping
- Location of HVAC and all utilities
- Delineation of landscape plantings (keyed or called out with notations)
- Scale of landscape plan to be at $1" = 10'-0"$ (consult with HC Staff if this scale is not appropriate)
- Does not need to be drawn by a landscape architect, but must be professionally drafted*

Roof Plan

- Overall dimensions at a $1/4" = 1'-0"$ scale (consult with HC Staff if this scale is not appropriate)
- Depict the planes forming the roof as seen if looking directly down onto the roof
- Depict extant areas of the roof to be renovated (note with square footage)
- Dimensions of the roof should be given, along with an overall square footage of extant roof system
- Scale of roof plan to be at $1" = 10'-0"$ (consult with HC Staff if this scale is not appropriate)
- Does not need to be drawn by an architect, but must be professionally drafted*

* Defined as a drawing accurately scaled utilizing hard lines with a hierarchy of line weights to depict work that is to be done (as would be found in a set of construction drawings provided by an architectural/engineering firm).

City of York - Historical Commission
 CERTIFICATE OF APPROPRIATENESS - APPLICATION

Project Address: _____ **Tax Map Number:** _____
 Applicant: _____ **Zoning District:** _____
 Address: _____
Telephone: _____ **Fax:** _____ **Email:** _____
 Owner of Record: _____
 Address: _____
Telephone: _____ **Fax:** _____ **Email:** _____
 Agent (Specify relationship): _____
 Address: _____
Telephone: _____ **Fax:** _____ **Email:** _____

IMPORTANT-PLEASE READ

An application cannot be received for review by the Historical Commission unless all applicable questions have been answered and the application has been signed by the owner and/or agent; and,

Sufficient details describing the proposed project as well as the information indicated below has been submitted in accordance with specified meeting schedule deadline (copy of schedule is available upon request).

Please describe your request: _____

Information applicant will provide (indicate with a check)

Architectural plans	<input type="checkbox"/>	Proposed sign/details	<input type="checkbox"/>	Elevations/details	<input type="checkbox"/>	Photographs	<input type="checkbox"/>
Site plans	<input type="checkbox"/>	Proposed exterior	<input type="checkbox"/>	Window & door design	<input type="checkbox"/>	Ornamentation	<input type="checkbox"/>
Landscaping plans	<input type="checkbox"/>	Lighting arrangements	<input type="checkbox"/>	Color schedule	<input type="checkbox"/>	Description attached	<input type="checkbox"/>

I hereby acknowledge by my signature below that the forgoing application is complete and accurate.

Signature: _____ Date: _____

FOR COMMISSION USE ONLY

A Certificate of Appropriateness is **GRANTED** based on the following conditions:

The application is **DENIED** based on the following reasons:

Record of Vote

Meeting Date _____

	Vote		Vote
Member: _____	<input type="checkbox"/>	Member: _____	<input type="checkbox"/>
Member: _____	<input type="checkbox"/>	Member: _____	<input type="checkbox"/>
Member: _____	<input type="checkbox"/>	Member: _____	<input type="checkbox"/>

Chairperson Signature: _____

Vote

☐

CHAPTER TWO: PRINCIPLES FOR PRESERVATION, INFILL CONSTRUCTION & REDEVELOPMENT

2.1 Preservation Principles

Before any preservation project is begun, a number of fundamental decisions need to be made. How will the property be used? Will the property be restored to its original condition or rehabilitated for contemporary use? How can the significant architectural and historical features of the building be preserved? What steps need to be taken?

Presented in this section are some of the basic tenets and principles of historic preservation. An excellent source of further information on architectural rehabilitation and maintenance is the Preservation Briefs Series available from the National Park Service. See *Sources For Maintenance and Resource Rehabilitation* found in the *Appendix* of this document for a more complete reference.



The Rose Hotel in York, SC underwent numerous alterations that had brought the building to a state where its historic character and identity were threatened (see “Before” photograph, above left). Thorough research and care in following the Secretary of the Interior’s Standards for Rehabilitation this recent rehabilitation (“After” photograph, above right) garnered the owner a Federal historic rehabilitation tax credit. This incentives created a significant tax savings that allowed the property owner to rehabilitate this property. The rehabilitation of this mid-nineteenth century hotel with significant ties to the economy, development and heritage of York invested over \$1.4 million in the local economy. The project created 14 residential units and 4 office spaces helping bring new life to the downtown.

2.2 Preservation, Rehabilitation, Restoration & Stabilization

TWO

Preservation is defined as the taking of steps to retain a building, district, object or site as it exists at the present time. This often includes an initial stabilization effort necessary to prevent further deterioration as well as more general maintenance work. But “preservation” has become the term most often used when referring to a wide range of conservation practices.

Following is a list and definition of the four principle preservation methods. The condition of the property, degree of authenticity desired, and the amount of funding available usually dictates the method used to preserve a historic property.

Stabilization entails making a building weather resistant and structurally safe, enabling it to be rehabilitated or restored in the future. Such measures should also take into consideration the possibility of natural and man made disasters (flooding, tornados, etc.) to the extent feasible.

Stabilization techniques include covering the roof and windows, removing overgrown vegetation, exterminating, carrying out basic structural repairs, and securing the property from vandalism. A vacant building has been stabilized when it is “mothballed” until a suitable use is found.

Rehabilitation involves undertaking repairs, alterations, and changes to make a building suitable for contemporary use, while retaining its significant architectural and historical features.

Rehabilitation often includes undertaking structural repairs, updating the mechanical systems (heating and air conditioning, electrical system, and plumbing), making additions for bathrooms, repairing damaged materials such as woodwork and roofing, and painting.

Rehabilitation can successfully transform the use of a building, such as when a single-family residence is converted into an office. Common changes for adaptive reuse include additions, parking lots and signage.

A sensitive rehabilitation project makes changes in a way that does not detract from the historic character and architectural significance of the building and its setting.

Restoration includes returning a building to its appearance during a specific time in its history by removing later additions and changes, replacing original elements that have been removed, and carefully repairing parts of the building damaged by time.

Restoration is a more accurate, and often more costly, means of preserving a building. It requires skilled craftsmanship and detailed research into the history, development, and physical form of a property.

Reconstruction entails reproducing, by new construction, the exact form and detail of a vanished building, or part of a building, as it appeared at a specific time in its history.

2.3 Undertaking Reconstruction

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for purpose of replicating its appearance at a specific period of time and in its historic location. The Secretary of the Interior has produced a set of *Standards for Reconstruction* that can be found in the Appendix of this document, refer to these standards for as needed information and guidance. These standards can be summed up with the following six points:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

For the most part, the majority of reconstruction undertaken within the York Local Historic District will be reconstruction of missing character-defining features of a historic building and will not be an entire building. The same methodology applies to both instances. It is important that all reconstruction is based on evidence. This evidence takes the form of architectural drawings, photographs (historic and recent-past), written accounts, oral traditions, archaeological information (in the case of a missing character-defining feature, the feature may have been put in storage or evidence of it may be found in the structure of the building where the feature had been in situ), or conjecture based on extant example(s) of the same period, style and type.

Visual sources (photographs, drawings, bird's eye views, similar examples, etc.) are the best sources for determining the size, scale and material(s) of a character-defining feature to be reconstructed. It is paramount that a reconstructed feature does not create a false sense of history. That is, if there is no evidence on the building in question of the "missing" feature and no photographs or accounts of the feature can be found, it is best to not reconstruct a period feature that is not known to have existed on the building.

Sources for reconstruction can be found at repositories of archived historical materials. County and city histories often include historic photographs and accounts of historic landmarks, which can be obtained from the Yorkville Historical Society (York Railway Dept - 21 East Liberty Street), York County Library (Adjacent to Railway Depot) and from the Historical Center of York County located at the McCelvey Center (212 East Jefferson Street) all of which are located within the city limits of York, South Carolina. A particularly helpful source is *Images of America: York* by Michael C. Scoggins and Nancy Sambets (ISBN-13 978-0-7385-4413-7). This book is for sale at the McCelvey Center and other locations within the city.



The extant depot in Jesup, Ga (top) has been stripped of architectural details including its prominent tower seen in the historic photograph (bottom). Currently the building is under going rehabilitation for use as a Visitor's Center and the lost architectural details including the tower will be reconstructed.

2.4 Secretary of the Interior's Standards for Rehabilitation

TWO

The U.S. Secretary of the Interior's Standards for Rehabilitation were initially developed for use in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. The Standards for Rehabilitation are considered the basis of sound preservation practices. The standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved. The standards have meaningful application to virtually every type of project involving historic resources. Rehabilitation projects that will be applying for Financial Incentives (see Appendix) must follow these standards, and work closely with the South Carolina Department of Archives and History to ensure that all rehabilitation work is meeting these standards. Often times a private consultant with a historic preservation background is hired to help facilitate this process.

The Secretary's Standards for Rehabilitation provide the framework for the historic preservation design standards in this manual and will be used by the HC in reviewing applications for Certificates of Appropriateness. These standards are:

- 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 archaeological 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.

2.5 Compatible Infill & Redevelopment

Infill construction and redevelopment is the process of developing vacant or under-used parcels within urban areas. The design of an infill building is a special challenge, especially when it is located within a historic district. Careful planning and thoughtful preparation is necessary to design a new building that will be compatible to the surrounding buildings within its area of influence (more information regarding this is found in *Chapter Five* and *Chapter Six*). A successful infill project will help preserve the continuity of the streetscape and will respect local architectural character. However, the appearance of a new building must always be sensitive to the character of its neighbors without mimicking them. There are several factors that should govern the visual relationship between an infill building and its neighbors so as to create a seamless fit. These factors include, but are not limited to, mass, scale, proportions of openings (windows and doors), detailing, materials and their use, building setback and roof form. For more information regarding infill construction in York, refer to the appropriate standards outlined in *Chapter Five* and *Chapter Six*.

“Redevelopment” has been defined as the planning, development, re-planning, redesign, reconstruction, or rehabilitation, or any combination of these, of all or part of a designated area (such as local historic districts) to meet a communities current and/or future needs. These actions can apply to residential, commercial, industrial, public, or other structures and spaces with emphasis on civic amenities to create a cohesive community. Important aspects of redevelopment in an urban area can involve mixed-use and multi-story development. This high density development maximizes the use of an area, helping combat sprawl and promoting living and working within a community.



The Lock-Moore Mill Complex (above) on Hunter Street is a historic mill complex that is ideal for redevelopment. This large complex could be utilized for mixed-use development, offices, residential units or assisted living units. The developer could take advantage of various Historic Preservation Tax Incentives (refer to the Appendix for Tax Incentives available in South Carolina) and work bringing new life to this area of the City of York.

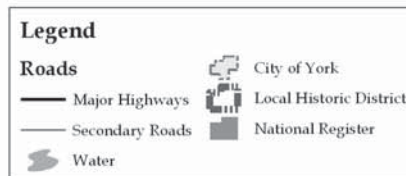
Smith Wilson and his partner Pam NeSmith purchased the old Coca-Cola Bottling plant on Prince Avenue in Athens, Georgia in April 2000, and began a historic preservation project that included infill development as well as rehabilitation of an existing bottle works complex (above left). The six existing buildings were transformed into retail, corporate and residential spaces with attention to making these structures adapt to the specific needs of modern businesses and homeowners. In addition to the existing renovations the developer added one building that is three stories tall with 15,000 square feet. The new brick building was constructed in the style of the others and integrates seamlessly. Due to its sensitivity to the historic character of the existing buildings, and the use of sound preservation principles found in the US Secretary of the Interior’s Standards for Rehabilitation, this project won awards from both the Georgia Trust for Historic Preservation and the Athens-Clarke Heritage Foundation. Public appreciation for this project was shown by being voted Athens’ Best New Development in 2003 during the Athens Banner-Herald’s Reader’s Choice Awards. Developers who follow the historic preservation principles outlined in this Chapter and found in detail in the following document will have similar successful results.

CHAPTER THREE: THE YORK LOCAL HISTORIC DISTRICT

3.1 Map of the York Local Historic District



Figure 6
City of York
Historic Resources



0 750 1,500 3,000 Feet

Map Produced By:
Catawba Regional COG
Post Office Box 450
Rock Hill, SC 29732
(803) 327-9041



Catawba Regional COG disclaims any responsibility for damages or liability that may arise from the use of this map. All efforts have been made to ensure accuracy.

3.2 A Brief History of York

The first English contact with the Catawba was in 1673 when a delegation from Charles Town sought help from the Indians in subduing a hostile Indian tribe. The Catawba Indians, always friendly to the white man, played a great part in South Carolina's, as well as York's history.

The county of York was established March 12, 1785 by dividing the district of Camden into seven counties, three of which were named Lancaster, Chester and York, with York County having 685 square miles.

THREE

The first white settlers came here in the early 1750's having migrated south from Pennsylvania and Virginia. Of the three major groups settling Pennsylvania, the English came first, then the Deutsch (German), and then the Scots. The first Scots in Pennsylvania appear to have come directly from Scotland. Later it was those from Ulster, Ireland that made up the larger portion of the Scots. In the early 1700's the Ulster Scots, who were Calvinist Presbyterians, became dissatisfied with the Irish-Catholic persecutions and royal legislation that restricted their religious and personal freedom. During time of hunger and famine, they began migrating by the thousands to America. The names of Lancaster, Chester and York had been brought from England to Pennsylvania, and then on to South Carolina by the early settlers.

In 1755, Indian troubles from the French and Indian War brought many more people down to York county.

Yorkville, in its earlier days was known as Fergus Crossroads. Two brothers, William and John Fergus, owned a tavern where the road from Rutherfordton to Camden and the road from Charlottesville (Charlotte) to Augusta crossed. When York County and thirty three other counties were established in 1785, it was stipulated that each of these counties should erect courthouses and public buildings in the most convenient part of each county with a tax to be levied to cover the cost of "building the court houses, prisons, pillories, whipping posts and stocks." Being nearest the center of the county, Yorkville was chosen as the county seat and remains so today.

In 1823 there were 451 people living in Yorkville--292 whites and 159 negroes. There were 80 houses in the town, 52 mechanics, 8 lawyers, 2 physicians and one clergyman. There were 8 stores, 5 taverns, one male and one female academy and a printing office.

Yorkville was officially incorporated as a Town on December 7, 1841. W.I. Clawson was the first Mayor, with Stanhope Sadler, F.M. Galbraith, T.H. Simril, and B. T. Wheeler as Wardens. The population of the town at that time was about 800.

It was inevitable that the intersection of the two main wagon roads of the up-country would soon outgrow the name of Fergus Crossroads to become the busy city of Yorkville.

Yorkville's population swelled to 2,000 in the decade between 1850 and the outbreak of the War Between the States. During this time of prosperity the King's Mountain Railroad connecting Yorkville to the main line was built. Cotton was king, and was grown throughout the county. This crossroad town had become a prosperous cotton center.

The Rose Hotel was built in 1852 by Dr. E.A. Crenshaw. It was referred to in the low country as one of the most palatial hotels in the up country.

Its architecture and its well-known services to this court house town makes for a rich history. Recently, it has been restored to its original elegance and is now serving as lovely apartment homes for local residents.

In 1854, the Yorkville Female Academy was established on East Jefferson Street. This building was later used as a portion of the McCelvey Elementary School, which has been remodeled over the years. Today it serves as a community meeting place for plays, programs, etc. It is named McCelvey Center.

In 1855 Micah Jenkins and Asbury Coward, young Citadel graduates, established the King's Mountain Military Academy. It was closed while they served in the War Between the States.

Col. Jenkins was killed in the war, but Col. Coward returned to Yorkville and reopened the school. This building no longer stands, but it was the main building of the Episcopal Church Home for Children, an orphanage.

This institution, no longer an orphanage, continues today as a treatment center for emotionally disturbed children and is named York Place.

In 1860 a gas works was installed on West Liberty Street near the recently built recreation center, below the old county jail. Yorkville was the first town in the upcountry to have gas lights. The Old Chronicler column in the newspaper, THE YORKVILLE ENQUIRER, wrote that the town was lighted as London was.

The present courthouse was completed in 1914; the new annex built in 1955 completes the present structure, which is the fourth courthouse to occupy the site. The third courthouse, which was torn down in 1912 to make way for the present one, was designed by the noted architect, Robert Mills of Charleston, the designer of the Washington Monument and other outstanding buildings. He was the first American born and American trained architect.

Many historic homes and buildings still stand in York. (An election was held in May, 1915, and voters approved dropping the "ville".) Some existing structures were built before 1800 and many are over a century old.

York has many historic and beautiful churches. The first church established in York was the Independent Presbyterian Church in 1813. It was dissolved in 1864. The oldest denomination that still exists is the Trinity Methodist organized in 1824. First Presbyterian Church was organized in 1842, the Episcopal Church of the Good Shepherd in 1852, the Associate Reformed Presbyterian Church in 1853, the First Baptist Church in 1866, the Divine Saviour Catholic Church in 1938, and the Abiding Presence Lutheran Church in 1957.

In 1976, as a part of the National Bicentennial, the inner-city area of York was designated an Historic District on the National Register of Historic Places. It is one of the largest Historic Districts in the state, consisting of 340 acres and containing over 180 historic structures and landmarks. York is truly an historic and beautiful town of which all can be proud.

York's people know a sense of place because it is a southern community built by the sweat of many brows and the brilliance of many minds. The streets honor presidents named Washington, Jefferson, Lincoln, Madison, and Roosevelt. A prominent street named Liberty is reminiscent of York's heritage.

For nearly a century, Cotton was King in York. Proof of this are remaining textile buildings that once were: Neely's Manufacturing Company; Cannon Mill Plant; Lockmore; and Travora, all of which used cotton grown in the area.

The York Oil Mill was also a thriving industry in this cotton growing area.

NOTE: This history was taken from A Brief History of York compiled by Anne T. Allison for the York Historical Society and edited by the City of York Historical Commission.

3.3 High Style or Vernacular?

The majority of buildings found within the *York Local Historic District* are vernacular in design. However, there are examples of high style architecture within the district. A building with minimal architectural ornamentation (vernacular) is considered to be the equal of a building with numerous decorative elements (high style). An unadorned building is sometimes referred to as vernacular, meaning that it is the work of a craftsman following local building traditions without a conscious attempt to mimic current architectural fashion. High-style buildings, on the other hand, were often architect-designed and show the influence of current architectural styles. Such buildings are accentuated with architectural elements and details that reflect a specific architectural style or styles. Both vernacular and high-style buildings can have an identified building type.

THREE



The two houses above are both Georgian residential building types; ‘building type’ refers to the building form or floor plan. The two houses, however, vary in that the house on the left is vernacular in style, having been designed by local craftsman with minimal stylistic elements, and the house on the right was designed with architectural ornamentation in the Greek Revival style. Although the houses look different, both are equally important to the history and architectural integrity of the local historic district.

3.4 Cottage or House?

Residential building types may be broken into two categories, which are: cottage or house. In simplest terms a cottage is a residential resource that is one- to one and one-half stories in height; while a house is a residential resource that is two or more stories in height. Some house types, like a central hallway or an American Small House are almost always found in the form of cottages. Likewise other house types, such as I-Houses and Plantation Plains are exclusively categorized as houses. Some house type forms can be found in either a cottage or house form. Such examples are a Georgian House versus a Georgian Cottage. The only difference between these two is the height of the resource.



These two residential resources both have the same basic floor plan, also known as a building type. In this case the residential building type that fits their floor plans is that of the Gable and Wing. The two residences, however, vary in that the house on the left is a Gabled Wing Cottage, and the residence on the right is a Gabled Wing House.

3.5 Character-Defining Features

Character-defining features are features that are inherent to a building's architectural style or building type. For example if a building has elements or is Neoclassical in style character-defining features of that style that could be found on the resource would be: a dominant full-height front portico; classical columns; the symmetrical façade; entrance typically with columns, pilasters, sidelights, fanlights and/or transoms; and/or a classical cornice with dentils or modillions. Similarly, if a residential resource was a Georgian Cottage as a building type it could have the following character-defining features: square or nearly square in plan; symmetrical front façade; central hallway flanked by two rooms; hip or gabled roof; and one to one and one-half stories in height. To obscure, remove or significantly alter any of these character-defining features would adversely affect the resource's ability to reflect its associated building style and type. *Sections 3.6: Building Types in York* and *3.7: Building Styles in York* of this document list the character-defining features for each building style and type found within the *York Local Historic District*. In the example below character-defining features have been outlined in the photograph with enlargements of these features beneath it.

THREE



Classical
Columns



Masonry Chimney



Classical Detailing
(Cartouche, Scrolls,
Pilasters, etc.)



Quoins & Use of
Masonry



Modillions



Symmetry & Use of Wings
to Create Symmetry



Entablature: Cornice, Frieze and/or Architrave

3.6 Building Types In York

A building type is defined as the **overall form**, the outline or “envelope” **of the main or original part of the house**, as well as the general layout of interior rooms. Another simple definition utilized by architectural historians is the following formula: **plan + height = building type**. For example two residential buildings that have the same floor plan and are the same height will be the same residential building type. When determining the building type it is important to look at the core, or main part, of the building and exclude side wings, rear service ells, later additions and attached outbuildings. These additions may alter the plan of the building type, but the core building still represents the original building type the builder started with. Additions may be important, however, if they change one house type into another.

THREE

3.6.1 Residential Building Types

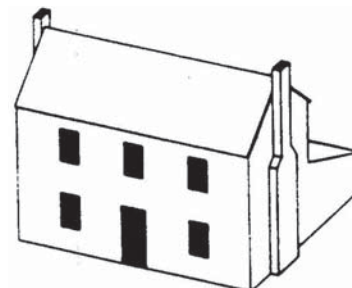
Side Hallway (1820s-1850s)

- hallway located to one side
- staircase located in hallway
- typically two rooms deep



Plantation Plain (1820s-1850s)

- two story, side-gabled front
- one-story, shed-roofed area with range of rooms at the rear
- full-width, one-story front verandah



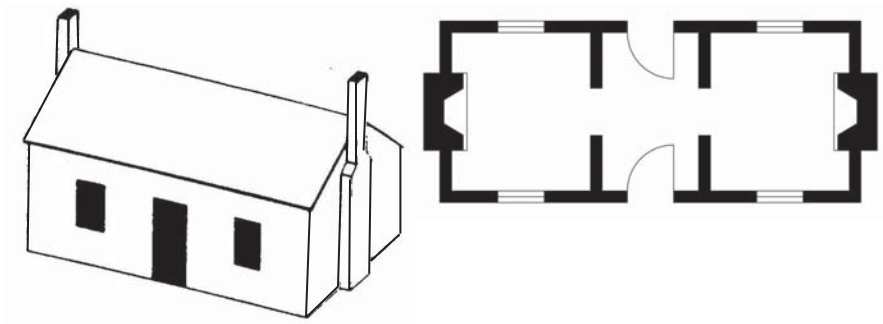
I-House (1840s-1880s)

- one room deep
- at least two rooms wide
- two stories in height
- typically chimneys are located at gable ends
- floor plan may be based on the central hallway, hall-parlor, double pen or saddlebag house type



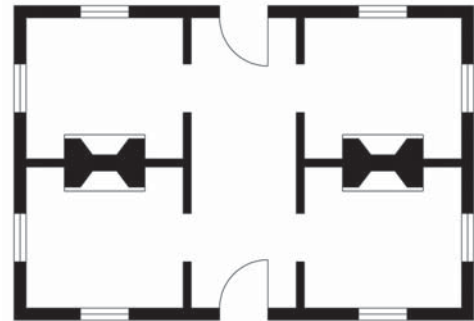
Central Hallway (1840-1900)

- symmetrical front, usually with chimneys at ends
- consists of two rooms with a hallway between
- one room deep



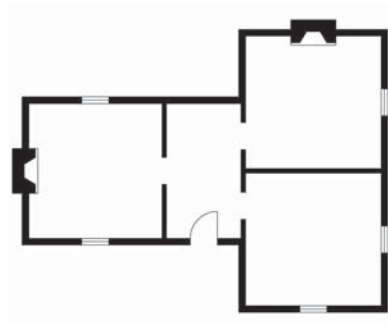
Georgian Cottage & House (1850-1900)

- square or nearly square in plan
- symmetrical front facade with central hallway
- two rooms deep by two rooms wide
- hip or gabled roof
- "cottage" is one-story
- "house" is two stories



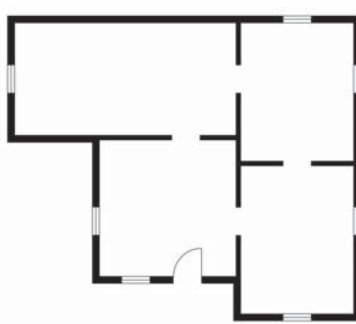
Gabled Wing Cottage & House (1875-1915)

- L or T shaped in plan
- gable front at one end
- recessed wing with entrance that is parallel to the front facade



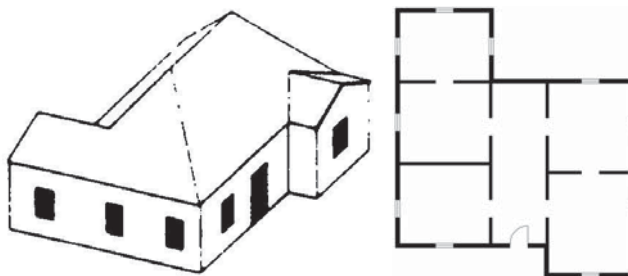
Queen Anne Cottage & House (1880-1890s)

- square main mass with a hipped or pyramidal roof
- projecting gables facing both the front and side
- interior rooms are arranged in an asymmetrical plan with no central hall



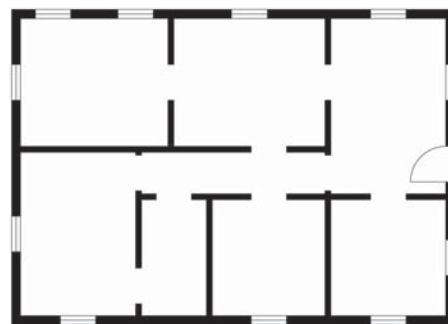
New South Cottage (1890s-1920s)

- square main mass, usually with a hipped roof with a front and a rear projection
- central hallway plan emphasizes symmetry, with one or both of the side rooms projecting forward
- pair of gables, either over projecting rooms, or flush with the wall of the main mass, frequently adds to the asymmetrical look of this type



Bungalow (1900-1930s)

- 1 to 1 ½ stories
- rectangular in shape
- low-pitched roof with wide overhang
- subtypes based on roof shape: front gable, side hip, and cross gable



Colonial Revival (1900s-1950s)

- Rectangular in plan
- Often symmetrical exterior fenestration
- Often with a garage or wing(s) extending from side elevations



Inline Ranch (1935-1975)

- one-story, linear plan
- typically two rooms deep
- low pitched roof
- mixed use of materials: brick, stone and wood
- potentially integral garage



American Small House (1930s-1950s)

- main “core” has three-, four-, or five-rooms
- compact, irregular plan
- typically moderately pitched end-gable roof
- typically has small wings or rear ells



THREE

English Cottage (1900s-1940s)

- tight cross-gabled form
- centered entry
- rooms clustered around vestibule or stair hall
- chimney on front
- steeply pitched roof



3.6.2 Nonresidential Building Types

One Part Commercial Block (1840s-1950s)

- one story
- front facade consists of a storefront with a cornice
- storefront contains large display windows and a prominent entrance
- storefront facades range from plain to ornamented



Two Part Commercial Block (1840s-1950s)

- most common commercial building type
- two to four stories in height
- ground level storefront houses public spaces such as a store
- upper floors house more private spaces such as apartments or offices, marked by a row of windows



3.7 Architectural Styles in York

Architectural style is defined as the “decoration or ornamentation” that has been placed on a building in a systematic pattern or arrangement. Style can also take into account the overall form of a house: the proportion, scale, massing, symmetry or asymmetry, and the relationships among parts such as solids and voids or height, depth, and width. Styles in South Carolina, like the rest of the United States, were influenced by three sources: 1) Greek and Roman classical architecture; 2) medieval buildings found in Europe; & 3) the Renaissance of Italy during the 15th and 16th centuries. The same source often influenced different architectural styles resulting in similar features between various styles. It is important to look at the systematic ways that these features are utilized on the building in such cases.

THREE

3.7.1 Residential Building Styles

Classical Revival (1770s-1850s)

- entry porch dominates front facade
- pediment supported by columns
- front facade is symmetrical, typically five bays
- a prominent fanlight, or transom, over the main entry door is common



Greek Revival (1830-1865)

- low pitched, gabled or hipped roof
- cornice lines emphasized with wide, divided band of trim (entablature)
- entry porch supported by square or round prominent columns
- front facades are usually symmetrical and feature an entrance with sidelights and a transom light over the door



Folk Victorian (1870s-1910s)

- porch details are common, such as brackets, spindles and jigsawn woodwork
- gable details include verge boards, brackets and other jigsawn woodwork
- decorative trim around windows and doors are generally vernacular in nature



Neoclassical (1890s-1930s)

- typically a dominant full-height front portico with classical columns
- symmetrical facade with central entrance
- entrance typically has columns or pilasters, sidelights, and fanlights or transoms
- almost always a classical cornice with dentils or modillions



Craftsman (1910s-1930s)

- low pitched roof with wide overhanging eaves and exposed roof rafters
- decorative brackets or braces commonly added under gables
- full- or partial- width porch with roof supported by tapered square columns
- use of decorative woodwork, masonry, and stone that reflects skill and craftsmanship is common



Queen Anne (1880s-1910s)

- asymmetrical form and variety of exterior surface textures, materials, and details
- irregularly shaped, steeply pitched roofs with cross gables, usually with a dominant front-facing gable
- wrap-around porches with slender turned posts and balustrades are common
- bay windows and/or turrets and patterned masonry chimneys are typical



English Vernacular Revival (1920s-1940s)

- asymmetrical front facade with steeply pitched roofs
- massive chimney, sometimes ornamented with decorative chimney pots
- round arched entryway is common
- exterior is clad in brick, often with stone or half-timbering accents



3.7.2 Nonresidential Building Styles

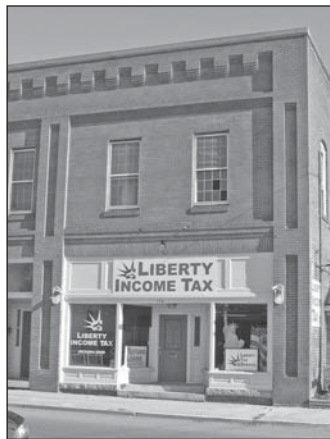
Italianate (1845-1910s)

- projecting roof cornice, often with corbeled brick work or decorative brackets
- decorative window hoods
- segmentally arched window openings are common



Folk Victorian (1880s-1930s)

- most common style for simple, functional commercial buildings
- modest detailing
- corbeled brick cornice



Neoclassical (1900s-1940s)

- typically symmetrical
- classical portico utilizing pilasters or columns with a pediment or cornice
- cornice typically has dentils or modillions



Art Deco (1930s-1940s)

- smooth exterior surface, often stuccoed
- simple geometric ornamentation
- emphasis on verticality



International (1940s-1960s)

- minimal detailing
- simple rectangular form
- flat roof
- typically large areas of floor-to-ceiling glass



CHAPTER FOUR: LANDSCAPE DESIGN STANDARDS

4.1 Introduction

The York Local Historic District has a period of significance from the 1700s to the early twentieth century. This period encompasses a variety of significant building styles and types, as well as character-defining commercial, industrial and domestic construction unique to the City of York.

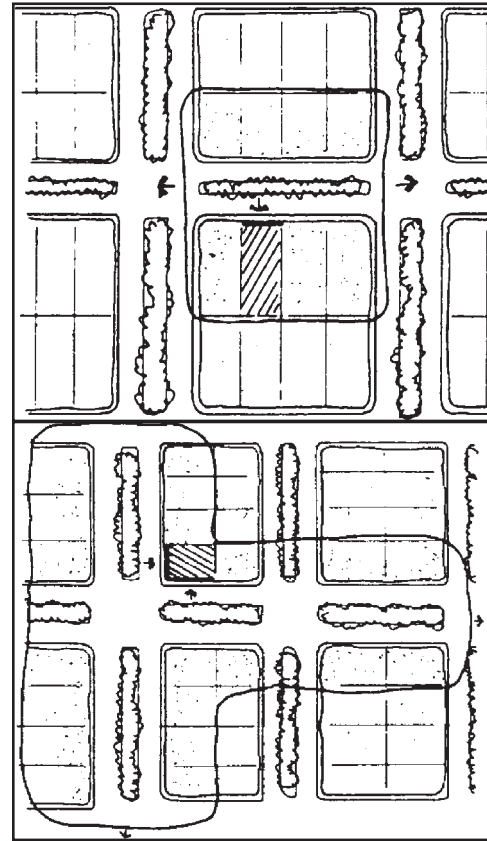
The individual residential landscapes in York, South Carolina are typically considered to be picturesque ("Of, or resembling, a picture" often referred to as "painterly" in aesthetic design – The American Heritage Dictionary). Aspects of this nature is seen with the groupings of shrubbery, trees and other plantings placed so as to promote a natural-like landscape for the associated residential property. Formal aspects of landscape design, such as brick paved walks, fountains and entrance features are also found within the city. These are also placed in a picturesque manner to promote the aesthetics of the residential property associated with it. All of this taken into account creates a park-like atmosphere for a passerby as the residential landscapes blend into one continuous flow of lawn to lawn broken informally by trees, shrubbery and plantings that work to enhance the "park-like" feel of the community. Many of the residential neighborhoods feature sidewalks on one side of the street to promote pedestrian activity that in turn promotes an open, friendly pedestrian environment when coupled with the residential landscaping. There are instances where picket fencing has been utilized in front yards, which would normally disrupt this open environment, but as these are kept low and to a minimum they still maintain a pedestrian-friendly feel.

The historic commercial buildings within the district, particularly along Congress Street, contribute greatly to the character of the district. This commercial landscape is pedestrian-friendly with the majority of commercial buildings served by sidewalks featuring benches and other humanizing and inviting amenities. If a commercial building does not front on the sidewalk, it is stepped back to allow for ease of dropping off shoppers. Depending on the project's location and the number of required parking spaces, on-street parking may be provided. Additional parking is typically located to the rear or side of a building.

The standards on the following pages are to be utilized by the HC for determining if landscaping and site planning involved with proposed new construction is appropriate to the district. Such projects will typically be components of new infill construction, therefore these standards should be utilized in conjunction with those found in *Chapter Five* through *Chapter Nine* as appropriate. In cases where only landscaping and site planning are involved these standards may be used exclusively.

4.2 Area of Influence

It is important that the character established by existing landscapes that are appropriate to the period of significance of the district be continued in new construction through appropriate setbacks, planting materials and landscape treatments. In order to determine the appropriate design for the landscaping of new construction, one must look at the district as a whole, as well as within a property's "Area of Influence." The Area of Influence is defined as the view shed from a particular site. Oftentimes there are established setbacks, plant materials and landscape treatments within the area of influence. Sometimes this is not the case and the district must be looked to as a whole when making decisions about such things.



Area of Influence: Each site within the district will have its own unique area of influence. Shown above are two suggested minimum areas that might be considered as an Area of Influence for a proposed project (hatched area). Neighboring buildings must be examined to determine the established architectural design elements and schemes.

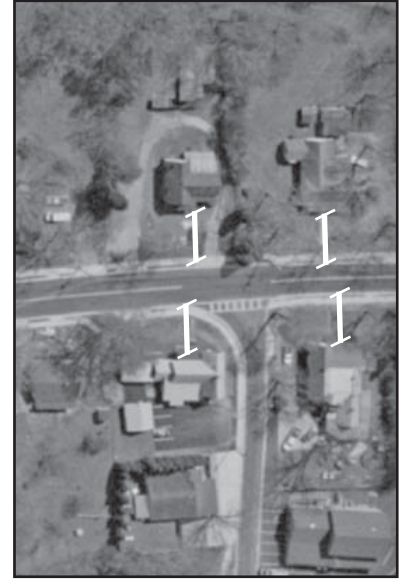


This aerial graphic depicts what the area of influence for the project site (dot) would be. An observer standing where the project site is would be able to view from that sight all the buildings and landscape that is within the dashed line. The arrows depict lines of sight that an observer would be able to see from the project site.

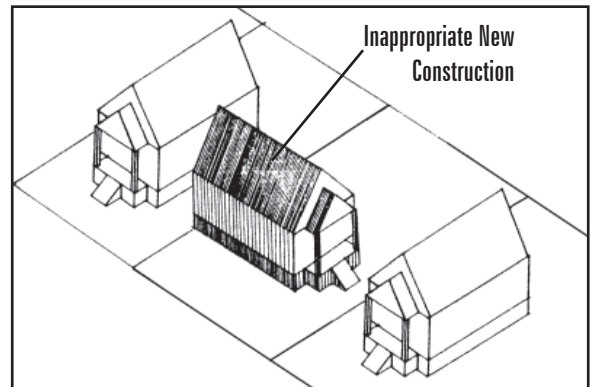
4.3 Residential

Refer to Section XII of the City of York *Zoning Ordinance* for further information regarding Landscaping Regulations set forth in the Zoning Ordinance.

- 4.3.01: Sidewalks shall be connected to adjacent sidewalks when present on adjacent properties in all new residential constructions for both individual residential infill units, as well as infill neighborhoods. An accessible walk from the residence to the public sidewalk is required.
- 4.3.02: Rear access shall be provided to townhouse and multifamily garages, single-family dwelling garages, and commercial loading and service areas, where such access is feasible.
- 4.3.03: The vertical or horizontal orientation and setback of a new building must be consistent, when possible, with the dominant pattern established within the area of influence.
- 4.3.04: Infill development will have the same orientation to the street as the majority of buildings within its area of influence.
- 4.3.05: All utilities will be placed underground from the main utilities service line.
- 4.3.06: No above ground retention, or detention, facilities for runoff are allowed. Such facilities that may be needed for a residential development shall be underground.
- 4.3.07: Existing historic landscape features must be retained and incorporated into the proposed landscape if they are in good repair. Landscape features may include wells, specimen trees, accessory buildings and significant vistas and views from adjacent public ways.
- 4.3.08: Fencing is permitted and encouraged along side and rear yards as long as the fencing is located behind the setback line established by the front facade of the house.
- 4.3.09: Fencing is permitted along front yards, and may not extend into the public right-of-way.
- 4.3.10: The height of fences and walls located between a building facade and a public right-of-way shall not exceed thirty-two (32) inches and in other areas shall not exceed six (6) feet.
- 4.3.11: No barbed wire, razor wire, chain link or similar fencing is permitted within the district.
- 4.3.12: Picket fencing (both metal and wooden, or of an appropriate substitute material - See 5.6 or 6.6) is appropriate to front yards and may be the only fencing utilized in a front yard. Shrubbery, planting beds and low retaining walls (less than two (2) feet) may be utilized with a fence in the front yard.
- 4.3.13: Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities by using accepted protection measures. It is especially critical to avoid compaction of the soil and loss of roots within the critical root zone of trees.
- 4.3.14: Parking is not appropriate within the planting strips and parks that border the district's streets. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.
- 4.3.15: It is not appropriate to remove healthy, mature trees.



This aerial photograph shows a typical residential setback, new infill construction must maintain established setbacks.



Building Orientation (above)- Inappropriate: This example shows a new building in violation of the established orientation to the street. The building is orientated for a side entry.



Picket styles (left to right): saxon, square, acorn, round, windsor and pointed.

- 4.3.16: Parking for residences is to be located to the rear of the property when feasible.
- 4.3.17: All parking will be properly maintained with directed and shielded lighting fixtures and all other considerations to make them safe and attractive.
- 4.3.18: Parking minimums and ratios shall comply with Section XI of the City of York *Zoning Ordinance*.
- 4.3.19: The planting of street trees on private property in new residential developments is encouraged when interference from utilities (above or below) prevent the planting of street trees on public right-of-way.
- 4.3.20: Whenever feasible alleys and other secondary road systems must be utilized to access auxiliary buildings, parking and garages.
- 4.3.21 Planting strips along sidewalks to buffer the sidewalk from the roadway are required. These planting strips provide a psychological feeling of protection for the pedestrian from vehicular traffic. They also provide the driver with a visually pleasing corridor.
- 4.3.22: Driveways may be placed in the following locations: 1) A direct line path from the public right-of-way to the garage entrance; 2) The use of a curvilinear drive through the front yard to the garage entrance; and 3) Semicircular drive with apex at entrance to residence. Limited parking spaces (2 - 3) is allowed other than the garage for parking of cars. These spaces will be placed in an unobtrusive manner off of either side of the driveway. The use of pea gravel, pavers and other pervious materials are encouraged.
- 4.3.23: Plants, trees and shrubs native to the northern region of South Carolina are encouraged when landscaping both individual infill construction as well as residential developments. Traditional plantings such as boxwoods, azaleas and dogwoods are also appropriate. For more information regarding what plantings are appropriate to the City of York, please refer to the [Recommended Plant Materials](#) List found on page 4-6 as well as the [Tree Selection](#) information compiled by the York Downtown Revitalization Committee along with the York Tree Commission found in the *Appendix*.



This contemporary fencing appropriately references traditional cast iron fencing and is an appropriate choice for a front yard.



This gate feature found within the local historic district is a character-defining landscape feature and any future improvements should not remove it.



These existing driveways utilize pea gravel and brick pavers as a finished surface. These are attractive and pervious materials compared to asphalt.

This residence features a brick paved walk from the main entrance that appropriately connects to the public sidewalk.



4.4 Nonresidential

Refer to Section XII of the City of York *Zoning Ordinance* for further information regarding Landscaping Regulations.

- 4.4.01: The orientation of a new building and its site placement must be consistent with the dominant pattern within the area of influence of the project.
- 4.4.02: The setback for nonresidential and mixed-use (defined in the *Glossary*) construction within the district shall have a setback sympathetic and concurrent with the neighboring extant buildings.
- 4.4.03: All new construction must maintain, or install, a sidewalk fronting the public right-of-way for both individual nonresidential infill units, as well as nonresidential developments.
- 4.4.04: Planting strips will be installed along the public right-of-way.
- 4.4.05: A safely accessible route from the City's sidewalk system to the main entrance of a building is required.
- 4.4.06: Historic paving and scoring patterns in sidewalks when present are to be preserved if feasible. New paving must be compatible with that established by city streetscape standards.
- 4.4.07: Plantings for the district will be plantings that were established in the district during its period of significance. These plant species include native plantings and other plantings that have adapted to the naturally occurring soil and climate and require less maintenance. For more information regarding what plantings are appropriate to the City of York, please refer to the [Recommended Plant Materials List](#) found on page 4-6 as well as the [Tree Selection](#) information compiled by the York Downtown Revitalization Committee along with the York Tree Commission found in the *Appendix*.
- 4.4.08: Existing historic landscape features will be retained and incorporated into the proposed landscape when feasible. Such features may include walls, specimen trees, fountains, historic concrete pathways and significant vistas and views.
- 4.4.09: Parking is not permitted within the planting strips and parks found within the district. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.
- 4.4.10: Surface parking areas in the district will be edged with plantings and/or hedges. This will help to buffer and screen these spaces as well as preserve visual edges.
- 4.4.11: A minimum of 10% of the interior parking area must be landscaped; this landscaping will be used to create interior planting islands to break up any large paved areas.
- 4.4.12: Parking minimums and ratios shall comply with existing City ordinances. Refer to the Section XI of the City of York *Zoning Ordinance*.
- 4.4.13: All commercial development abutting a residential use shall establish a landscaped buffer having a minimum horizontal dimension of fifteen (15) feet. If fifteen feet is not available this may be reduced to no less than five (5) feet.
- 4.4.14: Rear access and loading docks located to the rear of a building shall be provided to nonresidential service areas where such access is feasible.
- 4.4.15: New engineered structures (utilitarian structures that are not meant for habitation or used for commercial transactions), such as helipads, cell towers and utility towers, are not appropriate to the district. Such structures are permitted with the following conditions: 1) they must be attractively screened from all public rights-of-way by landscaping; and 2) sited in such a way that they impact the visual or audible character of the district as minimally as possible.



These trees were appropriately retained as this parking lot was developed. Mature landscaping must be retained whenever possible.



The new construction (center) is inappropriately orientated to the side, which is inconsistent with the adjacent buildings.



The above example depicts an appropriate new nonresidential construction for a downtown area where the established setback fronts on the public sidewalks.

4.4.1 Infill Development

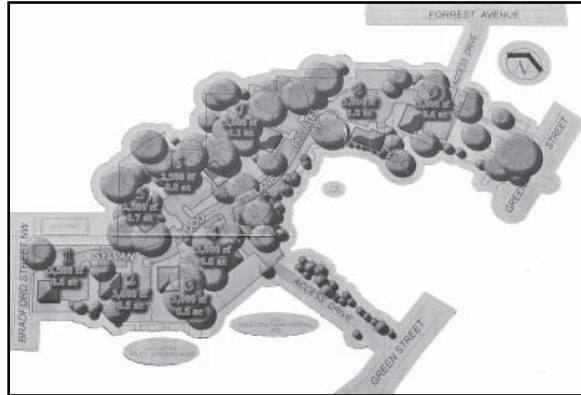
Infill development for a nonresidential development or a residential neighborhood within the district must be developed in a sensitive manner to its surroundings. The full range of property use permitted in the zoning ordinance applicable to the property is encouraged, such as mixed-use development (as defined in the *Glossary*) . Examples include permitted professional offices, small retail stores, etcetera with residential housing (lofts, apartments, condos and/or town homes). The HC will determine the acceptability of the proposed use with respect to compatibility with historical character of the neighborhood, zoning and the area of influence.

The HC does not determine zoning and is not responsible for regulating zoning. Their role in new construction is to ensure the compatibility of the design of this construction with that of the historic built environment and inherent character of the City of York. The applicant will have either conformed to the zoning of his property, or applied for and received a variance from the Board of Zoning Appeals, prior to going before the HC. The HC may recommend changes to the ordinance if they determine that zoning within the York Local Historic District is not compatible with their established goals.

- 4.4.1.01: Infill development within a residential neighborhood must feature residential characteristics.
- 4.4.1.02: Site design for planned developments as defined above, must create a “main-street” style with grouped buildings and streetscape treatments, rather than a strip of buildings organized in a linear fashion, when possible.
- 4.4.1.03: Sidewalks must be provided along the street, within the site and along primary building frontages connecting open spaces, buildings and parking lots with the existing sidewalk network found in York.
- 4.4.1.04: Decorative pedestrian-orientated site elements and streetscape elements must be used within developments to provide visual continuity and to define special purpose areas. Such streetscape elements include benches, crosswalks, variety of materials and street trees.
- 4.4.1.05: Parking lots must be divided into smaller parking areas by planted tree islands or other landscape treatments. A rule of thumb will be, trees planted within and on the periphery of parking lots must be of sufficient canopy to provide shade to pedestrians and vehicles at maturity.
- 4.4.1.06: The built portion of the development fronting on the public right-of-way shall be built to the setback established in 4.4.02.



This parking lot for a nonresidential building within a residential neighborhood has been appropriately screened from adjacent residences with shrubbery.



The Sylvan Woods development in Gainesville, Georgia is a unique infill development where the bulk of the lot is surrounded by residential and nonresidential development. The developer appropriately utilized the topography and existing vegetation with small foot print buildings utilizing residential scale for this development.



This development in Metro Atlanta utilizes a public square surrounded by a streetscape including sidewalks, planting strips and plantings to provide pedestrian scale and appeal. The condominiums that provide the conclusion of the vista from the public right-of-way and the town homes feature residential detailing that is appropriate for a residential for nonresidential and mixed use development in a residential neighborhood.

Recommended Height Planting Standards for Green Spaces:

- Overhead wires present - Small native trees
- Overhead wires absent - Large native hardwood trees

Recommended Width Planting Standards for Green Spaces:

Green Space Width

- 10 feet or greater
- 5 to 10 feet
- Less than 5 feet

Recommended Trees

- Large Deciduous Trees
- Medium Deciduous Trees
- Small Deciduous or Flowering Trees

4.5 Recommended Plant Materials List

FOUR

Botanical Name	Common Name	Historic Materials	Southeast Native	Aggressive Exotics
LARGE TREES				
Acer barbatum	Southern Sugar Maple	✓	✓	
Acer rubrum	Red Maple	✓	✓	
Acer saccharinum	Sugar Maple		✓	
Broussonetia Papyrifera	Paper Mulberry			✓
Cedrus deodara	Deodar Cedar	✓		
Chamaecypariss obtusa	Hinoki False Cypress	✓		
Fagus pendula	Weeping Beech	✓		
Fagus sylvatica atropunicea	Purple Beech	✓		
Ginkgo biloba	Ginkgo	✓		
Gleditsia triacanthos	Honey Locust		✓	
Halesia diptera	Silverbell		✓	
Juniperus virginiana	Red Cedar		✓	
Liquidambar styraciflua	Sweet Gum	✓	✓	
Liriodendron tulipifera	Tulip Tree	✓	✓	
Magnolia Fraseri	Frazer's Magnolia		✓	
Magnolia grandiflora	Southern Magnolia	✓	✓	
Magnolia macrophylla	Large-leaf Magnolia		✓	
Paulownia imperialis	Paulownia	✓		✓
Platanus occidentalis	Sycamore		✓	
Quercus alba	White Oak		✓	
Quercus coccinea	Scarlet Oak	✓	✓	
Quercus nigra	Water Oak	✓	✓	
Quercus phellos	Willow Oak	✓	✓	
Quercus phellos Darlingtoniana	Darlington Oak		✓	
Quercus velutina	Black Oak		✓	
Robina pseudacacia	Yellow Locust		✓	
Salix alba	White Willow		✓	
Salix babylonica	Weeping Willow	✓		
Staphylea trifoliata	Tree-leaf Bladdernut Tree		✓	
Stuartia pentagyna	Mountain Stewartia		✓	
Styrax americanum	American Storax		✓	
Styrax grandiflora	Large-leaf Storax		✓	
Thuja occidentalis	American Arbor Vitae	✓		
Tsuga canadensis	Hemlock	✓	✓	

Ulmus alata	American Elm		✓	
Botanical Name	Common Name	Historic Materials	Southeast Native	Aggressive Exotics
LARGE TREES CONTINUED				
Ulmus parviflora	Chinese Elm	✓		
Zelkova serrata	Japanese Zelkova	✓		
SMALL TREES				
Acer palmatum	Japanese Maple	✓		
Cercis canadensis	Redbud	✓	✓	
Chionanthus virginica	White Fringe		✓	
Cornus florida	Dogwood	✓	✓	
Coruns kousa	Japanese Dogwood	✓		
Cotinus americanus	Smoke Tree	✓	✓	
Lagerstroemia indica	Crape Myrtle	✓		
Magnolia glauca (virginiana)	Sweetbay		✓	
Magnolia soulangeana	Saucer Magnolia	✓		
Malus floribunda	Japanese Flowering Crabapple	✓		
Malus sargentii	Sargent Crabapple	✓		
Oxydendron arboreum	Sourwood		✓	
Prunus caroliniana	Mock Cherry		✓	
SHRUBS				
Abelia grandiflora	Glossy Abelia	✓		
Acuba japonica	Japanese Acuba	✓		
Buxus sempervirens	Common Box	✓		
Buxus suffruticosa	Common Box	✓		
Calycanthus floridus	Sweet Shrub		✓	
Camellia japonica	Camellia	✓		
Camellia sasanqua	Fall Blooming Camellia	✓		
Camellia sinensis	Tea Plant	✓		
Cephalanthus occidentalis	Button-bush		✓	
Clerodendron trichotomun	Clerodendron			
Clethera alnifolia	White Alder		✓	
Cleyera japonica	Cleyera	✓		
Corylus americana	American Hazelnut		✓	
Cytisus scoparius	Scotch Broom	✓		
Deutzia gracilis	Slender Deutzia	✓		
Diervilla amabilis	Weigelia	✓		
Eleagnus pungens	Wild Olive/Thorny Eleagnus	✓		
Euonymous japonicus	Japanese Euonymous	✓		
Forsythia suspensa	Forsythia	✓		
Gardenia jasminoides	Gardenia	✓		
Gordonia pubescens	Altamaha Gordonia		✓	
Hibiscus syriacus	Shrubby Althaea	✓		
Hydrangea arborescens	Wild Hydrangea		✓	
Hydrangea quercifolia	Oak-leaved Hydrangea	✓	✓	
Ilex cornuta	Holly	✓		
Ilex crenata	Japanese holly	✓		
Ilex dahoon	Dahoon Holly		✓	

Ilex glabra	Inkberry		✓	
Ilex myrtifolia	(Dahoon) Holly		✓	
Botanical Name	Common Name	Historic Materials	Southeast Native	Aggressive Exotics
SHRUBS CONTINUED				
Ilex opaca	American Holly		✓	
Illicium anisatum	Anise Tree	✓		
Jasminum nudiflorum	Winter Jasmine	✓		
Kerria japonica	Kerria	✓		
Laurus nobilis	Common English Laurel	✓		
Ligustrum chinense	Privet	✓		✓
Ligustrum japonica	Wax Leaf Ligustrum	✓		
Ligustrum lucidum	Privet	✓		✓
Lindera melissaefolia	Spice Bush		✓	
Lonicera fragrantissima	Fragrant Honeysuckle	✓		✓
Lonicera fragrantissima	Winter Honeysuckle	✓		
Mahonia aquifolia	Mahonia	✓		✓
Mahonia beali	Leatherleaf Mahonia	✓		✓
Michelia figo	Banana Shrub	✓		
Myrica pumilla	Dwarf Myrtle		✓	
Nandina domestica	Nandina	✓		
Neviusia alabamensis	Snow Wreath		✓	
Osmanthus fragrans	Tea Olive	✓		
Osmanthus ilicifolius	Holly-leaf Osmanthus	✓		
Peegee hydrangea	Hydrangea Grandiflora	✓		
Philadelphus coronarius	Mock Orange	✓		
Prunus laurocerasus	English Laurel	✓		
Pyracantha coccinea	Firethorn	✓		
Spiraea vanhouttei	Vanhoutte Spirea	✓		
Spirea pruniflora	Bridal Wreath	✓		
Spirea thunbergia	Thunberg Spirea	✓		
Spirea vanhouttei	Vanhoutte Spirea	✓		
Syringa lacinata	Cutleaf Lilac	✓		
Vaccinium arboreum	Farkleberry		✓	
Weigela species	Weigela	✓		
ANNUALS/PERENNIALS				
Ageratum houstonianum	Mexican Ageratum	✓		
Calendula officinalis	Pot Marigold	✓		
Canna hybrids	Canna	✓	✓	
Centaurea gymnocarpa	Dusty Miller	✓		
Chrysanthemum hybrids	Chrysanthemum	✓		
Chrysanthemum superbium	Shasta Daisy	✓		
Chrysanthemum leucanthemum	Daisy	✓		
Coleus hybrids	Coleus	✓		
Dahlia hybrids	Dahlia	✓		
Echinacea purpurea	Purple Cone Flower	✓	✓	
Hosta plantaginea	Hosta	✓		
Hosta species	Plantain Lily	✓		
Iris germanica	Bearded/German Iris	✓		

Iris kaempferi	Japanese Iris	✓		
Oenothera biennis	Evening Primrose	✓	✓	
Oenothera fruticosa	Sundrops	✓		
Botanical Name	Common Name	Historic Materials	Southeast Native	Aggressive Exotics
ANNUALS/PERENNIALS CONTINUED				
Paeonia species	Peony	✓		
Peony lactiflora	Peony	✓		
Petunia hybrida	Petunia	✓		
Petunia multiflora	Petunia	✓		
Phlox subulata	Thrift	✓		
Platycodon grandiflorum	Balloon Flower	✓		
Salvia splendens	Scarlet Sage	✓		
Stokesa laevis	Stokes' Aster	✓	✓	
Tropaeolum majus	Nasturtium	✓		
Verbena canadensis	Verbena	✓	✓	
Vinca rosea	Madagascar Periwinkle	✓		
Viola odorata	Sweet Violet	✓		
Viola tricolor hortensis	Pansy	✓		
Zinnia elegans	Small Flowered Zinnia	✓		
VINES/GROUND COVERS				
Clematis jackmanii	Jackman Clematis	✓		
Clematis paniculata	Sweet Autumn Clematis	✓		
Euonymus fortunei vegetus	Bigleaf Wintercreeper	✓		✓
Gelsemium sempervirens	Yellow Jessamine	✓	✓	
Hedera helix	English Ivy	✓		✓
Ipomoea purpurea	Morning Glory	✓		
Lonicera japonica	Japanese Honeysuckle	✓		✓
Parthenocissus quinquefolia	Virginia Creeper	✓	✓	
Parthenocissus tricuspidata	Boston Ivy	✓		
Rosa banksiae	Banks Rose	✓		
Smilax lanceolata	Smilax	✓		
Trachelospermum jasminoides	Star Jasmine	✓		
Wisteria sinensis	Chinese Wisteria	✓		✓

CHAPTER FIVE: NEW RESIDENTIAL CONSTRUCTION DESIGN STANDARDS

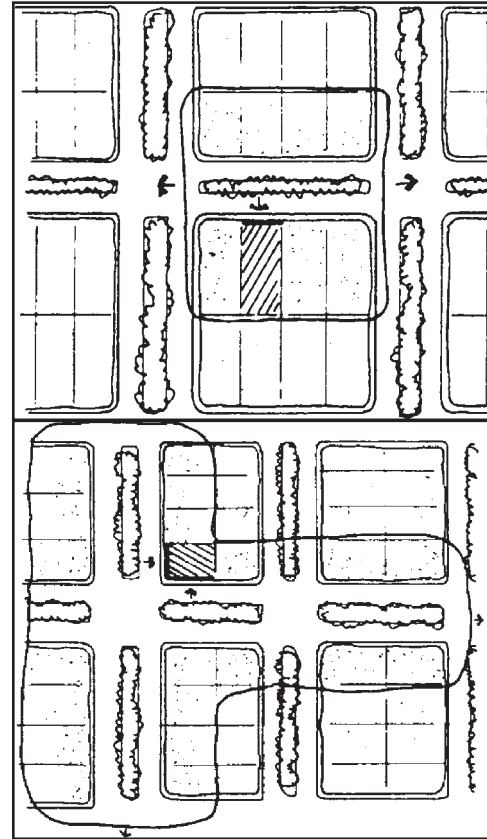
5.1 Introduction

The following standards apply to all new residential construction (also known as residential infill construction) to be built within the *York Local Historic District* (referred to as the district). This district may be edited and expanded through the appropriate process; a current map of this district is included on page 3-1. This district includes over 180 structures comprising the significant downtown commercial and residential areas of the City of York. The district has a period of significance from the 1700s to the early twentieth century. This period encompasses a variety of significant building styles and types, as well as character-defining commercial, industrial and domestic construction unique to the City of York. Within each subsection of this chapter are standards that when followed will encourage new residential construction in keeping with the City of York's historic and cultural heritage, as well as smart growth strategies. Multi-family developments are considered nonresidential construction and must follow the standards set forth in *Chapter Six: New Nonresidential Construction Design Standards*.

Any property owner or occupant wishing to construct a new residential building within the district must submit the project to the York Historical Commission (HC) for review, comment and approval resulting in a Certificate of Appropriateness (COA). If the HC finds the project in keeping with the historic identity and vision for York, the project is approved and the applicant may apply for the appropriate permits to proceed with the project. If the HC finds that project is not in keeping with the character and vision of the district, the project is denied a COA and can not continue with permitting. The applicant may revise and resubmit his application, and the HC may offer comments to the applicant for this resubmittal. An applicant may appeal denial of his COA to Circuit Court if they feel that the HC was unfounded in their decision.

5.2 Area of Influence

It is important that the character established by existing buildings be continued in new construction through appropriate massing, scale, and building form. In order to determine the appropriate design and appearance of new construction, one must look at the district as a whole, as well as within a property's "Area of Influence." The Area of Influence is defined as the view shed from a particular site. Oftentimes there are established design details, materials, and scale within the area of influence. Sometimes this is not the case and the district must be looked to as a whole when making decisions about such things. The following standards will provide an applicant with what details, proportions, massing, scale and setbacks are appropriate to the district.



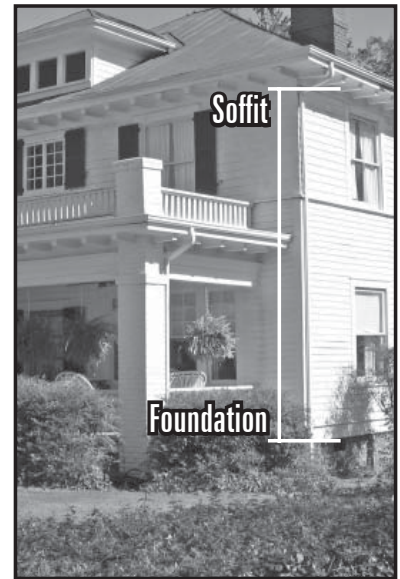
Area of Influence: Each site within the district will have its own unique area of influence. Shown above are two suggested minimum areas that might be considered as an Area of Influence for a proposed project (hatched area). Neighboring buildings must be examined to determine the established architectural design elements and schemes.



This aerial graphic depicts what the area of influence for the project site (dot) would be. An observer standing where the project site is would be able to view from that sight all the buildings and landscape that is within the dashed line. The arrows depict lines of sight that an observer would be able to see from the project site.

5.3 Building Mass, Scale & Form

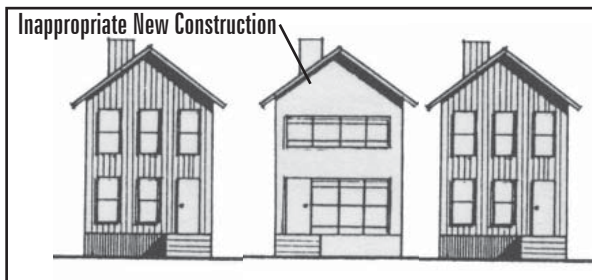
- 5.3.01: New residential structures must be compatible with surrounding buildings in terms of form, scale, height, massing, proportion and roof shape. No structure may exceed the height of an adjacent structure by more than one floor.
- 5.3.02: The width of a residence may not exceed two and one-half (2.5) times the height of the building.
- 5.3.03: New residential structures must be a minimum of two (2) rooms deep.
- 5.3.04: One-story buildings shall have a minimum height of 16-feet. No structure may exceed 35-feet in height per Section X of the City of York *Zoning Ordinance*.
- 5.3.05: New residential structures shall not exceed three (3) stories in height.
- 5.3.06: New residential structures are required to have foundation heights consistent with adjacent structures. If there is no clear consistency then the foundation height will be at least one (1) foot above grade. No structure will be constructed at grade.
- 5.3.07: Foundation levels on residential architecture will be defined through the use of belt courses or similar divisions.
- 5.3.08: New residential structures will have foundation-to-soffit heights compatible (within 10%) of adjacent historic structures, see example (top, right).
- 5.3.09: New residential structures will utilize the same rhythm of window and door openings as that found on adjacent residential structures.



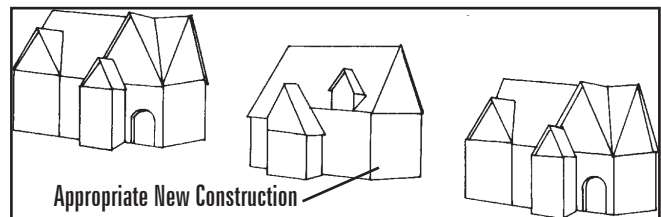
This example depicts the foundation-to-soffit height discussed in 5.3.08.



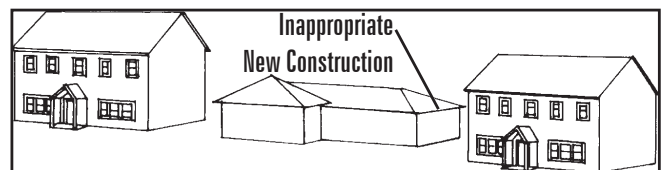
The modern styled residence (above middle) would not be appropriate in massing, scale, form and directional emphasis if it were to be built in an area where the residences are one-story cottages (left and right).



The new construction above is inappropriate to the district as it does not use the same rhythm of window and door openings as the other residences on the street.



This new residential construction is appropriate in massing and scale to the existing residences on either side.



The massing and scale of this new construction is inappropriate to the residences on either side, and the new construction is in violation of standard 5.3.02.

5.4 Roofs

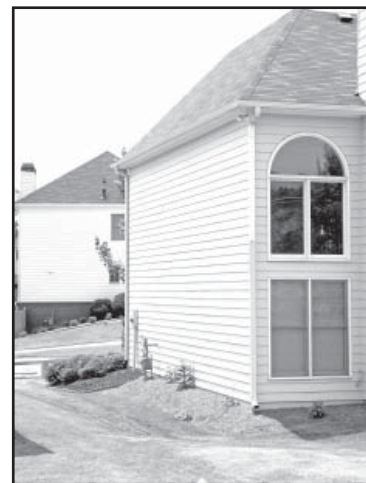
- 5.4.01: Traditional styles of pitched roofs are required. The minimum roof pitch for a gabled roof is 6:12 with a maximum roof pitch of 12:12.
- 5.4.02: Dormers must be of the same roof type as the main roof of the residence, or may be shed-roofed.
- 5.4.03: Flat roofs are not appropriate for a residence in the district.
- 5.4.04: Roofing materials utilized in the district must be similar to that which is already established. For example metal standing seam; shingles, tile, and wood shake.
- 5.4.05: All residential construction shall feature a roof overhang not to be less than six (6) inches or more than twenty-four (24) inches. A mansard roof is not subject to this standard.



Depicted above are traditional roof types that are appropriate to the City of York.

5.5 Exterior Walls

- 5.5.01: Residential construction should typically feature siding, though other materials such as brick masonry are acceptable. Refer to section 5.6 for other acceptable material choices.
- 5.5.02: The use of a variety of materials (clapboard, brick and shingle cladding) is encouraged as it will create architectural interest within the district.
- 5.5.03: All facades of a new construction (including those not seen from the public right-of-way) will contain uniformity in use of materials. The use of architectural materials (e.g. masonry) only on the front elevation of a residence is prohibited.
- 5.5.04: The façade of a building facing or visible from public right-of-ways will contain a combination of architectural treatments, windows, and/or doors so that an unarticulated surface will not have a vertical or horizontal dimension greater than twenty (20) feet.
- 5.5.05: "Blank facades" that do not feature windows, doors or architectural treatments are strictly prohibited from the district.
- 5.5.06: The reveal (exposed portion) of siding will be a minimum of four (4) inches and shall not exceed six (6) inches.
- 5.5.07: The width and depth of corner boards, as well as window and door casings, shall be that of the siding reveal.



"Blank facades" are facades with no windows, doors, or architectural treatments. These facades are not permitted in the district.



This newly-constructed residence in Norcross, Georgia utilizes both hardiplank siding and cedar shingles to create architectural interest. The use of a variety of materials in new construction is encouraged.

5.6 Building Materials

Materials chosen for the exterior of a building are a significant component in the appearance and “feel” of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. The longevity of wood can be increased with back priming, as well as periodic repair and repainting - keeping it free from moisture. No single material is truly “maintenance free” no matter what the manufacturer may claim.

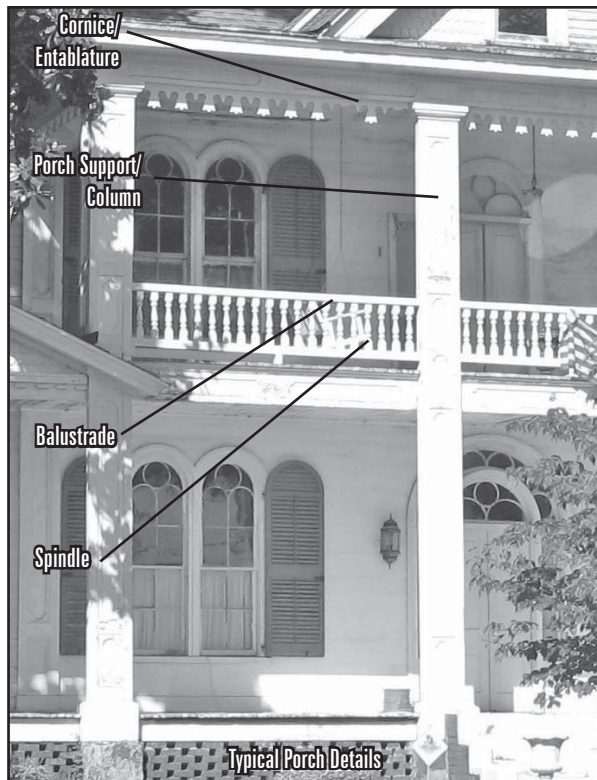
As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the district as long as they can meet or exceed the performance and appearance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well-known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer, referred to as EIFS systems) are a material finish that must be applied carefully and by a knowledgeable professional to ensure durability of this material.

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- 5.6.01: Building materials will be properly detailed to provide proper drainage so that water does not accumulate on flat areas or decorative crevices. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.
- 5.6.02: Alternative building materials approved through the design review process include, but are not limited to, composite materials such as hardiplank siding. Seek guidance from the HC staff prior to considering any alternative material. To evaluate such materials the HC must determine if the alternative material meets the following standards:
 - 1) has physical properties (texture, color, dimensions) similar to those of traditional building materials, or that it will be installed in a manner that tolerates differences;
 - 2) at least meet similar performance expectations as those of traditional building materials; and
 - 3) be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing.If an alternative material meets these required standards it may be used within the district.
- 5.6.03: Various stucco finishing systems that are not directly applied to a masonry surface, as would have been the case traditionally, must meet the criteria set forth in standard 5.6.02 and ensure that: 1) that the stucco finish does not come in contact with the ground or pooled water; 2) is appropriately reinforced to withstand the impact caused from day-to-day property maintenance that might cause abrasion or chipping of the stucco finish. The installer of this stucco system must be licensed by the manufacturer, or an accredited organization, such as the EIMA (EIFS Industry Members Association).
- 5.6.04: Painting a material that is not intended to be painted, such as brick, marble and granite, etcetera creates undue maintenance. The paint removal process is detrimental to the material’s structural and visual integrity, and the material will need to be painted periodically as part of maintenance. The only time this is appropriate is if the applicant can convince the HC that the material must be painted to ensure against undue moisture penetration of the material. Refer to section 9.3 *Paint Color*.
- 5.6.05: Permitted building materials include: Brick, Concrete Block that is scored or textured, Wood siding, Wooden shingles and Hardiplank.
- 5.6.06: Building materials that are prohibited include, but are not limited to, plain concrete block, mirrored glass, metal siding, vinyl siding, faux veneer panels (such as brick and asphalt shingles), dryvit, and plywood.

5.7 Porches & Entrances

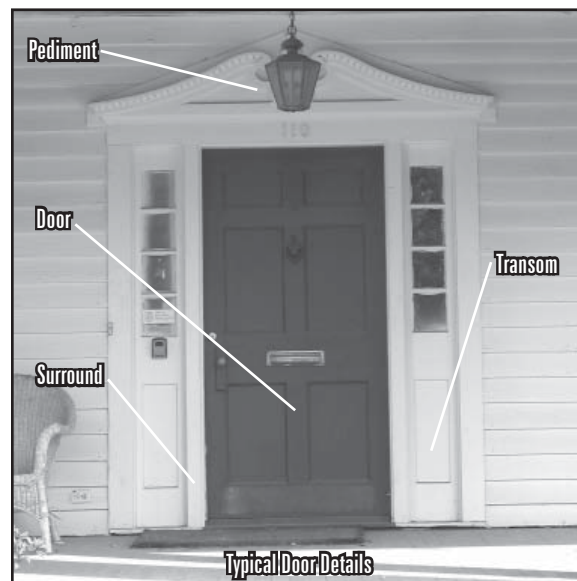
- 5.7.01: Porches, stoops and verandahs must be integrated in some way in all new residential construction.
- 5.7.02: Front porches, verandahs and terraces must be at least six (6) feet deep to accommodate porch furniture as well as the passage of one person.
- 5.7.03: The primary entrance to a residence must utilize an entrance feature, such as a stoop, verandah, porch, or terrace. These features help identify the entrance as the main entry to the residence.
- 5.7.04: It is not appropriate to use any material that does not provide a “traditional” balustrade look to a porch, for example lattice is not an appropriate balustrade material.
- 5.7.05: Appropriate porch supports will be of “traditional” design, such as square, round, turned, tapered porch supports. A pier base may be utilized with a porch support and will be made of an approved building material.
- 5.7.06: In the district porches, and similar constructions, must be made out of wood, or other appropriate material. Only terraces may feature a masonry floor (brick, stone or concrete).
- 5.7.07: If a balustrade is utilized on a porch it must feature spindles, or balusters.



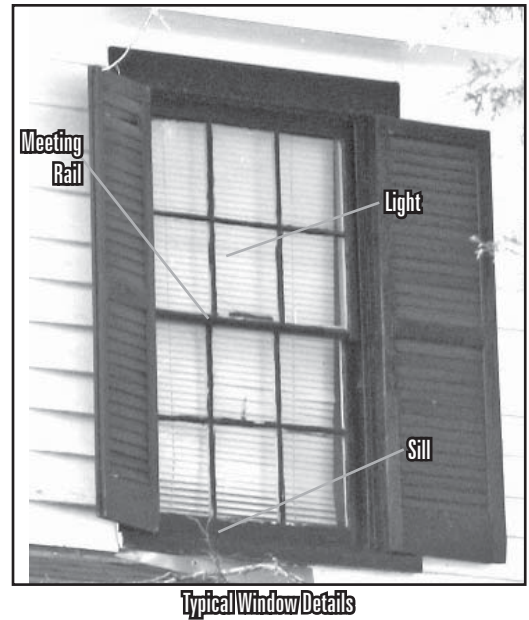
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5.8 Doors & Windows

- 5.8.01: Door styles will correspond with those found within the area of influence. Contemporary single pane, paired and paneled doors are also permitted.
- 5.8.02: Doors for residential buildings will be residential in nature. No commercial style doors are permitted on residential buildings.
- 5.8.03: Sidelights, transoms, fanlights and other such decorative windows are encouraged as long as they are appropriately scaled to the facade.
- 5.8.04: Windows will be compatible with those found in the district, taking into consideration number of panes and trim styles.
- 5.8.05: Window divisions that are appropriate, and permitted, within the district included but not limited to: one-over-one, two-over-two, three-over-one, four-over-one, six-over-six, and six-over-one light double hung windows.
- 5.8.06: Snap-in grids for windows are not permitted within the district. Light divisions are to be built in and not removable. They will be of adequate depth to convey the proper effect of muntins and mullions.
- 5.8.07: Windows must be double hung sash or casement windows, that are finished on the exterior with wood, exceptions provided through the design review process. This wood exterior must be appropriately painted or stained.
- 5.8.08: The use of “architectural” (multi-light windows) windows selectively and one-over-one light double hung windows on the remainder of the facades is allowed with the following standards:
 - 1) The front facade will feature the architectural windows.
 - 2) One-over-one light double hung windows must be placed in such a way that they are not visible from the view shed of the public right-of-way and end at an architectural return (refer to *Glossary*).



- 5.8.09: Shutters will be operable and all shutters must be appropriately scaled to cover the window opening.
- 5.8.10: Shutters will be of louvered, or appropriate paneled construction and painted. No unpainted shutters, or factory finished shutters are allowed.
- 5.8.11: Large expanses of fixed windows are not permitted unless it is deemed by the HC to be integral to the design of the residence.
- 5.8.12: Convex or bubble skylights are not permitted where they will be visible from the primary street frontage.
- 5.8.13: Awning materials for windows may be canvas, vinyl coated canvas, or metal.
- 5.8.14: Awnings must be appropriately scaled and shaped to properly fit around the window that they are shading. For example, round awnings are not appropriate for a square window opening. Awnings may not extend more than three (3) feet from the facade of the building.



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Most residential windows in the district are multi-light or one-over-one light windows like the ones above. Floor-to-ceiling windows are found sparsely throughout the district.

5.9 Architectural Details

- 5.9.01: Architectural details for new construction must be details that would be found within the period of significance of the district. If possible architectural features must be chosen from within the area of influence of a project.
- 5.9.02: Architectural features must promote architectural interest but must be in proportion to the size and scale of the facade. Details must not overwhelm a facade.
- 5.9.03: Appropriate architectural features to this district include, but are not limited to: bay windows, bay projections, rear projecting ells, decorative shingle treatments, knee brackets, lookouts, dormers, entablatures, decorative banding, corner boards, recessed entries, projected entries, double verandahs, porticos, balconies, patterned shingles and chimneys.
- 5.9.04: Architectural details will use the same proportion, scale and detailing as the historic precedents found within the district.

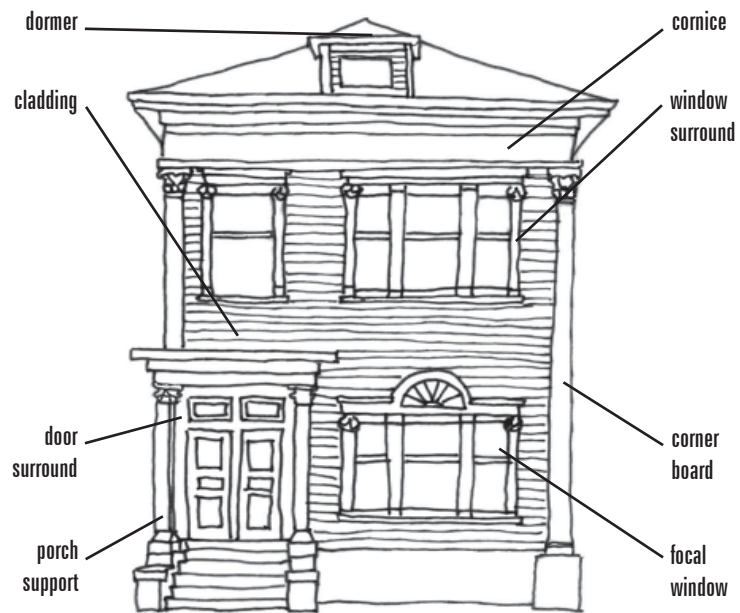


This newly-constructed residence in Georgia has a stone veneer foundation on the front facade, and then a brick foundation veneer on the rear and side facades. It is not appropriate for such joints to be seen from the public right-of-way (standard 5.9.05).

5.9.05: All detailing of architectural elements and materials will be undertaken so that joints of dissimilar materials are kept to a minimum and are not seen from the public right-of-way. The use of different material accents is appropriate to the district, but must be done in such a way that it is incorporated into the overall design of the structure.

5.9.06: Chimneys may not appear to be cantilevered. All chimneys will feature a base integrated into the foundation, like traditional chimneys. Chimneys must be clad in a form of approved masonry, all other materials will be reviewed on a case-by-case basis by the HC. Siding of any nature (specifically horizontal siding, board and batten siding and vertical siding) is prohibited from being utilized as cladding for a chimney.

5.9.07: Flues for fireplaces, wood stoves and other such apparatus must vent through a roof of the dwelling. They are not allowed to protrude through an vertical facade.



Typical Architectural Details

These chimney examples are not appropriate to the City of York as they are clad in siding. Furthermore, the left example is cantilevered which is not a traditional practice for chimney construction and is not in-keeping with the City of York.



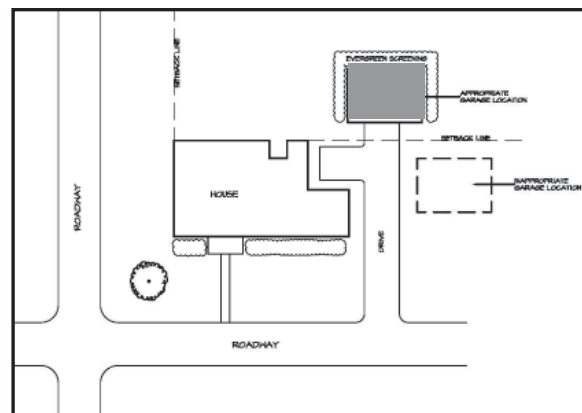
5.10 Garages & Accessory Structures

5.10.01: Detached garages, carports and other accessory structures will be located to the rear or side of a residence utilizing setbacks established in the Zoning Ordinance. Such structures may not block the view of the residence. When located to the side of a residence they must be offset from the rear facade, see sketch to right.

5.10.02: Detached garages and other accessory structures will be similar in appearance utilizing the same materials, windows and door treatments as that of the main structure.

5.10.03: New construction with integral garages will not be permitted.

5.10.04: Swimming pools, and other recreation-related features, are to be buffered from view from the public right-of-way and should create a minimum visual impact.



The sketch above depicts the appropriate relationship between a house and its garage (shaded). The dashed outline on the sketch would be an inappropriate location of the garage.

- 5.10.05: Exterior stairs for single family residences must be located to the rear (preferably) or side facades. Only if this is not feasible may they be located on the front facade. Such structures must be detailed similar to the porches found on the residential construction.
- 5.10.06: New accessory buildings that are under 144 SF and one (1) story in height must refer to Section 1.2 of this document and shall also meet these conditions:
- 1) Must be clad in an approved material, refer to section 5.6 of this document,
 - 2) Must feature traditional building elements,
 - 3) Must be placed to the rear and may not exceed the main house in height, and
 - 4) Must have comparable roof pitch to the main house.

5.11 Mechanical Systems & Service Areas

5.11.01: Movable accessory site features (trash receptacles, recycle bins, etcetera) must be screened from view from the public right-of-way by placement to the rear or side of the main structure. Fencing, vegetation, or a combination of the two may be used to screen these features.

5.11.02 Mechanical systems (HVAC, utility boxes) located on the ground will be completely screened using approved fencing or natural-looking landscape screening.

5.11.03: Satellite dishes and other antennae are to be located unobtrusively to the side or rear of the building. They must be screened by landscaping or building placement from view from the public right-of-way whenever possible.

5.10.04: The primary facade of a building may not be disrupted by the addition of window air conditioner units, or box fans. These units may be placed at the rear or side facades of a building.



This HVAC unit found off of Congress Street has been screened by an architecturally attractive lattice fence. This is an appropriate solution to utilize when screening such mechanical services. This example also utilizes plantings that when mature and in season will further screen this HVAC unit.

5.12 Lighting

- 5.12.01: It is not appropriate to introduce period lighting fixtures from an era that predates the period of significance of the district.
- 5.12.02: Lighting for residential development must be appropriately scaled and influenced by the architectural style of the building on which it will be located.
- 5.12.03: Pendent, and lantern-like lighting fixtures are appropriate to the district. For examples of appropriate lighting, see the bottom of the page.

Pendent and other lantern-like lighting is appropriate to residential architecture within the district. Scale is of primary concern when choosing lighting for a residential building.



The following light fixtures are examples of fixtures that are appropriate for use within the district. Fixtures that are similar and in-keeping with the predominate architectural styles listed in *Chapter Three* are also appropriate to the district.



CHAPTER SIX: NEW NONRESIDENTIAL CONSTRUCTION DESIGN STANDARDS

6.1 Introduction

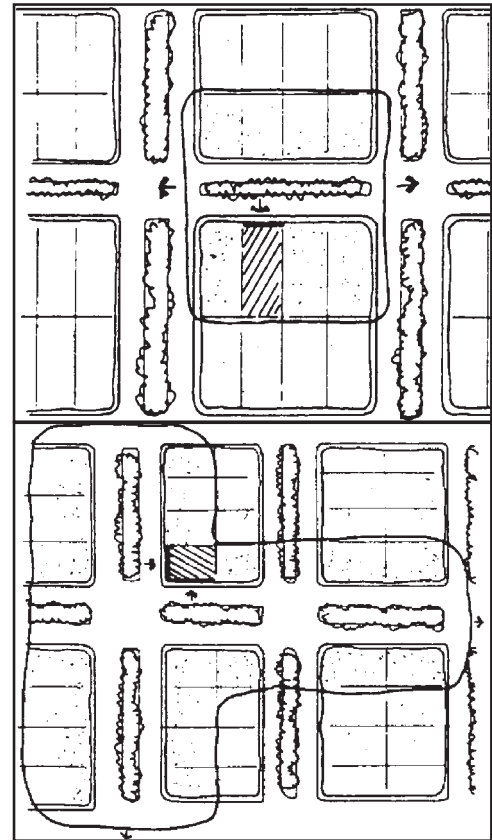
The following standards apply to all new nonresidential construction (also known as nonresidential infill construction), which includes multi-family and mixed-use developments to be built within the *York Local Historic District*. Mixed-use developments are defined as a combination of residential and nonresidential uses within the same building or complex of buildings within a planned development. The York Local Historic District has a period of significance from the 1700s to the early twentieth century. This period encompasses a variety of significant building styles and types, as well as character-defining commercial, industrial and domestic construction unique to the City of York. Within each subsection of this chapter are standards that when followed will encourage new nonresidential construction in keeping with the City of York's historic and cultural heritage, as well as smart growth strategies. Projects in this district must keep the following in mind while design their project:

- Respect of the character-defining features of the York Historic District
- Continuity between the new construction, the district as a whole and the buildings found within its area of influence
- Continuation of the streetscape patterns that are part of the character and identity of the area of influence.

Any property owner or occupant wishing to construct a new nonresidential building within the *York Local Historic District* (referred to as the "district") must submit the project to the York Historical Commission (HC) for review, comment and a Certificate of Appropriateness (COA) regarding the project's impact on the historic and cultural character of the district. If the HC finds the project in keeping with the historic identity and vision for York, the project is approved and the applicant may apply for the appropriate permits to proceed with the project. If the HC finds that project is not in keeping with the character and vision of the district, the project is denied a COA and can not continue with permitting. The applicant may revise and resubmit his application, and the HC may offer comments to the applicant for this resubmittal. An applicant may appeal denial of his COA to Circuit Court if they feel that the HC was unfounded in their decision.

6.2 Area of Influence

It is important that the character established by existing buildings be continued in new construction through appropriate massing, scale, and building form. In order to determine the appropriate design and appearance of new construction, one must look at the district as a whole, as well as within a property's "Area of Influence." The Area of Influence is defined as the view shed from a particular site. Oftentimes there are established design details, materials, and scale within the area of influence. Sometimes this is not the case and the district must be looked to as a whole when making decisions about such things. The following standards will provide an applicant with what details, proportions, massing, scale and setbacks are appropriate to the district.



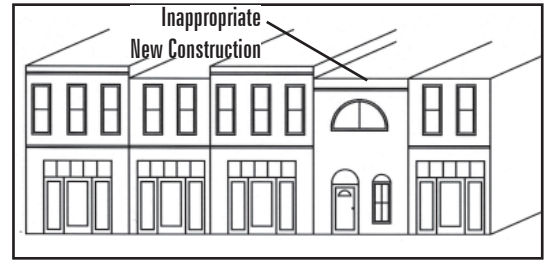
Area of Influence: Each site within the district will have its own unique area of influence. Shown above are two suggested minimum areas that might be considered as an Area of Influence for a proposed project (hatched area). Neighboring buildings must be examined to determine the established architectural design elements and schemes.



This aerial graphic depicts what the area of influence for the project site (dot) would be. An observer standing where the project site is would be able to view from that sight all the buildings and landscape that is within the dashed line. The arrows depict lines of sight that an observer would be able to see from the project site.

6.3 Building Mass, Scale & Form

- 6.3.01: New buildings will be compatible with surrounding buildings in terms of form, scale, height, massing, proportion and roof shape.
- 6.3.02: New nonresidential structures will have the same height on the front facade from the ground line to the top of the roof, or parapet wall.
- 6.3.03: Mixed use, and nonresidential construction in nonresidential character areas shall not exceed three (3) stories in height; and mixed use and nonresidential construction in residential character areas shall not exceed two (2) stories in height.
- 6.3.04: New construction shall front on the primary public right-of-way.
- 6.3.05: Nonresidential and mixed-use (defined on page 6-1 and in *Glossary*) infill development that is found in a residential neighborhood (defined by the HC) that features attached living/working units must utilize a minimum of eight (8) feet to a maximum of twelve (12) feet setback along exterior walls every thirty (30) feet. The architectural details and features that are found on the development must be chosen from the residential housing stock within the district and utilized to integrate the development into the surrounding residential neighborhood. The development must be in-keeping with the scale of residential architecture within the district.
- 6.3.06: Nonresidential and mixed-use infill development that is found in a residential neighborhood (defined by the HC) that features detached living/working units must be broken into buildings that are no smaller than 1,500 SF and no larger than 2,500 SF per floor. The architectural details and features that are found on the development must be chosen from the residential housing stock within the district and utilized to integrate the development into the surrounding residential neighborhood.
- 6.3.07: All nonresidential and mixed-use construction within a residential neighborhood (as defined by the HC) must utilize an entry porch feature and shall conform to standard 5.3.08.
- 6.3.08: One-story buildings shall have a minimum height of 16-feet. No structure may exceed 35-feet in height per Section X of the City of York *Zoning Ordinance*.
- 6.3.09: New nonresidential structures will utilize the same rhythm of window and door openings as that found on adjacent residential structures.



The above new construction does not utilize the fenestration, massing and rhythm of windows and doors that is used by the buildings within its area of influence. Windows and doors must be the same shape on a new building as they are within their area of influence, and must utilize the same rhythm and scale.



The above new construction is out of scale to the adjacent two story constructions.



This sketch depicts multi-story development that is high density and mixed-use with commercial storefronts on the first floor with offices, or apartments on the second floor. The character of this building is appropriate for the historic commercial core of the district.

6.4 Roofs

- 6.4.01: New structures must have roof forms and orientation consistent with buildings within its area of influence. The use of flat, shed and low-pitched roofs hidden by a parapet wall are appropriate for nonresidential construction that is not found in a residential neighborhood. New nonresidential construction found in a residential neighborhood must utilize residential roof forms (refer to 5.4 of this document) when feasible.
- 6.4.02: Roof parapets shall be designed to provide visual diversity. Parapets shall include architectural features at least every 100 linear feet. The minimum height of design features shall be one foot and may be provided in height offset or façade projections such as porticoes, towers, or gable features.
- 6.4.03: All rooftop mounted HVAC and similar equipment shall be screened from view from the public right-of-way by a parapet, other approved architectural features, or by its setback from the facade edge.

The mechanical equipment of this building on Congress Street has been properly placed close to the rear facade and on a lower addition than the historic core where it can not be viewed from the public right-of-way.



This slope-roofed building utilizes a parapet wall to screen the sloped roof from view, as well as to screen any equipment that could be placed on this roof.



6.5 Exterior Walls

- 6.5.01: The façade of a building facing or visible from public right-of-ways shall contain a combination of architectural treatments, windows, and doors such that the maximum allowable unbroken façade distance for each building or side of building visible from the right of way shall be twenty (20) feet. Such controls shall pertain to the vertical and horizontal elevations.
- 6.5.02: All buildings shall feature a cornice, or entablature.
- 6.5.03: Facade treatments must contain uniformity in use of materials on all facades, not only the primary facade. The use of architectural materials (e.g. masonry) only on the front elevation of a building is prohibited.
- 6.5.04: New nonresidential buildings that are located in a residential neighborhood (determined by HC) must utilize residential scale and architectural features to be in-keeping with the neighborhood. A required residential feature is a entrance feature.
- 6.5.05: New nonresidential buildings found in the historic commercial area of the district (determined by the HC) shall not utilize a porch feature, although the use of shallow balcony features is allowed.
- 6.5.06: The use of colonnades (covered walkways, usually incorporated into a building), entrance features, and awnings along large commercial, multi-tenant development is encouraged. This allows pedestrians to walk along storefronts protected from the elements and provides covered access to parking lots. Such features will not extend to other buildings and must utilize an architectural feature every fifty (50) feet.



The facade articulation of this building is attractive and functional. The covered walkways along the storefronts provides shade for display items in windows as well as shelter for pedestrians.

6.5.07: Nonresidential & mixed-use development within a residential neighborhood within the district (determined by the HC) shall have a front facade height of a minimum of two (2) stories and a maximum of three (3) stories, as seen from the public right-of-way. A full basement (must have windows and at least one (1) exit) is allowed if with grading the basement is not discernible from the public right-of-way.

6.5.08: The facade(s) fronting on public rights-of-way of a nonresidential or mixed-use development within a residential neighborhood within the district (determined by the HC) with a primary entrance facing an internal street or parking lot must have a finished facade that is treated consistently with the primary facade. If feasible a prominent entrance will be featured on the facade(s) facing public rights-of-way.



This commercial building features a uniformity of materials because the brick and stucco treatment on the front facade is continued on all primary facades.



This newly-constructed nonresidential development in Smyrna, Georgia is a multi-tenant building that utilizes a colonnade to protect shoppers as they go from store to store.

6.6 Building Materials

Materials chosen for the exterior of a building are a significant component in the appearance and “feel” of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. The longevity of wood can be increased with back priming, as well as periodic repair and repainting - keeping it free from moisture. No single material is truly “maintenance free” no matter what the manufacturer may claim.

As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the district as long as they can meet or exceed the performance and appearance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well-known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer, referred to as EIFS systems) are another material that does not conform to the durability, texture or surface treatment of traditional stucco, and is therefore not allowed in the district. Historically stucco cladding is not found in the district and is not known to have existed within the district; making it an inappropriate cladding for use within the district.

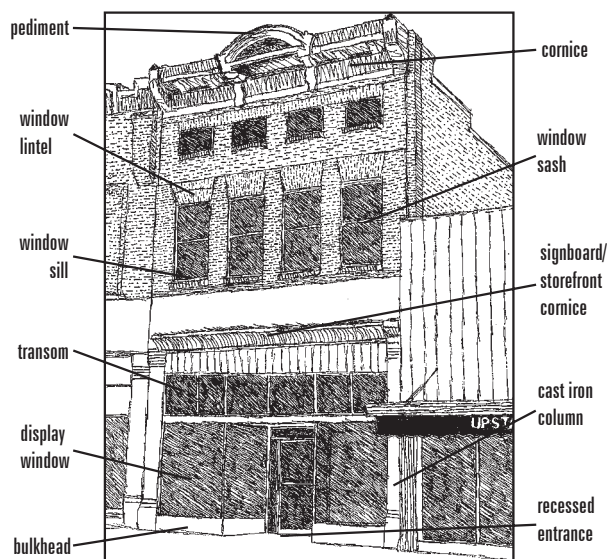


This building exhibits many qualities of a successful infill commercial building including conformity of materials and their use. There are distinguishable bases and cornices for each level of the building, and the building materials and facade articulation used provides architectural interest and variety to each facade.

- 6.6.01: New structures shall be clad in either a wood siding (or appropriate substitute material) or masonry.
- 6.6.02: The reveal (exposed portion) of siding will be a minimum of four (4) inches and shall not exceed six (6) inches.
- 6.6.03: The width and depth of corner boards, as well as window and door casings, will be the siding reveal.
- 6.6.04: Masonry structures (brick or brick with stone accents) will feature mortar joints, brick size, color, and texture which is compatible with historic brick structures within the district.
- 6.6.05: A combination of architectural treatment of brick or stone masonry, wood, or other durable materials is required.
- 6.6.06: When building materials are applied to the exterior of a building they will be detailed to provide proper drainage so that water does not accumulate on flat areas or decorative crevices. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.
- 6.6.07: Approved building materials include brick, stone, concrete/concrete block that scored and textured (limited use), stone, wood, appropriately detailed and applied stucco, as well as wood shakes/shingles.
- 6.6.08: Various stucco finishing systems that are not directly applied to a masonry surface, as would have been the case traditionally, must meet the criteria set forth in standard 6.6.09 and ensure that: 1) that the stucco finish does not come in contact with the ground or pooled water; 2) is appropriately reinforced to withstand the impact caused from day-to-day property maintenance that might cause abrasion or chipping of the stucco finish. The installer of this stucco system must be licensed by the manufacturer, or an accredited organization, such as the EIMA (EIFS Industry Members Association).
- 6.6.09: Alternative building materials approved through the design review process include, but are not limited to, composite materials such as hardiplank siding. The use of stucco and contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels is not permitted. Seek guidance from the HC staff prior to considering any alternative material. To evaluate such materials the HC must determine if the alternative material meets the following standards:
 - 1) has physical properties (texture, color, dimensions) similar to those of traditional building materials, or that it will be installed in a manner that tolerates differences;
 - 2) at least meet similar performance expectations as those of traditional building materials; and
 - 3) be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing. If an alternative material meets these required standards it may be used within the district.
- 6.6.10: Building materials that are prohibited include: plain concrete block; mirrored glass; metal siding; vinyl siding; faux masonry veneer panels; dryvit; faux stucco and plywood.
- 6.6.11: Painting a material that is not intended to be painted, such as brick, marble and granite, creates undue maintenance. The paint removal process is detrimental to the material's structural and visual integrity. Therefore painting of masonry is prohibited.

6.7 Storefronts, Entrances & Openings

- 6.7.01: Door and window styles will correspond with the architectural styles found within the district. Refer to *Nonresidential Architectural Styles* in the *Chapter Three*. Contemporary single pane glass doors, and half-paneled doors with a single light are examples of appropriate styles.
- 6.7.02: Doors will be commercial in styling.
- 6.7.03: Windows of a building will be the same in general appearance as buildings found within its area of influence taking into consideration panes and trim style.
- 6.7.04: Storefront windows may either be framed in wood and painted with accent colors or framed in aluminum. If aluminum is used, a dark anodized or painted finish shall be used rather than the natural metallic color. The metal must be appropriately primed prior to painting. In many cases, wood molding can be used to cover the aluminum beneath.



Character-defining elements of a traditional storefront

- 6.7.05: Snap-in grids for windows are not permitted within the district. Light divisions are to be built in and not removable. They will be of adequate depth to convey the proper effect of muntins and mullions.
- 6.7.06: Convex or bubble skylights are not permitted where they will be visible from the primary street frontage.



and porch supports found within its area of influence, as well as a simple entablature and modest gabled roof. The windows are also in keeping with its area of influence. It is important that multi-family housing be compatible in scale and detailing within its area of influence.



This new commercial building would be appropriate for a residential neighborhood in the City of York. The design appropriately utilizes residential scale elements to integrate this commercial enterprise into the adjacent residential neighborhood.



Additional storefront awnings, as well as appropriate proportion and scale to fit into this commercial streetscape.

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6.8 Awnings

- 6.8.01: The use of awnings is encouraged since they provide a favorable architectural design element, as well as protection from sun, wind, and rain.
- 6.8.02: Awning materials for windows may be canvas, vinyl coated canvas, or metal standing seam.
- 6.8.03: Translucent, backlit awnings are prohibited.
- 6.8.04: Awnings will be appropriately scaled and shaped to properly fit around the window that they are shading. Round awnings are not appropriate for a square window opening.

Above, Right: This metal, cantilevered awning is a stylistic element to this building and is appropriate both the opening and the awning are rectangular.

Right: This arched opening found on Congress Street is covered with an arched awning. Only arched openings should utilize an arched awning.



6.9 Architectural Details

- 6.9.01: The application of architectural details that do not belong to the period or style of the district is not appropriate.
- 6.9.02: Architectural features will be obtained from the project's area of influence, as well as those found within the district, and must promote architectural interest.
- 6.9.03: Architectural features must be balanced and not create a cluttered appearance.
- 6.9.04: Nonresidential development within an area of influence containing more than 1/3 residential housing will utilize residential scale and elements appropriate to a residential area in York, but should still convey as nonresidential architecture.
- 6.9.05: Architectural detailing from the Italianate, Folk Victorian, Neoclassical, Art Deco, and International styles are appropriate for nonresidential construction within the historic commercial core (defined by the HC) of the district. Refer to section 3.5.



This shopping center in Stone Mountain, Georgia is devoid of architectural details found within its adjacent local historic district and appears “blank.” This development also could have utilized landscaping in its parking lot design to enliven the development.

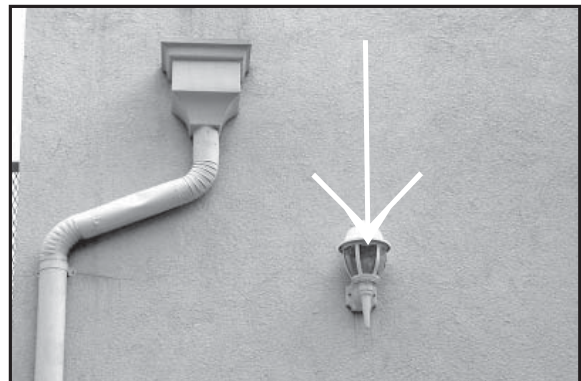
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6.10 Lighting

- 6.10.01: Lighting along the public right-of-way must be in keeping with that established by city planning documents and must complement the modern streetscape work undertaken in the city along Congress Street.
- 6.10.02: It is not appropriate to introduce period lighting fixtures from an era that predates the structures in the district in an attempt to create a false historical appearance.
- 6.10.03: In general lighting for commercial development must be appropriately scaled and influenced by the architectural style of the building it will be located on.
- 6.10.04: The use of residential styled lighting on nonresidential development that is adjacent to a residential neighborhood is allowed, as long as it provides for adequate illumination for safety.

The light fixtures found on the following page are examples of fixtures that are appropriate for use within the district. Fixtures that are similar and in-keeping with the predominate architectural styles listed in *Chapter Three* are also appropriate to the district.

The lanterns pictured to the left are appropriately scaled for this multistory building found on Congress Street..



This residential scale light fixture is inappropriate for a commercial or industrial building.





6.11 Mechanical Systems & Service Areas

- 6.11.01: Accessory site features shall be screened from view from the right-of-way by placement of those features to the rear of the main structure or on the roof.
- 6.11.02: Accessory site features (HVAC units, utility boxes, dumpsters, etc.) located on the ground shall be completely screened using opaque fencing, landscaped berm, or landscape screening, such as evergreen trees or shrubs. Dumpsters and outdoor storage, where permitted, shall be enclosed to a minimum height of six (6) feet using approved fencing, brick or similar materials.
- 6.11.03: Dumpsters shall be placed in the least visible location on the lot and shall not be located within fifty (50) feet of a residential use whenever practical.
- 6.11.04: The primary facade of a building must not be disrupted by the addition of window air conditioner units, or box fans. These units may be placed at the rear or side facades of a building.
- 6.11.05: Satellite dishes and other antennae will be located unobtrusively to the side or rear of the building. They must be screened by landscaping whenever possible.
- 6.11.06: All loading docks shall be screened from view of any street by planting a solid hedge of evergreen shrubs.



Screening service areas from the public right-of-way and adjacent property owners is necessary in the district. Vegetative buffering must be designed to look like a naturally-occurring landscape. This screen (above) is artificial in form and would be improved by the addition of plantings that appear more naturally-looking.



Dumpsters, recycle bins and utility boxes must be placed in the least visible place possible on a property. Fencing and landscaping are great ways to screen such boxes once they have been sited properly. The location of such items in parking lots detracts from the pedestrian-friendly atmosphere sought in such areas.

CHAPTER SEVEN: REHABILITATION STANDARDS

7.1 Introduction

Any property owner or occupant wishing to make an exterior change in appearance to a building, structure, hardscape or landscape within the *York Local Historic District* (referred to as the district) must make an application to the HC for a Certificate of Appropriateness (COA). Within this chapter are four sections, which are: 7.3 *Nonresidential Rehabilitation*; 7.4 *Residential Rehabilitation*; 7.4.9 *Adaptive Reuse*; and 7.4.10 *Health, Safety & Accessibility*. Within the context of this manual, existing multi-family residential developments are considered nonresidential buildings.

A building is defined as a structure enclosing a space and providing protection from the elements; typically includes walls, a roof, and other components; may be residential or commercial in nature. A structure is defined as any kind of human construction; often used to refer to an engineering work, as opposed to a building. Landscape is defined as an exterior environment of a site, building or structure, including landforms, trees and plants, rivers and lakes, and built hardscape elements. Hardscape is defined as objects and structures built into the landscape for pedestrian amenities, such as sidewalks, retaining walls, planters, fountains, etc.

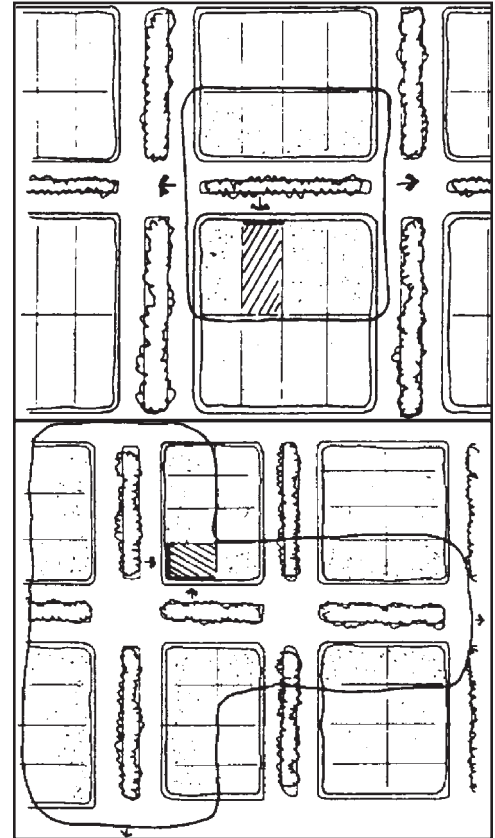
Property owners, considering making an exterior change in appearance to a historic building, and the HC, determining if this alteration is appropriate to the district, shall ask the following four questions:

- Does the proposed exterior change in appearance preserve the significant historic materials and features that are inherent to the architectural style?
- Does the proposed exterior change in appearance preserve the historic character of the building and the surrounding historic district?
- Does the proposed exterior change in appearance protect the historical significance of the building by making visual distinction between old and new?
- Will the original building type still be evident after the proposed changes?

If the answer to any of the above questions is “No” then the proposed exterior change in appearance is not appropriate to the *York Local Historic District*. If a COA is not appropriate to the district, the project is denied a COA and can not continue with permitting. The applicant may revise and resubmit his application, and the HC may offer comments to the applicant for this resubmittal. An applicant may appeal denial of his COA to Circuit Court if they feel that the HC was unfounded in their decision.

7.2 Area of Influence

It is important that the character established by existing buildings be continued in new construction through appropriate massing, scale, and building form. In order to determine the appropriate design and appearance of new construction, one must look at the district as a whole, as well as within a property’s “Area of Influence.” The Area of Influence is defined as the view shed from a particular site. Oftentimes there are established design details, materials, and scale within the area of influence. Sometimes this is not the case and the district must be considered as a whole when making decisions about such things. The following standards will provide an applicant with what details, proportions, massing, scale and setbacks are appropriate to the district.



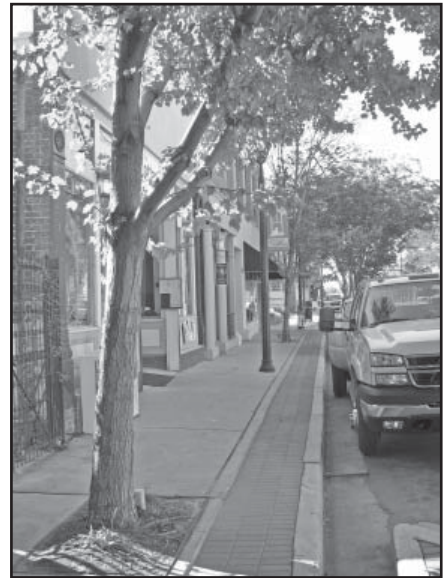
Area of Influence: Each site within the district will have its own unique area of influence. Shown above are two suggested minimum areas that might be considered as an Area of Influence for a proposed project (hatched area). Neighboring buildings must be examined to determine the established architectural design elements and schemes.

7.3 Nonresidential Rehabilitation

7.3.1 Landscape

The historic commercial buildings within the district, particularly along Congress Street, contribute greatly to the character of the district. This commercial landscape is pedestrian-friendly with the majority of commercial buildings served by sidewalks featuring benches and other humanizing and inviting amenities. If a commercial building does not front on the sidewalk, it is stepped back to allow for ease of dropping off shoppers. Depending on the project's location and the number of required parking spaces, on-street parking may be provided. Additional parking is typically located to the rear or side of a building. It is always best when choosing street trees that they be tolerant of the urban conditions imposed on them within the York City Limits. Street trees are discussed at length in the "*Tree Selection - York Downtown Revitalization Committee & York Tree Commission*" section of the *Appendix* of this document.

- 7.3.1.01: All standards set forth in *Section 4.4* of this manual apply to rehabilitation projects, but may be superseded by standards in this section.
- 7.3.1.02: Historic buildings typically were designed with the pedestrian in mind. Such pedestrian features include storefronts fronting on sidewalks, recessed entries, entrances for second floor spaces fronting on the sidewalks, and awnings. Such features must be maintained, reinstated or installed during the rehabilitation process.
- 7.3.1.03: Planting strips and street trees along any public right-of-way must be retained or installed during rehabilitation if site work in the streetscape is planned.
- 7.3.1.04: The safety of a pedestrian is paramount whenever addressing rehabilitation of a streetscape.
- 7.3.1.05: A safely accessible route from the city's sidewalk network to the main entrance of a building is required.
- 7.3.1.06: To further promote the extensive pedestrian network of sidewalks in the city, all nonresidential buildings must maintain, or install, a sidewalk fronting public rights-of-way.
- 7.3.1.07: Plantings for the district will be plantings that were established in the district during its period of significance. These plant species include native plantings and other plantings that have adapted to the naturally occurring soil and climate and require less maintenance. Refer to *Section 4.5 Recommended Plant Materials List* of this document.
- 7.3.1.08: Existing historic landscape features must be retained and incorporated into the proposed landscape when feasible. Landscape features may include walls, specimen trees, fountains, historic concrete pathways and significant vistas and views from adjacent public ways.
- 7.3.1.09: Parking is not permitted within planting strips and parks within the district. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.
- 7.3.1.10: If surface parking areas are to be added to a site they must be edged with landscaping, such as tree plantings and/or hedges. This will help to buffer and screen these spaces as well as preserve visual edges.
- 7.3.1.11: A minimum of 10% of the interior parking area must be landscaped; this landscaping must be used to create interior planting islands to



This view of the recently-installed streetscape improvements along Congress Street depicts the typical relationship of nonresidential buildings to the public sidewalk. This relationship must be maintained for all historic non-residential buildings in the district.



This historic alley off of Congress Street is a unique characteristic of the nonresidential building (left) and the multi-use building (right). The infill of this alley would adversely effect both buildings and should be retained through any rehabilitation of either building.

break up any large paved area.

- 7.3.1.12: Parking minimums and ratios shall comply with existing City ordinances.
- 7.3.1.13: Historic paving and scoring patterns in sidewalks and driveways must be preserved if possible. New paving must be compatible with that found on the rehabilitated property.
- 7.3.1.14: New curb cuts must be kept to a minimum.
- 7.3.1.15: Do not remove healthy, mature trees unless it is unfeasible to retain such trees. Also healthy, mature trees shall be protected from immediate damage during construction and rehabilitation projects, so that loss of root area or compaction of the soil is avoided.
- 7.3.1.16: Trees under power lines shall be lightly pruned on an annual basis rather than periodic severe pruning that destroys the effect of the historic street canopy.
- 7.3.1.17: When thinning street trees, no more than 25% of the tree foliage shall be removed. Sufficient branch structure shall remain on the interior of the tree to avoid splitting the trunk.
- 7.3.1.18: Prior to selecting and planting new street trees, consideration shall be given to the width of the planting strip and to overhead utility wires. Plant material selected for street tree locations needs to be able to tolerate urban growing conditions.
- 7.3.1.19: Retain and preserve the historic relationship between buildings and landscape features of the district setting,



This parking lot on Liberty Street is appropriately buffered from public rights-of-way by landscaping that enlivens the pedestrian experience and has improved this view through the district.



This mature tree which is a character-defining feature of the landscape for a nonresidential building on Congress Street was appropriately retained when the parking and street access to this building were undertaken.

7.3.2 Entrances, Openings & Awnings

- 7.3.2.01: Identify, preserve and maintain historic character-defining elements of nonresidential storefronts, such as windows, transoms, doors, architectural details and materials. The removal or radical change of the original appearance and significant elements of a historic storefront is not permitted within the district.
- 7.3.2.02: When necessary, repair deteriorated storefronts by reinforcing historic materials and by replacing original materials with in-kind materials or with compatible substitute materials. Replacement materials must be compatible in size, scale, materials, and design to the surviving part of the storefront.
- 7.3.2.03: Historic changes to storefronts that have become significant over time or historic in their own right must be preserved when feasible.
- 7.3.2.04: The reconstruction of a partially, or completely, removed storefront must be based on historical, pictorial or physical documentation. Refer to Section 2.3 *Undertaking Reconstruction* of this document.



This storefront and upper floor in Gainesville, Georgia, has been inappropriately remodeled so that the original entrances have been lost and the upper floor windows have been obscured.

- 7.3.2.05: A storefront that has entirely lost its significant historic features and cannot be documented, or a storefront that is less than 50 years old, must have a contemporary storefront design that is compatible to historic examples. The new storefront must follow the standards for new construction found in *Chapter Six* of this document.
- 7.3.2.06: The removal of non-historic cladding, false fronts, or inappropriate additions to historic storefronts must be undertaken when feasible.
- 7.3.2.07: The covering of character-defining elements of storefronts with non-historic cladding, false fronts or inappropriate additions is not permitted.
- 7.3.2.08: The alteration of a historic nonresidential storefront so that it appears to be residential in character is not permitted.
- 7.3.2.09: The introduction of residential details or unprecedented historic ornamentation such as nonoperable shutters, small-paned windows, wood shakes, mansard designs, and coach lanterns are not permitted within the district, unless the features can be documented historically.
- 7.3.2.10: Display windows must be transparent single-pane glass. Reflective glass is not permitted within the district.
- 7.3.2.11: Historic window, door or entrance openings will not be covered or infilled unless it is proved to be necessary for the rehabilitation of the building. If they are, the infill must be reversible.
- 7.3.2.12: Retain original entrances of a historic building, including character-defining features such as doors, fanlights, sidelights, transoms, entablatures, balusters, columns, railings, brackets, stairs and roof detailing. If such features are covered it must be reversible.
- 7.3.2.13: Protect and maintain original materials of storefronts through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- 7.3.2.14: Repair of entrance details, if seriously deteriorated, involve the limited replacement of original material with in-kind materials or a compatible substitute. If replacement materials must be introduced, the new material must match the old in design, size, scale, color, and texture.
- 7.3.2.15: The replacement of an original entrance that is missing may be accomplished in two ways: 1) an accurate restoration can be completed when historical, pictorial, and physical documentation is available – Refer to Section 2.3 *Undertaking Reconstruction* of this document, or 2) a new design that is compatible with the design and historic character of the building can be constructed.
- 7.3.2.16: Retain original doors and their decorative surrounds. If a deteriorated door must be replaced, the new door and surround must be similar to the original in design, size, scale and material.
- 7.3.2.17: The creation of new door openings on the front, or primary elevation, is not permitted unless there is no other option for the necessary opening. When feasible, new entrances must be located on rear and side facades. These new entrances must be compatible with the building's

The detailed door surround, a character-defining feature of this building on Congress Street, was appropriately retained when the modern aluminum-framed entrance door was installed.



This contemporary storefront on Liberty Street references the typical characteristics of a historic storefront without creating a false sense of history.



The historic windows of this building on Congress Street have been appropriately retained along with the lintels; all of which are character-defining features of this building.



architectural style, details, and materials.

- 7.3.2.18: Existing windows, including window sash, glass, lintels, sills, frames, moldings, shutters, and all hardware, will be retained and repaired through routine maintenance whenever possible.
- 7.3.2.19: A replacement window must match the original opening and it will duplicate proportions and pane configurations of the original window. Care must be taken to match the mullions, muntins and meeting rails, size and configuration of the replacement window to the original window so that features of the historic window are not lost. If aluminum windows must be installed, select a baked finish that matches as closely as



This awning found on Congress Street is appropriately scaled to fit around the display windows of this storefront.

7.3.3 Architectural Details

- 7.3.3.01: The addition of materials, architectural details, and light fixtures that do not belong to the period or style of the historic building is not permitted.
- 7.3.3.02: When deteriorated elements must be replaced, new materials will be compatible with the original in terms of size, design and hardware.
- 7.3.3.03: Shutters will not be added to buildings that did not historically feature shutters.
- 7.3.3.04: Where historical documentation exists – refer to Section 2.3 *Undertaking Reconstruction* found in this document, new shutters must be appropriate to the style and period of the building in terms of material, scale and design. They also must be operable.
- 7.3.3.05: Architectural details and features which have been removed when reinstated must be replaced based upon their original design, materials, proportions and details (refer to Section 2.3 *Undertaking Reconstruction* found in this document). Otherwise if enough evidence exists that a feature is missing (and the HC believes the addition of the feature/detail is appropriate to the property) a contemporary interpretation may be added.
- 7.3.3.06: Cast iron columns or pilasters on storefronts will be maintained through regular painting. If cleaning is desired, the use of abrasive cleaning methods such as sandblasting is not permitted.

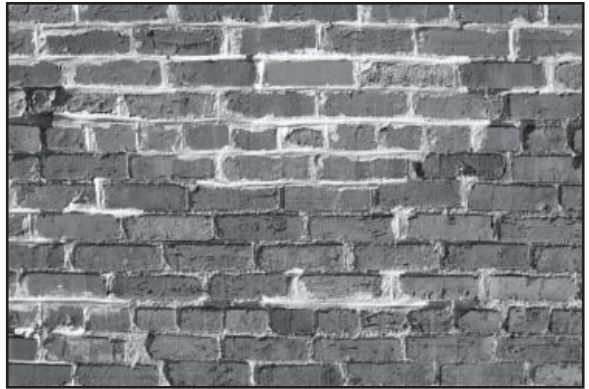


Details such as (from left to right above), porticos, corbeled cornices, incised decoration, spires, architectural windows, architectural awnings and cartouches are character-defining features of nonresidential buildings within the district. The alteration of such features is inappropriate.

7.3.4 Materials

- 7.3.4.01: Original exterior materials will be retained and maintained whenever feasible. Such materials can include masonry, metal, wood or other historic material.
- 7.3.4.02: Only clean exterior materials when necessary to halt deterioration or remove heavy soiling. Clean exterior surfaces with the gentlest method possible, such as low-pressure water and detergents, using natural brushes. Sandblasting, high-pressure water blasting or caustic chemical treatments are never appropriate cleaning methods and will permanently damage exterior surfaces. Tests must be conducted before using any cleaning methods on historic materials.
- 7.3.4.03: Historic surface treatments and coatings will be retained on exterior materials whenever feasible. This will protect the material from moisture and ultraviolet light.

- 7.3.4.04: Careful removal of paint will be completed by hand scraping, hand sanding, thermal devices, and/or limited use of chemical strippers.
- 7.3.4.05: Exterior materials that were historically unpainted will remain unpainted unless it is necessary for waterproofing or protection of the historic material.
- 7.3.4.06: When replacement of exterior materials is necessary, replace only deteriorated materials and match the original material in size, shape, profile, texture, and type.
- 7.3.4.07: When repair or replacement of mortar is needed, the new mortar must duplicate the old in strength, composition, color, texture, and mortar joint width. A high content of Portland cement is not appropriate when repointing historic masonry joints as the extant mortar and brick may not be as strong as the Portland cement causing extensive damage.
- 7.3.4.08: The application of non-historic exterior siding, such as brick veneers, asphalt shingle siding, contemporary or faux stucco products (stucco coated foam insulation board and cement panels), dryvit, metal siding, vinyl siding and plywood, over historic materials is not permitted within the district.
- 7.3.4.09: Alternative building materials approved through the design review process include, but are not limited to composite materials such as hardiplank siding. The use of stucco and contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels is only permitted on a case-by-case basis. Seek guidance from the HC staff prior to considering any alternative material. To evaluate such materials the HC must determine if the alternative material meets the following standards:
- 1) has physical properties (texture, color, dimensions) similar to those of traditional building materials or that it will be installed in a manner that tolerates differences;
 - 2) at least meets similar performance expectations as those of traditional building materials; and
 - 3) be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing.
- If an alternative material meets these required standards it may be used during rehabilitation within the district.
- 7.3.4.10: It is not permitted to apply a new material over historic exterior cladding if that material is in good repair or if less than 60% of the historic exterior cladding is in need of repair. For example, the application of stucco over an original brick exterior in good repair is not permitted.



Mortar used in repointing must be consistent in strength, texture and color to the original or existing mortar; to do otherwise will damage the existing brick as shown here. The replacement mortar used here was stronger than the original mortar; as a result, the mortar is causing this brick to spall.



This transom has been inappropriately infilled with faux stonework.



When rehabilitation involves engaged piers on storefronts it is not appropriate to obscure the original pier with modern materials, such as bathroom tile (left above), and it is also not appropriate to replace extant marble with a variety that does not match the color of the marble used on the building (right above).

7.3.5 Additions

- 7.3.5.01: All elements of the addition that would be found on new construction in *Chapter Six*, such as: Building Mass, Scale & Form; Roofs; Exterior Walls, Building Materials, Storefronts, Entrances & Openings; Awnings; Architectural Details; Lighting; and Mechanical Systems & Service Areas, must meet the standards set forth in that subsection.
- 7.3.5.02: New additions will be placed away from the front facade of the primary building, ideally on the rear or on an inconspicuous side of the historic building. They will be compatible with the original building in terms of materials, relationships of solids to voids, and color. The size and scale of the addition will be limited in relationship to the historic building and its area of influence.
- 7.3.5.03: Additions to the side of a historic building will not be flush with the front facade of the historic building. At the very minimum, appropriately designed side additions to historic buildings are stepped back from the front facade. It is recommended that additions to the sides of historic buildings be placed as far back as possible.
- 7.3.5.04: Rooftop penthouses or additional stories must not be constructed unless the addition will not be readily visible from the street or other pedestrian viewpoints. Roof additions must be set back from the all facades fronting on a public right-of-way.
- 7.3.5.05: The design of a new addition will be clearly differentiated so that the addition is not mistaken for part of the original building.
- 7.3.5.06: New additions will be designed so that a minimum of historic material and character-defining elements are obscured, damaged or destroyed.
- 7.3.5.07: New additions will not encase a historic building.
- 7.3.5.08: Historic additions and alterations that have acquired significance in their own right will be preserved whenever feasible.
- 7.3.5.09: Do not add false historical details to try and make a nonhistoric property fit into a historic area but make every effort to ensure that additions and alterations to the property do not detract even further from the character of the district.



This addition to a historic building (above) is completely inappropriate. It encases the original brick building and destroys the original form of the structure.



This addition along Congress Street is appropriately placed to the rear of the building and does not exceed the height of the historic core.

7.3.6 Signage & Lighting

- 7.3.6.01: All standards set forth in *Chapter Eight* of this document apply to signage of rehabilitation projects, but may be superseded by standards set forth in this section.
- 7.3.6.02: Historic signs are to be retained whenever possible, particularly when they have a historic association for the community or are significant for their design.
- 7.3.6.03: New signs for historic buildings will respect the size, scale and design of the building and may not overpower the building or adjacent properties. It is inappropriate for signs to obscure, damage, or destroy remaining character-defining features of the historic building.
- 7.3.6.04: New signs will not obscure significant features of the historic building, such as transom lights or windows. Materials must be characteristic of the building's period and style. Creativity is encouraged when designing new signs.
- 7.3.6.05: Signs that are to be attached to buildings must avoid damage to historic materials. Fittings must penetrate mortar joints rather than masonry.
- 7.3.6.06: Signs which resemble logos or symbols for businesses are appropriate and encouraged.
- 7.3.6.07: Spot or up-lit lighting for signs is recommended. The use of exposed neon tubing or internally-lit signs are not permitted.
- 7.3.6.08: Traditional placement of signs is required. Traditional placement includes: above the transom or storefront window; hanging sign attached to first story storefront; storefront window; storefront door; and side of building seen from a public right-of-way.
- 7.3.6.09: The use of banners is limited to one thirty (30) day period every six (6) months.
- 7.3.6.10: Painted signs on buildings/structures are governed by the sign ordinance as well.
- 7.3.6.11: New site and street lighting must be compatible in design, material and scale with the historic character and pedestrian orientation of the district.
- 7.3.6.12: Historic streetlights and exterior lighting will be preserved within the district if at all possible.
- 7.3.6.13: Lighting for nonresidential buildings found within residential areas, will introduce low-level lighting to provide for safety and security where needed. Install recessed lights, footlights, pedestrian-scaled lighting, or directional lights in unobtrusive locations, so that glare on adjacent residences is reduced as feasible.
- 7.3.6.14: It is not permitted to introduce period lighting fixtures from an era that is not in-keeping with the period of significance of the project under review.

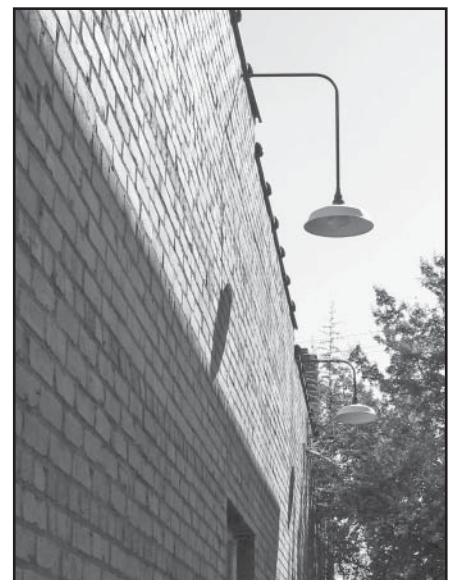
Most nonresidential buildings in York have simple, functional lighting such as this one along Congress Street. New highly decorative exterior lighting not in-keeping with the scale, size and architectural style of a building is not recommended.



Historic signage such as this one on Congress Street is a character-defining feature of many nonresidential buildings within the district. Whenever possible such signage should be maintained and retained during rehabilitation of the property, as this sign has been.



The use of hanging signs off of the framework for awnings is appropriate to the York Local Historic District. Such signs can be simple directional signage such as this, or can identify the business within. Unlike signage emblazoned on awnings which have been deemed inappropriate to the district, this signage is easily exchangeable as businesses are changed out of leased spaces.



- 7.3.6.15: Lighting placed on buildings in the district will reflect the original use of the building. For example, a residence converted into an office must have residential style lighting.
- 7.3.6.16: The only free standing signs allowed in the district are monument signs. Monument signs may only be utilized if there is a setback of 15' or greater between the edge of pavement of the public right-of-way and the front elevation of the building.
- 7.3.6.17: There shall only be one monument sign per building within the district. This monument sign must be orientated to the main public right-of-way of the building.
- 7.3.6.18: Wall signs are permitted in the district but must be found on the building, or leased space used by the business related to the sign. Wall signs are limited to the number of businesses located within the building they are attached to.
- 7.3.6.19: Signs located on a property abutted by at least one residential property must respect residential scale. Such signs shall be residentially-scaled hanging or wall signs.
- 7.3.6.20: The posts for hanging signs shall not exceed five (5) feet in height or six (6) inches in diameter.



Prominent light fixtures, such as this bronze-finished newel post light fixture at the York County Courthouse, are integral parts of the architectural style of the resource that is difficult to reproduce. Such fixtures are an important character-defining feature to the district and should be retained.

7.3.7 Mechanical Systems & Service Areas

- 7.3.7.01: The preservation of historic mechanical systems is encouraged. Such mechanical elements may include radiators, vents, fans, grilles, plumbing fixtures, switch plates, and lights.
- 7.3.7.02: Where new mechanical systems are required for a building, the installation of the systems will be done in such a way to cause the least alteration possible to the exterior elevations of the building. In this undertaking the care will be taken to cause the least damage possible to historic building materials.
- 7.3.7.03: The front facade of a building will not be disrupted by the addition of window air conditioner units. These units must be placed at the rear or side facades of a building and landscaped to shield them from being visible from public rights-of-way. They will be installed in such a manner to avoid damage to historic materials, including windows, sashes and frames.
- 7.3.7.04: Satellite dishes and other antennae will be located unobtrusively to the side or rear of the building. They will be screened by landscaping whenever possible.
- 7.3.7.05: Service areas and alley will be maintained clean of debris and standing water.



The placement of air conditioning units on the front facade of buildings is not appropriate. Such mechanical systems must be placed on facades not visible from the public right-of-way so they will not disrupt the historic integrity of the property.



Service areas and alleys shall be kept clean of debris and standing water. Inadequate drainage can cause infestation, as well as water damage, to buildings.

7.4 Residential Rehabilitation

7.4.1 Landscape

The individual residential landscapes in York, South Carolina are typically considered to be picturesque (“Of, or resembling, a picture” often referred to as “painterly” in aesthetic design – *The American Heritage Dictionary*). Aspects of this nature is seen with the groupings of shrubbery, trees and other plantings placed so as to promote a natural-like landscape for the associated residential property. Formal aspects of landscape design, such as brick paved walkways, fountains and entrance features are also found within the city. These are also placed in a picturesque manner to promote the aesthetics of the residential property associated with it. All of this taken into account creates a park-like atmosphere for a passerby as the residential landscapes blend into one continuous flow of lawn to lawn broken informally by trees, shrubbery and plantings that work to enhance the “park-like” feel of the community. Many of the residential neighborhoods feature sidewalks on one side of the street to promote pedestrian activity that in turn promotes an open, pedestrian-friendly environment when coupled with the residential landscaping. There are instances where picket fencing has been utilized in front yards, which would normally disrupt this open environment, but as these are kept low and to a minimum they still maintain a pedestrian-friendly feel.

- 7.4.1.01: All standards set forth in *Section 4.3* of this manual apply to rehabilitation projects, but may be superseded by standards in this section.
- 7.4.1.02: A safely accessible route from the city’s sidewalk network to the main entrance of a building is required.
- 7.4.1.03: Plantings for the district will be plantings that were established in the district during its period of significance. These plant species include native plantings and other plantings that have adapted to the naturally occurring soil and climate and require less maintenance. Refer to *Section 4.5 Recommended Plant Materials List* and the section entitled *Tree Selection - York Downtown Revitalization Committee & York Tree Commission* in the *Appendix* for planting materials that are within the period of significance of the district.
- 7.4.1.04: Existing historic landscape features must be retained and incorporated into the proposed landscape when feasible. Landscape features may include walls, specimen trees, fountains, historic concrete pathways and significant vistas and views from adjacent public ways.
- 7.4.1.05: Parking is not permitted within planting strips, parks or the landscaped portions of front yards within the district. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.
- 7.4.1.06: Parking minimums and ratios shall comply with existing City ordinances.
- 7.4.1.07: Historic paving and scoring patterns in sidewalks and driveways must be preserved if possible. New paving must be compatible with that found on the rehabilitated property, or as established by the City of York.
- 7.4.1.08: New curb cuts must be kept to a minimum.



This historic house within the York Local Historic District has a private sidewalk connecting the main entrance of the resource to the public sidewalk system. Almost all historic houses within the district have such a connection. Removing such a sidewalk during rehabilitation of a property is not appropriate.



This historic house on Liberty Street has several character-defining landscape features. The most prominent of these features is the hedge bordering the public sidewalk that is interrupted by brick piers flanking the private sidewalk to the residence. These features should be maintained and retained during any proposed rehabilitation project for the property.

- 7.4.1.09: Protect and maintain the wood, masonry, and metal elements of fences and walls through appropriate surface treatments.
- 7.4.1.10: It is not permitted to cover historic fences or wall materials, including wood, stone, brick, concrete or cement block, with contemporary substitute coatings or materials.
- 7.4.1.11: New walls and fences shall complement associated structure through compatible design. Historic photographs are good sources to consult for design ideas. New enclosures shall also attempt to respond to the characteristics found in historic examples.
- 7.4.1.12: Chain link, vinyl fences and railroad ties are not permitted landscape materials for the historic district. Opaque or security fences shall not be permitted in front yards.
- 7.4.1.13: Historic surfacing and scoring patterns shall be preserved if possible. New paving shall strive to replicate historic precedents within the district. Permeable surfaces, such as gravel are common driveway treatments throughout the district. This and other permeable surface treatments are friendlier to mature trees and results in improved rainwater absorption, reduced soil compaction and less root area loss.
- 7.4.1.14: Changes to driveway surfaces shall preserve the original driveway form. Altering the historic width of the driveway is not permitted.
- 7.4.1.15: Locate new walkways and driveways so that the topography of the building site and significant site features, including mature trees are retained.
- 7.4.1.16: It is not appropriate to remove healthy, mature trees.
- 7.4.1.17: Trees under power lines should be lightly pruned on an annual basis rather than periodic severe pruning that destroys the effect of the historic street canopy.
- 7.4.1.18: When thinning street trees, no more than 25% of the tree foliage should be removed. Sufficient branch structure should remain on the interior of the tree to avoid splitting the trunk.
- 7.4.1.19: Prior to selecting and planting new street trees, consideration should be given to the width of the planting strip and to overhead utility wires. Plant material selected for street tree locations needs to be hardy to tolerate urban growing conditions.
- 7.4.1.20: Retain and preserve the building and landscape features that contribute to the overall historic character of the district, including trees, gardens, open spaces, arbors, ground cover, fences, accessory buildings, patios, terraces, fountains, fish ponds, and significant vistas and views.
- 7.4.1.21: Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone of trees.
- 7.4.1.22: Driveways and walkways are important landscape elements to preserve. Protect and maintain existing walkways and driveways through routine inspection and appropriate maintenance and repair.



This nineteenth-century wrought iron gate is an important feature of this historic house within the district. Any rehabilitation plans that would call for its removal would be inappropriate.

7.4.2 Entrances & Porches

- 7.4.2.01: Original entrances and porch details that are character-defining features of the historic building, such as doors, fanlights, sidelights, transoms, entablatures, balusters, columns, railings, brackets, stairs and roof detailing will be retained whenever feasible.
- 7.4.2.02: Protect and maintain original materials to the entrances and porches of historic properties through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- 7.4.2.03: Repair of entrance and porch details, if seriously deteriorated, will involve the limited replacement of original material with in-kind materials or a compatible substitute. If replacement materials must be introduced, the new material shall match the old in design, color, texture, and when possible, material.
- 7.4.2.04: The replacement of an original porch that is missing may be accomplished in two ways: 1) an accurate restoration can be completed when historical, pictorial, and physical documentation is available - refer to *Section 2.3 Undertaking Reconstruction* in this document, or 2) a new design that is compatible with the design and historic character of the building can be constructed.
- 7.4.2.05: The permanent enclosure of front porches, side porches, and porte-cocheres visible from public rights-of-way is not permitted within the district.
- 7.4.2.06: Rear and side porches may be enclosed with transparent materials that maintain the original open character of the porch.
- 7.4.2.07: The addition of materials, architectural details, and light fixtures not appropriate to the period or style of the house is not permitted.
- 7.4.2.08: The addition of screen and storm doors must be compatible with the original entrance.
- 7.4.2.09: Original doors and their decorative surrounds will be retained whenever feasible. If a deteriorated door must be replaced, the new door and surround will be similar to the original in design and material.
- 7.4.2.10: It is not permitted to fill in original door and window openings on the front facade.
- 7.4.2.11: The creation of new door openings on the front, or primary, facade is not permitted, unless no other feasible option is available. New entrances on rear and side facades must be compatible with the building's architectural style, details, and materials.

The removal and replacement of historic exterior doors is inappropriate unless the door has deteriorated to point that it can not be repaired. Then a replacement door should be similar in scale, design, massing and appearance as the historic door. Flush doors meant for interior use (as seen to right) are not appropriate replacements.



This porch is character-defining to this house within the district as it has many hallmarks of the Queen Anne style that has been applied to the historic residence. Any future rehabilitation plans should maintain and retain all of these decorative features of this porch. The enclosure or removal of this porch would not be appropriate.



This historic house in south Georgia has had its integral front verandah enclosed. The permanent enclosure of front verandahs, or porches, is inappropriate to the York Local Historic District.



- 7.4.2.12: The addition of new decks and balconies are only appropriate on the rear facade or on an unobtrusive facade of a building, as long as they comply with local ordinances and codes. The new decks will be compatible with the building's size, scale, materials, and design, and will be installed in such a manner that they can be removed without harming the original historic materials. New decks and balconies are not permitted to obscure significant character-defining features of a historic building.
- 7.4.2.13: The use of unpainted pressure treated lumber or composite materials for decks and balconies is not permitted for the character of the historic district. Decks and balconies must be painted or treated with an appropriate surface treatment.

This historic double door entrance is integral to the architectural style of the resource and is typical of the building type as well. Its removal or alteration would not be appropriate.



7.4.3 Windows

- 7.4.3.01: Existing windows, including window sash, glass, lintels, sills, frames, moldings, shutters, and all hardware, must be retained and repaired whenever possible.
- 7.4.3.02: When deteriorated elements must be replaced, new materials will be compatible with original materials in terms of size, scale, texture, design, hardware, and general appearance.
- 7.4.3.03: A replacement window must match the original opening and must duplicate the proportions and pane configurations of the original window. Care must be taken to match the mullions, muntins and meeting rails, size and configuration of the replacement window to the original window so that features of the historic window are not lost.
- 7.4.3.04: Instead of replacing original glass with double-glazing, thermal upgrade may be achieved by installing or replacing inadequate or damaged weather stripping and caulking. The installation of exterior storm windows is another appropriate option for obtaining energy efficiency. Care must be taken to match the mullions, muntins and meeting rails, size and configuration of the storm to the primary window so that features of the historic window are not obscured. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic windows.
- 7.4.3.05: Original window openings shall not be filled-in. Any covering of windows is discouraged. If undertaken, it will be temporary and must not damage or destroy historic materials.
- 7.4.3.06: The creation of new window openings on a facade of historic buildings seen from public rights-of-way is not permitted.
- 7.4.3.07: The use of mirrored or tinted glass is not permitted.
- 7.4.3.08: Shutters are not to be added to buildings that did not historically feature shutters.

Modern vinyl windows are allowed in the district as long as the windows can convey the same perception (scale, profile and appearance) of the windows they are to replicate. The Historical Commission prefers that windows be made of wood; however, aluminum and vinyl windows are allowed along with other materials approved upon review by the Historical Commission. Acceptable reasons for window replacement include window deterioration and documented heat loss/gain issues. Refer to standards 7.4.3.03, 7.4.3.04 & 7.4.3.10.



Character-defining multi-light windows such as these are integral to the architectural style of a residence and every effort should be made to maintain and retain them during all proposed rehabilitation projects.



- 7.4.3.09: Where historical documentation exists, new shutters must be appropriate to the style and period of the building in terms of material and design. When added they must be appropriately sized to appear to cover the window opening. Shutters may not be of plastic, vinyl or metal materials. Refer to Section 2.3 *Undertaking Reconstruction* of this document.
- 7.4.3.10: Windows must be double hung sash or casement windows and should be finished on the exterior with wood. This wood exterior must be appropriately painted or stained. Exceptions to this may be evaluated through the design review process. The HC should consider the following when evaluating such exceptions: 1) Elevations that are seen from public rights-of-way, in particular the front elevation, should always have windows that are finished on the exterior with wood; and 2) Vinyl-clad, or one-over-one light double hung windows may be utilized on elevations that are not visible from public rights-of-way, e.g. the rear elevation.



This window was originally a tripartite window a unique design element on this residence that has been obscured by exterior grade plywood creating a loss of integrity for this historic resource in south Georgia. The infill of extant historic window or door openings is not appropriate.

7.4.4 Architectural Features

- 7.4.4.01: Architectural details that are character-defining features of a historic building shall be preserved and maintained.
- 7.4.4.02: Repair, rather than replace, damaged architectural elements when possible.
- 7.4.4.03: Architectural details that are beyond repair may be replaced with details that are compatible in design, scale and material.
- 7.4.4.04: The replacement of architectural details that are missing may be accomplished in two ways: 1) an accurate reconstruction can be completed when historical, pictorial, and physical documentation is available – refer to Section 2.3 *Undertaking Reconstruction*, or 2) a new design that is compatible with the design and historic character of the building can be constructed.
- 7.4.4.05: The application of details that do not belong to the period or style of the residence under review is not permitted.



These architectural features are character-defining elements of the residences associated with them within the district. The removal or alterations of such elements is not encouraged. Such changes would effect the ability of the residence to convey its associated historic period. These architectural features (from top, left to bottom, right) are: balcony with a door flanked by sidelights, patterned shingle gable infill with sawn verge board, eyebrow dormer, and corbeled brick chimney covered with stucco with incised decoration.



This bungalow in Calhoun, Georgia has had its knee braces inappropriately replaced with triangular pieces of solid wood. This has altered the integrity of the Craftsman style associated with this bungalow and has detracted from the ability of the resource to convey appropriate feeling and association for its period of significance.

7.4.5 Materials

- 7.4.5.01: Exterior materials will be retained and maintained if at all possible. Such materials can include masonry, metal, wood or other historic material.
- 7.4.5.02: Regularly inspect exterior materials in order to identify, evaluate and treat causes of deterioration, such as leaking gutters, roofs or flashing; cracks or holes; faulty caulking; insect infestation; or vegetative growth.
- 7.4.5.03: Maintain exterior materials by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.
- 7.4.5.04: Only clean exterior materials when necessary to halt deterioration or remove heavy soiling. Clean exterior surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes. Sandblasting, high-pressure waterblasting or caustic chemical treatments are never appropriate cleaning methods and will permanently damage exterior surfaces. Tests shall be conducted before using any cleaning methods on historic materials.
- 7.4.5.05: Historic surface treatments and coatings on exterior materials will be retained and maintained. Such original treatments were installed to protect the material from moisture and ultraviolet light.
- 7.4.5.06: Paint removal will be completed by handscraping, handsanding, thermal devices and limited use of chemical strippers where necessary. Historically painted surfaces shall remain painted during rehabilitation, although accumulated layers of paint may be removed.
- 7.4.5.07: Exterior materials that were historically unpainted shall remain unpainted. Appropriate non-historic protective coatings may be applied to exterior materials, where needed, to protect the original material in areas of high pedestrian use.
- 7.4.5.08: When replacement of exterior materials is necessary, replace only deteriorated materials and match the original material in size, shape, profile, texture, and type.
- 7.4.5.09: When repair or replacement of new mortar is needed, the new mortar will duplicate the old in current strength, composition, color, texture, and mortar joint width. A high content of Portland cement shall not be used in repointing historic masonry joints as it may cause extensive damage.
- 7.4.5.10: The application of non-historic exterior siding, such as brick veneers, asphalt shingle siding, exterior insulating finishing systems (stucco), dryvit, aluminum siding and plywood, over historic materials is not permitted within the district.



This gable with its character-defining verge board and patterned shingles has been well maintained. Periodic maintenance can ensure the longevity of such character-defining features that make the district what it is.



If the flashing and cladding had been periodically maintained the deterioration of the wraparound porch roof and the exterior cladding would have been halted. Extensive in-kind replacement is needed for this south Georgia residence which will be less cost effective than regular maintenance would have been.

SEVEN

This plaster column capital on Congress Street has been well maintained. If this had been allowed to deteriorate, its replacement would likely have been cost prohibitive for the owner.



7.4.5.11: Alternative building materials approved through the design review process include, but are not limited to, hardiplank siding. The use of contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels will be evaluated on a case by case basis. Seek guidance from the HC staff prior to considering any alternative building material. To evaluate such materials the HC must determine if the alternative material meets the following standards:

- 1) has physical properties (texture, color, dimensions) similar to those of traditional building materials, or that it will be installed in a manner that tolerates differences;
- 2) at least meets similar performance expectations as those of traditional building materials; and
- 3) be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing.

If an alternative material meets these required standards it may be used within the district.

7.4.5.12: When siding, corner boards and other trim is replaced (in part or in whole) the reveal shall be what was originally on the building. If this can not be documented the reveal will be no less than four and one-half (4.5) inches and no greater than five (5) inches.

7.4.6 Roofs

7.4.6.01 The original shape and pitch of the roof with original features and original materials must be retained when possible.

7.4.6.02 Historic roofing materials, such as clay and pressed metal, are to be repaired rather than replaced. If replacement is necessary, new materials must match as closely as possible the texture, color, design, and composition of the historic roofing material.

7.4.6.03 No addition to a house may alter the house form so as to make the original house form unrecognizable.

7.4.6.04 Historic roof dormers with their original window pane configuration must be retained. Such windows will be governed by Section 7.4.3 of this document.

7.4.6.05 The addition of new dormers, roof decks, balconies, or other additions on the front facade of a historic building is not permitted.

7.4.6.06 New dormers, roof decks and balconies may be permitted on the rear facade or side facades if they are not prominent facades visible from the right-of-way. These new features must be compatible with the period, style and details of the historic building. They will be attached in such a way that if removed they will not damage the original material.

7.4.6.07 Skylights may be installed in unobtrusive locations, preferably at rear roof lines or behind dormers. Convex or bubble skylights are not permitted.

7.4.6.08 Historic gutters and downspouts must be retained.

7.4.6.09 Gutters added to a building that did not historically have gutters will be in an unobtrusive manner.

7.4.6.10 Deteriorated historic gutters that must be replaced will match the original gutters in appearance, color, and size.



The gabled ell roof form of this cottage is integral to the building type: gabled wing cottage. Alteration of the roof form would be detrimental to the integrity of the property.



This roof dormer is a character-defining feature as it continues the stylistic elements found on the house with its dentils, pilasters, cornice and arched vent. The removal of this dormer or its alteration would not be appropriate.

7.4.7 Additions

- 7.4.7.01: All elements of the addition that would be found on new construction in Chapter Five, such as: Building Mass, Scale & Form; Roofs; Exterior Walls, Building Materials, Porches & Entrances; Doors & Windows; Architectural Details; Lighting; and Mechanical Systems, must meet the standards set forth in that subsection.
- 7.4.7.02: Historic additions and alterations that have acquired significance in their own right must be preserved when feasible.
- 7.4.7.03: Additions must be designed to have the least affect possible on historic materials or character-defining features of the historic building or landscape.
- 7.4.7.04: New additions must be placed on the rear or on an inconspicuous side of the historic building, and must be compatible with the original building materials, relationships of solids to voids, and color. The foundation-to-soffit height of an addition shall match the portion of the existing building it is added on to, or may be shorter to the original building may be no greater than ten (10) percent. Additions that would increase the square footage of the existing building's foot print by 1/3 are not encouraged. If an addition would increase the existing building's foot print beyond this the addition shall be constructed in such a way that it would appear to have been undertaken in different stages over time.
- 7.4.7.05: Additions to the front of a residence are not allowed.
- 7.4.7.06: Additions to the side of a historic building must not be flush with the front facade. Appropriately-designed side additions to historic buildings will be stepped back from the front facade, as far back as possible.
- 7.4.7.07: The design of a new addition must be clearly differentiated so that the addition is not mistaken for part of the original building.
- 7.4.7.08: New additions must be designed so that a minimum of historic material and character-defining elements are obscured, damaged or destroyed.
- 7.4.7.09: Additions must respect the character and integrity of the original building and incorporate design motifs that relate it to the historic building. They must always be of quality workmanship and materials.
- 7.4.7.10: Design motifs must relate to the scale and proportion of the original motif, but do not need to be the same intricate detail.
- 7.4.7.11: Do not add false historical details to try and make a nonhistoric property fit into a historic area but make every effort to ensure that additions and alterations to the property do not detract even further from the character of the district.



Historically, additions were typically added to the rear of a property. This concept is encouraged as most prominent architectural features are located towards the front of a property.



This second floor access stairway was appropriately added to the rear of this property. The structural supports for this stairway have also been appropriately screened by landscaping.



This property in Stone Mountain, Georgia, has an inappropriate front and side addition. Additions that are made to the front or primary facade are not allowed.

7.4.8 Mechanical Systems & Service Areas

- 7.4.8.01: The preservation of historic mechanical systems is encouraged; such mechanical elements may include radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.
- 7.4.8.02: Where new mechanical systems are required for a building, they shall be installed to cause the least alteration possible to the exterior elevations of the building and the least possible damage to historic building materials.
- 7.4.8.03: The front facade of a building may not be disrupted by the addition of window air conditioner units. These units must be placed at the rear or side facades of a building and landscaped to shield them from being visible from the public right-of-way. They shall be installed in such a manner to avoid damage to historic material, including windows, sashes and frames.
- 7.4.8.04: Satellite dishes and other antennae that are on a historic building will be located unobtrusively to the side or rear of the building. When such antennae are located in the yard of a historic building must be sited unobtrusively to the side or rear of the property, and must be screened by landscaping where possible.



The HVAC unit for this residence off of Liberty Street has been appropriately obscured by landscaping. It is important when landscaping around HVAC systems to leave room for maintenance.



This satellite dish is inappropriately placed in the front yard of this property in south Georgia. While such antenna are not prohibited, they should be placed in such a way so they are not conspicuous.



Intact nineteenth-century well houses, like this one off of Congress Street, are important characteristics of the domestic landscape of historic residences. These should be maintained and retained during any proposed rehabilitation project.

7.4.9 Accessory Buildings

- 7.4.9.01: Garages and other historic accessory structures should be preserved as significant site elements. Rehabilitation treatments should follow the new construction standards for residential properties provided in this document.
- 7.4.9.02: New accessory structures will not be discouraged provided that they are unobtrusive and do not attempt to achieve a false "historic" appearance.
- 7.4.9.03: Carports made of non-historic materials should be placed to the rear of the property or screened from view of public rights-of-way by vegetation.
- 7.4.9.04: Swimming pools, satellite dishes and other recreation-related objects are to be placed in a rear (preferred) or side yard and must be landscaped to obscure this intrusion from view from the public right-of-way creating a minimal visual impact to the district.
- 7.4.9.05: Accessory buildings (check with the York Planning Department for further clarification) shall have a height of at least one story and shall not be more than one and one-half stories in height. These heights are determined by the residence that the

accessory building shall serve. One story is defined by the distance from sill to soffit on a one story residence, and by the distance from sill to finish floor height on a multi-story residence.

- 7.4.9.06: The building footprint of an accessory building shall not exceed the smaller of either 574 square feet or 1/3 the building footprint of the residence that the accessory building shall serve.
- 7.4.9.07: An accessory building must have a complementary roof form and pitch to that of the residence it serves.
- 7.4.9.08: Exterior materials on the accessory building shall be the most predominant cladding found on the residence it serves.
- 7.4.9.09: Windows found on an accessory building shall not exceed the size and scale of those found on the resource that it serves. Windows may be vernacular, or simpler, than those found on the residence the accessory building serves.
- 7.4.9.10: Doors and windows found on an accessory building shall not exceed the size and scale of those found on the resource that it serves. They may also be vernacular, or simpler, than those found on the residence the accessory building serves.
- 7.4.9.11: The architectural decoration (corner boards, brackets, spindles, entablature, verge boards, etc.) found on an accessory building shall be similar to that found on the residence it serves. This decoration will be scaled appropriately to the accessory building. An accessory building within the district does not have to have the same level of architectural decoration and detail that the residence it serves does. It is appropriate for accessory buildings to be simple, vernacular buildings.
- 7.4.9.12: The construction of guest houses are prohibited by zoning and City Codes within the district. Where such accessory structures exist it is because they predated these regulations. Accessory buildings, e.g. guest houses, shall be reviewed by the HC utilizing this section (7.4.9) of the document, as well as other appropriate sections as determined by the type of rehabilitation. For example, if an existing guest house is being reviewed for replacement of an architectural feature, Section 7.4.4 would also apply.



This modern two-car garage in Gainesville, Georgia, is appropriately situated to the rear of the residence. It also appropriately takes its roof form from the prominent front-gabled extension of the second floor of the residence.

7.4.10 Adaptive Reuse

- 7.4.10.01: Historic residential properties that are converted to nonresidential uses must comply with CABO/ANS A117.1 and City Codes.
- 7.4.10.02: All elements of the adaptive reuse that would be found on new construction in Chapter Five, such as: Building Mass, Scale & Form; Roofs; Exterior Walls, Building Materials, Porches & Entrances; Doors & Windows; Architectural Details; Lighting; and Mechanical Systems, must meet the standards set forth in that subsection.
- 7.4.10.03: Proposed new uses for residential buildings must be compatible with the historic property so that minimal changes are necessary. When adaptive reuse is complete the property must still be recognizable as a residential property.
- 7.4.10.04: The arrangement and symmetry of the front facade must be preserved during any adaptive reuse project.



This clipped roof Bungalow in Stone Mountain, Georgia, was inappropriately rehabilitated for office use circa 2000. Inappropriate alterations include: 1) stucco was applied over the historic cladding; 2) the front porch was infilled; and 3) an addition double the size of the original house was added to the side and stepped forward in front of the original front facade.

7.4.10.05: Only side, or rear, historic porches may be enclosed as a requirement for a new use. The enclosure of the porch must be carefully designed in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

7.4.10.06: If an additional entrance or porch is required for a new use, it will be constructed in a manner that preserves the historic character of the building, such as limiting such alteration to non-character-defining elevations.

7.4.10.07: If additional windows on rear or other-non character-defining elevations are required by the new use, new window openings will be compatible with the overall design of the building. This must be in keeping with standard 7.4.3.10.

7.4.10.08: If a dropped ceiling is required for the new use of the historic building, a setback in the design of the dropped ceiling is required to allow for view of the full height of the window openings from the exterior.

7.4.10.09: Additional stories, when required for a new use, will be designed to be set back from the wall plane and be as inconspicuous as possible when viewed from public rights-of-way. These additions shall also respect the mass, scale, form and rhythm of the original building.

7.4.10.10: All signage will comply with the current City of York Zoning Ordinance, and the standards set forth in Section 7.3.6 *Signage & Lighting*.

7.4.10.11: Sign materials, including the sign face and support structure, will be compatible with the character of the historic building and the surrounding neighborhood.

7.4.10.12: The historic landscape features of the property will be preserved and maintained despite a change in use of the property whenever feasible.

7.4.10.13: Signs located on a rehabilitated residential property for nonresidential use shall use residentially-scaled hanging or wall signs. These signs shall respect the size, scale and design of the historic building as well as the surrounding neighborhood. Monument signs are not permitted (except on a case-by-case basis) at a rehabilitated residential property.

7.4.10.14: The posts for hanging signs shall not exceed five (5) feet in height or six (6) inches in diameter.

7.4.10.15: On a rehabilitated residential property for nonresidential use wall signs shall be located adjacent to the entrance used by the business. Such signs shall be residentially scaled. Businesses in such a property utilizing the same entrance shall share a sign.



This sign is appropriately scaled for a residential area in York. The sign does not overpower residential housing and maintains residential character.

SEVEN

7.4.11 Health, Safety & Accessibility

In 1990, the Americans with Disabilities Act (ADA) was passed. This Act states that access to properties open to the public is a civil right. Historic buildings are not exempt from ADA requirements, but there are provisions in the Act that take into account the preservation of historic nonresidential buildings. Nonresidential uses are only required to meet the ADA when they alter their facility. In general, where changes required by the ADA would threaten or destroy the significance of a qualified historic building there are special requirements to address conditions of limited accessibility.

Whenever possible ADA ramps should not be placed on the front facade. They should be placed in an unobtrusive manner, unlike this ramp found in Georgia.



These standards highlight some of the special requirements of the ADA and give a general overview of issues that may need to be addressed by the Historical Commission. The National Trust for Historic Preservation published a "Self-Guided Training Course for Historical Commissions." This training course, and Preservation Brief #32 "Making Historic Properties Accessible," is the underlying framework for these standards.

The following standards are not meant to substitute for meeting the ADA requirements. Portable ramps do not meet the accessibility requirements of the ADA but may be used as a temporary measure until a better solution is found.



This ADA ramp has been unobtrusively placed along a side elevation and landscaped to obscure the ramp. When this residence in Gainesville, Georgia, was rehabilitated for office use and expanded (rear third of the building) additional egress was added to the addition so as to not disturb the historic fabric of the building.

- 7.4.11.01: Identify the historic building's character-defining elements so that code-required work will not result in their damage or loss.
- 7.4.11.02: Comply with the requirements of applicable building and fire safety laws, ordinances, codes, standards, rules, or regulations in a manner that character-defining elements are preserved. Creative solutions shall be utilized to provide accessibility in the district, while striving to protect the historic character-defining features of the built environment.
- 7.4.11.03: Ramps/lifts will meet the standards of the Americans with Disabilities Act Standards for Accessible Design. In addition, they will be built of new materials that are compatible with the historic material of the building. Lifts will be located under a cover to protect the user and the mechanism. Ramps/lifts will be placed on the side or rear facade of the building in order to preserve the symmetry of the front facade.
- 7.4.11.04: Accessibility structures will be compatible with the symmetry and scale of the historic building and will avoid blocking existing windows and doors. Every effort must be made to avoid the removal of historic material and/or significant character-defining features.
- 7.4.11.05: Ramps may be constructed with a variety of materials including wood, brick, and stone. Unpainted pressure-treated wood or composite materials shall not be used to construct ramps because they are not visually compatible with most historic properties.
- 7.4.11.06: The enlargement of door openings on the front facade to accommodate ADA accessibility is not permitted, unless no other feasible option is available.
- 7.4.11.07: The use of appropriate door hardware, such as lever handles, is encouraged. Historic hardware must be preserved in storage.
- 7.4.11.08: The installation of handicap accessibility features will be done in a manner that, when removed, will not damage or destroy historic fabric.
- 7.4.11.09: The addition of new stairways or elevators to meet health and safety codes will be done in a manner that preserves adjacent character-defining elements. Where possible, locate fire exits, stairs, landings, and decks on the rear or an inconspicuous side of the structure.
- 7.4.11.10: When fire escapes are necessary, every effort will be made to use low visibility fire escapes designed for historic buildings or portable escapes.
- 7.4.11.11: New fire doors will be as similar as possible to existing doors in proportion, location, size and detail.
- 7.4.11.12: Additional fire exits will be placed on the rear or side facades of buildings and shall match historic doors in scale and detail.



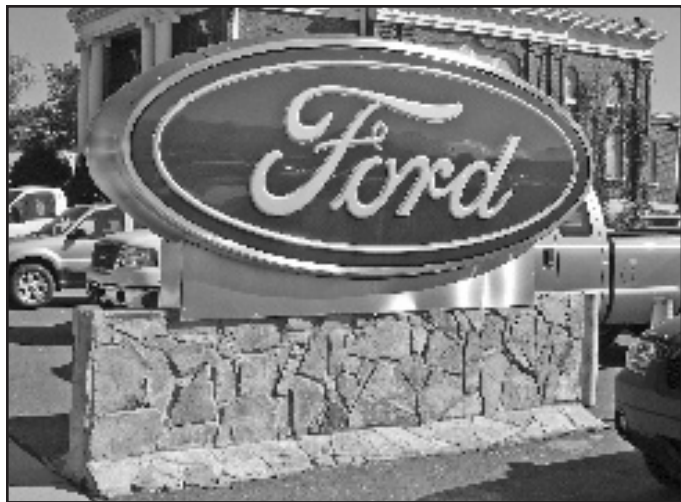
This fire escape was inappropriately added to a prominent flush gable in northern Georgia. Fire escapes, whenever feasible, should be placed so as not to obstruct significant features of a historic resource.

CHAPTER EIGHT: SIGNAGE DESIGN STANDARDS

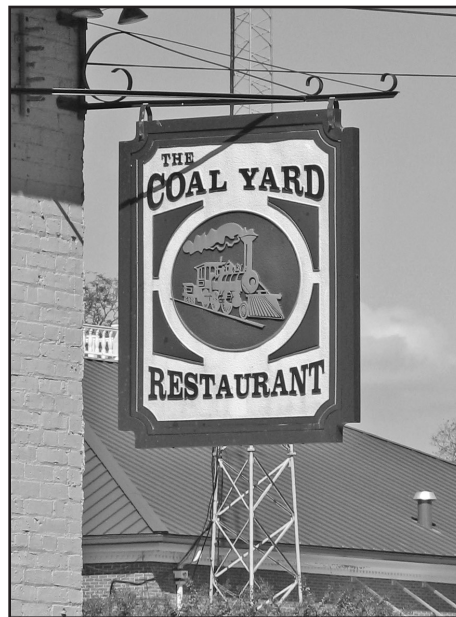
8.1 Signage

- 8.1.01: All signage must meet the criteria established by Section 12 of the City of York *Zoning Ordinance*.
- 8.1.02: Signs must be subordinate and complementary to the building.
- 8.1.03: Entrance features for residential developments must be pedestrian in scale.
- 8.1.04: Signage must respect the scale, style and materials of the buildings in the residential development.
- 8.1.05: Locate necessary signage so that defining features of the district are not obscured.
- 8.1.06: All signs that are internally lit, as well as large signs located on poles/pylons are prohibited within the district.
- 8.1.07: The use of exposed neon tubing, or neon lights for signs are not permitted, with the exception of "open" signs as allowed by the Zoning Ordinance.
- 8.1.08: Signs must be constructed of materials that are appropriate to the district, see sections 5.6 & 6.6.
- 8.1.09: Lettering and graphics on signs must be engraved, etched, or painted to the sign base, or have vinyl lettering that is "plotter cut" and of premium "cast" high performance vinyl (life expectancy of eight (8) years).
- 8.1.10: Font Families that are appropriate to the district with a sample text depicting the font in parenthesis are: Arial (**Sample**); Courier (Sample); Garamond (Sample); Helvetica (**Sample**); Old English (~~Sample~~); Optima (Sample); SanSerrif (**Sample**); Script (Sample); Stencil (**SAMPLE**); Times (Sample); Times New Roman (Sample) & Zurich (**Sample**). Other fonts may be approved on a case-by-case basis by the HC. Letters may not exceed eighteen (18) inches in height and may not cover more than 60% of the total sign area.
- 8.1.11: The use of plywood and compressed foam signs is prohibited.
- 8.1.12: The distance from the ground to the highest point of a free standing sign shall not be more than six (6) feet, and it shall not be less than fifty-six (56) inches.
- 8.1.13: Signs shall be set back from the public right-of-way by a minimum of three (3) feet.
- 8.1.14: Hanging signs will have a maximum square footage of twenty-four (24) SF.
- 8.1.15: A maximum of three colors plus either black or white are allowed for each sign.
- 8.1.16: Lettering and graphics shall not bleed to the edge of the sign. A border free of graphics and lettering around the edge of the sign is required. The height of this border shall be equal to the height of a capitol "E" of the main font used.
- 8.1.17: Hanging and projecting signs from a building façade shall have a minimum distance from the walking surface to the lowest point of the sign of seven (7) foot-six (6) inches and only one such sign is allowed per residential styled, or residence rehabilitated for nonresidential use property.
- 8.1.18: Signage shall not project above the cornice of a building.
- 8.1.19: Only one (1) hanging or projecting sign allowed per leased/rented unit of a nonresidential or mixed-use building.
- 8.1.20: Signage that is located on a property that has been rehabilitated from a residence to a nonresidential use must be placed in a way to create a minimum impact to historic materials and must be reversible. Such signage must not overwhelm the former residence visually, or obstruct any character-defining details of the former residence.
- 8.1.21: Wall signage should only be placed on a facade where street access is provided to the relevant business.
- 8.1.22: For a single building, no more than two signs shall be allowed per street that fronts the building, and all signs must be able to be associated by a passerby with its establishment. The choice for location of the maximum two signs shall come from the following [subject to stated regulations]: window signage; logo on awning; business name on awning flap; or wall sign placed on first floor wall or commercially-used upper floor [for example: one sign on each window or awning logo and sign on one window].
- 8.1.23.a: When there is a common entrance, multi-tenant buildings shall be limited to the use of a single common wall sign.
- 8.1.23.b: Multi-tenant building with two glass windows and central entrance. If two tenants, then each tenant is allowed one sign in its window not to exceed 20% of window. If more than two (2) tenants, utilize 8.1.23a.
- 8.1.23.c: Multi-tenant buildings where there are multiple entrances and no glass front may have a single sign per entrance. Such sign shall be adjacent to the associated business entrance. Sign shall be compliant with size restrictions of existing code and be compatible in scale, style and material with other signage on the building.

- 8.1.24a: Single tenant building with single entrance and two glass windows. One sign per window not to exceed 20% of single window area and maximum of two signs for building is allowed [no signs are allowed on slanted glass leading to door]. Some other combination of signs may be used as set forth in 8.1.22 and 8.1.23. Hours and telephone number are allowed on door if a single door. If a double door, hours and telephone number are allowed on one door.
- 8.1.24b: A single tenant building with one window is allowed one sign in window not to exceed 20% of window area or an awning sign or wall sign in compliance with 8.1.25. Hours and telephone number are allowed on the door.
- 8.1.25: Signs in windows, or that may be seen from a window, shall not cover more than twenty (20) percent of a window or five (5) percent of the wall facade [which ever is less] and may be limited even more at the discretion of the Historical Commission to avoid a cluttered appearance. Business name on awning flap may not exceed 40% of awning flap area [maximum flap depth of [8] inches] and logo on awning surface may not exceed 20% of awning surface. When a business ceases operations, all related awning, window, wall etc signage shall be removed.
- 8.1.26: Temporary signage is prohibited on the exterior of buildings [or on inside of window].

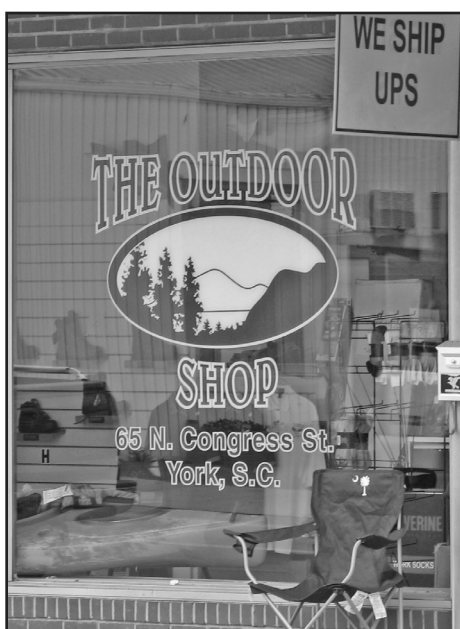


This monumental sign features pedestrian scale and is a good example of how chain, trademarked-logos can be adapted to fit into a historic district.

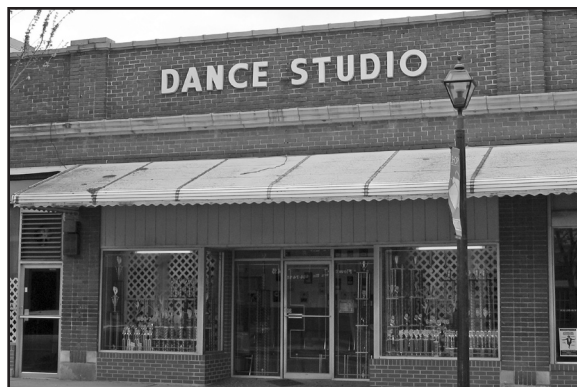


This hanging sign is appropriately scaled and is a traditional means of advertising.

EIGHT



The placement of signs on glass is an appropriate design solution for nonresidential signage.



The placement of the "Dance Studio" sign within the signboard area of this historic nonresidential building on Congress Street is appropriate.

CHAPTER NINE: DEMOLITION, RELOCATION AND PAINT COLOR STANDARDS

9.1 Demolition

Because demolition is irreversible, all possibilities for saving a threatened historic structure must be explored. Demolition of contributing structures is discouraged because of the negative impact it has on the surrounding area and the historic fabric of the district. The loss of a historic building creates a void in the streetscape, and subsequent improvements to the site are usually not as well designed or constructed as the original. Comparable new construction is often not feasible because of market conditions and the unavailability of materials and skilled craftsmen.

Each building proposed for demolition must be evaluated for historic and architectural merit as well as its importance to the history of the site, and the National Register-listed districts.

As an alternative to demolition, many property owners consider “mothballing” a historic structure. Mothballing is a temporary means of closing up a structure, which protects it from the weather and secures it from vandalism. It is typically used when all means of finding a productive use have been exhausted, or when funds are not currently available to bring it back to a usable condition. When the local building official has declared a structure unsafe, mothballing can be a viable alternative to demolition, offering protection while funds are sought or while planning for its future use. For more detailed information on the subject as it applies to historic structures, see *Preservation Brief #31: Mothballing Historic Buildings*.

9.1.01: A prolonged lack of maintenance results in demolition-by-neglect – the preventable demise of a historic building due to willful lack of maintenance. Property owners are encouraged to maintain their properties to the best of their abilities.

9.1.02: Historic buildings in the district shall not be demolished unless they are so unsound that rehabilitation is not possible.

9.1.03: The demolition of a noncontributing (defined by the HC) structure within the district is allowed under the following conditions:

- 1) Plans for the redevelopment of the site have been through the Design Review process and have been approved by the HC;
- 2) It is documented to the satisfaction of the HC that finances are in place to construct the approved redevelopment plans.

3) If the HC considers the property to be a local landmark they may require the applicant to provide an HC-approved interpretive panel regarding the property, or similar interpretive element to the York Historical Society. If the HC requires such a concession from the applicant their request may not exceed a \$500 value. The applicant may exceed this if they choose.

9.1.04: The demolition of a contributing (defined by the HC) structure within the district is allowed under the following conditions:

- 1) It is documented to the satisfaction of the HC that the building can not feasibly be rehabilitated for use, which shall be written by a licensed architect, engineer, or city inspector;
- 2) Plans for the redevelopment of the site have been through the Design Review process and have been approved by the HC;
- 3) It is documented to the satisfaction of the HC that finances are in place to construct the approved redevelopment plans.
- 4) If the HC considers the property to be a local landmark they may require the applicant to provide an HC-approved interpretive panel regarding the property, or similar interpretive element to the York Historical Society. If the HC requires such a concession from the applicant their request may not exceed a \$500 value. The applicant may exceed this if they choose.



This cottage in south Georgia is an example of demolition-by-neglect.

- 9.1.05: If an applicant is granted permission to demolish a property within the district they must provide HABS-level photography of views, elevations and significant architectural features (interior and exterior) of the property. These photographs must be keyed to a site plan, and floor plans as necessary.
- 9.1.06: If the HC finds that preservation is physically and economically feasible, the commission shall take or encourage the taking of whatever steps seem likely to lead to such preservation on the site on which the structure is located within twelve (12) months from the date of the COA application, unless the owner of the property agrees to an extension of this time period, or unless means acceptable to the owner and the HC have been found to preserve the structure. Refer to Section IX of the City of York *Zoning Ordinance*, subsection 14) Demolition.



This shotgun house type in Columbus, Georgia, was abandoned and is in the process of demolition-by-neglect. Demolition-by-neglect attracts vandals which often may lead to arson, as in this case. This can easily destroy a whole historic area.

9.2 Relocation

Relocation of a building shall only be considered as a last resort, and must be avoided if possible. Moving a building almost always negates its integrity of site and setting. Often relocation is undertaken in an effort to save a building from demolition. All other feasible options must be explored before a building is moved. Communication with the Georgia State Historic Preservation Office is encouraged from the initial planning stages for technical advice. The standards listed in this chapter are to be used only when there is no other alternative than to move a building.

The new site chosen for a relocated historic property must be compatible with the style of the building. This site shall be as near in location, appearance and topography to the original site as is feasibly possible. Adjacent property owners at the current site of the property and at the new location shall be contacted to ensure there are no conflicts with the relocation.



Vacant lots are a common sight when properties are relocated or demolished without an approved plan for future site use. When demolition or building relocation occurs with little thought given to future use of the site, a building lot can remain vacant indefinitely. Such voids in the streetscape detract from the overall character and appearance of a neighborhood.

- 9.2.01: Relocating a building shall only be used when it provides the only feasible solution to saving a historic building.
- 9.2.02: The building to be moved must be compatible with the architecture surrounding its new site, with regards to style, scale, materials, mass, and proportion. The new site for a relocated building must be suitable in terms of building spacing, setback, orientation, height, scale, and massing.
- 9.2.03: A building will be moved as a single unit. If unable to be moved as a single unit, only partial disassembly is allowed.
- 9.2.04: The site of the relocated building will be landscaped in a manner that is consistent with the character of the district.
- 9.2.05: If permission is granted for the relocation of a property within the district by the HC the property must be relocated within the City of York city limits, preferably within district.
- 9.2.06: If permission is granted for the relocation of a property within the district by the HC detailed site, relocation and rehabilitation plans will need to be approved by the HC, even if the property is relocated outside of the district.

9.2.07: If an applicant is granted permission to relocate a property within the district they must provide HABS-level photography of views, elevations and significant architectural features (interior and exterior) of the property. These photographs must be keyed to a site plan, and floor plans as necessary.



As can be seen by the above photograph it is difficult to relocate modern properties without causing damage to the property. When a historic property is concerned the process is even more difficult.



According to the National Register of Historic Places, a property is rarely eligible for listing if it has been relocated unless the relocation has occurred within the past fifty years. This cabin located on the Brenau University Campus in Gainesville, Georgia, has lost its integrity of location and setting by its relocation. Due to this the historic hall parlor cabin is no longer National Register-eligible.

9.3 Paint Color

Paint is utilized on buildings for two reasons: 1) to protect and preserve the exterior materials, and 2) to create color schemes appropriate to a building's architectural style. Paint has been used to accentuate architectural details and provide variety in a neighborhood, as well as allow personal expression..

The color scheme utilized on a building influences the historic character of a building, as well as the surrounding district and neighborhood. Whenever possible the color scheme should reflect the period and the architectural style of the house. A variety of colors are available to an applicant that will be appropriate for a historic building in the City of York and still represent the applicant's tastes.

When choosing a paint scheme for a building photographic documentation can be of great use to an applicant, although it is not required. Many paint manufacturers have spent a great deal of time researching historic color schemes and have created color palettes appropriate to time periods in the United States. For example, Sherwin-Williams has developed a "Victorian" color palette that is appropriate to the Victorian Era (late nineteenth century into the early twentieth century) in the United States. This palette would be appropriate for a house in the City of York that was built during this era. Utilizing this possibility provides numerous combinations of color so that no Victorian Era building in the city would look the same.

The painting of masonry was not typically done historically except in certain situations where the original masonry (typically brick) was so porous that moisture could easily penetrate the masonry causing damage to the interior of the building.

In such cases, the builder and owner would know this before hand, therefore painting masonry. As this would create undue maintenance (to keep the masonry properly sealed against moisture penetration the paint finish would need to be maintained) and expense porous masonry was not used except in more arid climates. Paint was used in the mid- to late twentieth century in cases where there was moisture penetration. Oftentimes this was due to deterioration of mortar joints, not masonry. In such cases the mortar joints need to be repointed by a mason. Another case where painting has been utilized on masonry in recent-times is when masonry was improperly cleaned by abrasive methods, such as sandblasting, so that the masonry had become porous.

- 9.3.01: An applicant must utilize a paint scheme appropriate to the time period the building was built in, or when major alterations were undertaken to the building.
- 9.3.02: When choosing a color scheme an applicant should consider that the simpler a building was the simpler the color scheme would have been. For example, a simple Gabled Wing Cottage would likely have a trim and body color while a Queen Anne House would likely have a trim color, accent color(s) and a body color.
- 9.3.03: Porches were typically painted the same as the trim of the building associated with them.
- 9.3.04: Colors should be complementary to each other and used to accentuate a building's significant architectural detail.
- 9.3.05: Body and trim colors should not be similar in hue or tone intensity (i.e. two (2) shades of colors that are closely related like green and red or two (2) dark or light shades of color that are similar in darkness or lightness).
- 9.3.06: The following color palettes are encouraged by the HC, although an applicant may utilize any historically accurate color palette:
 - 1) Sherwin Williams & Duron Paints- Preservation Palette (includes Victorian, Arts & Crafts, The Carolina Low Country and Historic Colors of Charleston palettes)
 - 2) Pittsburgh Paints - Historic Paints
 - 3) Porter Paints – Historic Colors
 - 4) Benjamin Moore – Historical Color Palette
 - 5) Valspar – American Traditions
- 9.3.07: Exterior masonry (stone, brick and composite stones) are not to be painted unless they were historically painted. Masonry is allowed to be painted if there are no other cost-effective consolidation techniques available to the applicant to halt moisture penetration. An applicant must prove to the HC, and it must be confirmed by the City of York Planning Department, that it is not the failure of the mortar that is causing the moisture penetration. If the mortar is the cause of the infiltration the applicant must repoint the masonry.
- 9.3.08: All paint will be applied in an appropriate manner utilizing the manufacturer's suggested application process and/or professional knowledge so that the paint properly bonds and adheres to the appropriate surfaces to be painted.



This is an example of what happens when masonry is cleaned improperly by sandblasting of the surface. Masonry has a protective "skin" which protects against infiltration of moisture. If this skin is removed, as is the case with sandblasting, the brick can no longer repel moisture.

APPENDIX

- Preservation Briefs
- Bibliography of Sources for Information for Rehabilitation Projects by Subject
- Historic Preservation Tax Incentives
- Glossary
- Certificate of Appropriateness (COA) Application
- Tree Selection - York Downtown Revitalization Committee & York Tree Commission
- Secretary of the Interior's *Standards for Reconstruction*

Preservation Briefs

Preservation Briefs provide information and advice regarding a variety of rehabilitation projects, and are an invaluable free source of information for individuals. They may be obtained from the Georgia Historic Preservation Division, or are available online at <http://www2.cr.nps.gov/tps/briefs/presbhom.htm>. Listed below are the currently available Preservation Briefs.

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Buildings
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster - Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods for Reducing Lead: Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Managing Moisture Problems in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings
42. The Maintenance, Repair and Replacement of Historic Cast Stone

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PRESERVATION RESOURCES ON THE INTERNET

Advisory Council on Historic Federal Preservation-an independent Federal agency created by the National Historic Preservation Act of 1966 (NHPA), and is the major policy advisor to the Government in the field of historic preservation-www.achp.gov

American Memory-source of primary source materials relating to the history and culture of the United States with more than seven million digital items from more than 100 historical collections-www.memory.loc.gov

American Planning Institute-organized to advance the art and science of planning and to foster the activity of planning - physical, economic, and social - at the local, regional, state, and national levels-www.planning.org

Association for the Preservation of Civil War Sites-non-profit organization that acts to preserve and protect Civil War battlefields by directly purchasing the property or negotiating protective easements-www.acpws.com

Center for Community Design and Preservation at the UGA College of Environment and Design-provides professional design service to communities throughout the South by contracting with governmental agencies, non-profit organizations, civic groups, and other funding sources to carry out projects-www.sed.uga.edu/pso

Cyburbia-Cyburbia contains a comprehensive directory of Internet resources relevant to planning, architecture, urbanism, and other topics related to the built environment-www.cyburbia.org

Georgia Department of Natural Resources, Historic Preservation Division-state governmental agency that promotes the preservation and use of historic places for a better Georgia-www.gashpo.org

Georgia Trust for Historic Preservation-nonprofit organization that strives to promote an appreciation for Georgia's diverse historic resources and provide for their protection and use, to preserve and revitalize Georgia communities-www.georgiatruster.org

Heritage Preservation-a key partner in Save America's Treasures, a national program to save our nation's past-www.heritagepreservation.org

Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscape Survey (HABS/HAER/HALS)-federal program that documents important architectural, engineering, industrial, and cultural landscape sites throughout the United States and its territories-www.cr.nps.gov/habshaer

National Alliance of Preservation Commissions-a non-profit organization that builds strong local preservation programs through education, training, and advocacy-www.uga.edu/napc/

National Conference of State Historic Preservation Officers-a professional association of the State government officials who carry out the national historic preservation program as delegates of the Secretary of the Interior pursuant to the National Historic Preservation Act-www.ncshpo.org

National Archive and Records-a collection that documents the rights of American citizens, the actions of federal officials, and the national experience-www.nara.gov

National Center for Preservation Training and Technology-promotes and enhances the preservation and conservation of prehistoric and historic resources in the United States through the advancement and dissemination of preservation technology and training-www.ncptt.nps.gov

National Park Service Heritage Preservation Services-offers information on preservation planning, grants, tax credits, training, news, mapping, and legislation-www2.cr.nps.gov

National Park Service: Links to the Past-comprehensive listing of links relating to Historic Preservation including archeology, educational materials, architecture, landscapes and more-www.cr.nps.gov

National Trust for Historic Preservation (NTHP)-a private, nonprofit organization dedicated to protecting historic resources-www.nationaltrust.org

NTHP's Main Street Center-provides information and resources on the Main Street program of downtown revitalization through historic preservation and economic development-www.mainstreet.org

Partners for Sacred Places-promotes the stewardship and active community use of America's older and historic religious properties-www.sacredplaces.org

Preservation Action-advocates federal to further the impact of historic preservation at the local, state, and national levels-www.preservationaction.org

Preservation Briefs -provides information for various topics regarding rehabilitating the built environment-<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>.

Preserve/Net Information and Law Service-website designed to aid lawyers, activists, and owners in understanding the law as it relates to preservation-www.preservenet.cornell.edu/

Scenic America-only national nonprofit organization dedicated to preserving and enhancing the scenic character of America's communities and countryside-www.scenic.org

Society for American Archaeology (SAA)-international organization dedicated to the research, interpretation, and protection of the archaeological heritage of the Americas-www.saa.org

Society for Commercial Archeology-national organization devoted to the buildings, artifacts, structures, signs, and symbols of the 20th-century commercial landscape-www.sca-roadside.org

Society for Industrial Archeology-promotes the study and preservation of the physical survivals of technological and industrial development and change-www.sia-web.org

Sprawl Watch Clearinghouse-strives to make the tools, techniques, and strategies developed to manage growth; identifies, collects, compiles, and disseminates the information on the best land use practices-www.sprawlwatch.org

Historic Preservation Tax Incentives

Several financial incentives are available to owners who preserve historic buildings and sites in South Carolina. Federal, state, and local tax incentives encourage the rehabilitation of historic buildings and donation of conservation easements. The State Historic Preservation Office (SHPO) helps owners meet the standards required for these programs. The SHPO also administers matching grant programs that provide financial support for preservation projects. In addition, other institutions and organizations have financial incentive programs that support a variety of preservation-related activities. Both owner-occupied homes and buildings used to produce income---stores, offices, apartment buildings, for example---may be eligible for tax incentives. Use this chart on the next page to begin identifying tax incentives that may apply to your building.



The federal historic rehabilitation tax credit helped make possible the rehabilitation of the mid-nineteenth century Rose's Hotel in York. The project, which invested over \$1.4 million in the local economy and created 14 residential units and 4 office spaces, has brought new life to the downtown.

Tax Incentive Program ¹	Owner-Occupied Residence	Income-Producing Use	Historic Designation Required
A. 20% Federal Historic Rehabilitation Tax Credit		✓	Must be listed in the National Register (either individually or as a contributing property in a historic district)
B. 10% State Historic Rehabilitation Tax Credit		✓	Must be listed in the National Register (either individually or as a contributing property in a historic district)
C. 25% State Historic Rehabilitation Tax Credit	✓		Must be listed in the National Register (either individually or as a contributing property in a historic district) or determined by the SHPO to individually eligible for the National Register
D. Local Property Tax Abatement	✓	✓	Must receive "historic designation" from the local government
E. Federal Income Tax Incentives for Easement Donations	✓	✓	Must be listed in the National Register (either individually or as a contributing property in a historic district)
F. 10% Federal Rehabilitation Tax Credit		✓	Must have been built before 1936 and must NOT be listed in the National Register (either individually or as a contributing property in a historic district)
G. Tax Incentives for Rehabilitating Textile Mill Buildings		✓	No historic designation required
H. Federal Income Tax Credit for Low Income Housing		✓	No historic designation required

A. 20% FEDERAL HISTORIC REHABILITATION TAX CREDIT

Incentive: Federal income tax credit equal to 20% of rehabilitation costs. In general, each dollar of tax credit earned reduces the amount of federal income taxes owed by one dollar.

Eligible buildings: Buildings listed individually in the National Register of Historic Places or buildings that contribute to a National Register historic district.

Eligible use: Income-producing use (such as offices, stores, or rental housing).

Expenditure requirements: Costs must exceed the adjusted basis of the building (the purchase price, minus the cost of the land, plus the value if improvements made, minus depreciation already taken), or \$5,000, whichever is greater.

Review of work: The National Park Service must certify that the rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Review begins with the State Historic Preservation Office (SHPO).

Authorizing legislation: Tax Reform Act of 1986 (PL99-514; Internal Revenue Code Section 47).

B. 10% STATE HISTORIC REHABILITATION TAX CREDIT

Note: Owners of historic buildings in South Carolina who meet the requirements for the 20% Federal Historic Rehabilitation Tax Credit may also qualify for a state income tax credit. Taxpayers do not have to go through a separate State Historic Preservation Office (SHPO)

application process. Successfully completing the federal application process qualifies them for the state credit.

Incentive: State income or license tax credit equal to 10% of rehabilitation costs. In general, each dollar of tax credit earned reduces the amount of state income or license taxes owed by one dollar.

Authorizing legislation: South Carolina Rehabilitation Incentives Act (Section 12-6-3535, SC Code of Laws, 1976, as amended).

C. 25% STATE HISTORIC REHABILITATION TAX CREDIT

Incentive: State income tax credit equal to 25% of allowable rehabilitation expenses. In general, each dollar of tax credit earned reduces the amount of state income taxes owed by one dollar. (Allowable expenses include exterior rehabilitation work; repair of historic structural systems; improving energy efficiency; repairs and installation of heating, air-conditioning, plumbing, and electrical systems; restoration of historic plaster; and architectural and engineering fees.)

Eligible buildings: Buildings must be listed in the National Register of Historic Places, individually eligible for the National Register, contribute to a National Register historic district, or be a historic outbuilding associated with a residence that is eligible for the program.

Eligible use: Owner-occupied residence (not used in a trade or business, held for the production of income, or held for sale or disposition in the ordinary course of the tax payer's trade or business).

Expenditure requirements: \$15,000 of allowable rehabilitation expenses within 36 months. (See definition of allowable rehabilitation expenses above.)

Review of work: The State Historic Preservation Office (SHPO) must review and approve plans before work begins. The SHPO must certify that the rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation.

Authorizing legislation: South Carolina Rehabilitation Incentives Act (Section 12-6-3535, SC Code of Laws, 1976, as amended).

D. LOCAL PROPERTY TAX ABATEMENT

Incentive: The property is assessed on the pre-rehabilitation fair market value for the length of the special assessment (up to 20 years, length set by the local government).

Eligible buildings: A building must be designated historic by the local government and the local government must have adopted an ordinance to implement the property tax abatement program. Buildings designated historic by the local government can include buildings listed individually in the National Register of Historic Places or contributing to a National Register historic district, or buildings that meet the local government's criteria for historic designation.

Eligible use: Owner-occupied residence or income-producing building.

Expenditure requirements: Expenditures for rehabilitation must exceed the minimum expenditure set by the local government. This can range from 20% to 100% of the fair market value of the building.

Review of work: A reviewing authority must approve that the proposed and completed rehabilitation work is appropriate for the historic building and the historic district in which it is located. The reviewing authority is the local board of architectural review, another designated entity with historic preservation expertise, or the State Historic Preservation Office (SHPO).

Authorizing legislation: Sections 4-9-195 and 5-21-140, SC Code of Laws, 1976, as amended (often referred to as the "Bailey Bill"). Check with your local government to determine if it has passed an ordinance and for details about its incentive program.

E. FEDERAL INCOME TAX INCENTIVES FOR EASEMENT DONATIONS

Note: South Carolina law does not mandate tax incentives for the donation of easements to preserve historic properties. However, the Conservation Easement Act of 1991 (Section 27-8-70, SC Code of Laws, 1976, as amended) states: "For ad valorem tax purposes real property that is burdened by a conservation easement must be assessed and taxed on a basis that reflects the existence of the easement." Incentive: Income and estate tax deductions.

Eligible buildings: Buildings listed individually in the National Register of Historic Places or buildings that contribute to a National Register historic district. (Historically important land areas are also eligible.)

Eligible use: Owner occupied residence or income-producing building.

Expenditure requirements: Rehabilitation work is not required for this incentive. The incentive is based on the charitable contribution of a partial interest in a historic property (i.e. easement) to a government or nonprofit organization. When donors donate partial interests—or easements—on historic buildings, they pledge to preserve significant historic features and agree to obtain the easement holder's consent before making alterations.

Authorizing legislation: Tax Reform Act of 1986 (Internal Revenue Code Section 170(h)).

F. 10% FEDERAL REHABILITATION TAX CREDIT

Incentive: Federal income tax credit equal to 10% of rehabilitation costs. In general, each dollar of tax credit earned reduces the amount of federal income taxes owed by one dollar.

Eligible buildings: Buildings placed in service before 1936 that are not individually listed in the National Register nor contributing buildings in National Register historic districts.

Eligible use: Income-producing buildings rehabilitated for non-residential uses.

Expenditure requirements: Rehabilitation costs must exceed the adjusted basis of the building (purchase price minus land value plus the value of improvements made, minus depreciation already taken), or \$5,000, whichever is greater.

Review of work: No State Historic Preservation Office or National Park Service review is required. Projects must meet specific physical tests for retention of external walls and internal structural framework.

Authorizing legislation: Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47).

G. TAX INCENTIVES FOR REHABILITATING TEXTILE MILL BUILDINGS

Incentive: A credit against local property taxes equal to 25% of rehabilitation expenses or a state income tax credit equal to 25% of rehabilitation expenses.

Eligible buildings: Abandoned buildings formerly used as textile manufacturing facilities or for ancillary uses.

Eligible use: Not specified.

Expenditure requirements: Not specified.

Review of Work: The law does not require review of the project work. However, if a developer or owner is also pursuing the 20% Federal Historic Rehabilitation Tax Credit and the 10% State Historic Rehabilitation Tax Credit for the project, the project must follow the review and approval process required for these credits.

Authorizing legislation: South Carolina Textiles Communities Revitalization Act (Section 6-32-10, SC Code of Laws, 1976, as amended)

H. FEDERAL INCOME TAX CREDIT FOR LOW INCOME HOUSING

The Tax Reform Act of 1986 (Internal Revenue Code Section 42) also created an income tax credit for acquisition, construction, or rehabilitation of low income housing. Many developers have used the Low Income Housing Tax Credit in conjunction with the 20% Federal Historic Rehabilitation Tax Credit to rehabilitate historic buildings to provide rental units for low income residents. For more information, contact the State Housing Finance and Development Authority (803-734-2000 or www.sha.state.sc.us), which allocates the Low Income Housing Credits in South Carolina.

FOR QUESTIONS OR MORE INFORMATION

Contact your Regional Representative (Appalachian Region) on the State Historic Preservation Office (SHPO) staff. Regional Representatives are SHPO staff who are based in Columbia, but serve as staff contacts for each of ten regions of the state. They can give you the information you need or guide you to the right source.

Glossary

Accessory Structure - A subordinate structure detached from but located on the same lot as a principle building. The use of an accessory structure must be identical and accessory to the use of the principle building. Accessory structures include garages, decks, and fences.

Adaptive Use - Recycling an old building for a use other than that for which it was originally constructed.

Addition - A non-original element placed onto an existing building, site or structure.

Alteration - Any act or process that which the exterior architectural appearance of a building.

Appropriate - Suitable to or compatible with what exists. Proposed work on historic properties is evaluated for “appropriateness” during the design review process.

Architectural Style - Showing the influence of shapes, materials, detailing or other features associated with a particular architectural style.

Architectural Return - a point that provides a definitive continuous visual break in a facade, e.g. a corner board or jog in a building’s footprint.

Ashlar - A dressed or squared stone and the masonry built of such hewn stone. It may be coursed, with continuous horizontal joints or random, with discontinuous joints.

Baluster - A turned or rectangular upright supporting a stair handrail or forming part of a balustrade.

Balustrade - An entire railing system including a top rail and its balusters, and often a bottom rail.

Bay - One unit of a building that consists of a series of similar units; commonly defined as the number of vertical divisions within a building facade.

Brace - A diagonal stabilizing member of a building frame.

Bracket - A projecting support used under cornices, eaves, balconies, or windows to provide structural support.

Capital - The uppermost part of a column or pilaster.

Casement - A hinged window frame that opens horizontally like a door.

Certificate of Appropriateness - A document giving approval to work proposed by the owner of a property located within a locally designated historic district or designated as a local landmark. Specific conditions, set forth by the Historical Commission and to be followed during the project, may be specified in the document. Possession of a Certificate of Appropriateness does not remove any responsibility on the part of the property owner to acquire a building permit prior to beginning the project.

Certified Local Government (CLG) - A program that is a mechanism to formally involve local governments in the national historic preservation program. Most states have procedures that extend CLG status to communities that adopt a preservation ordinance and establish a preservation commission.

Character - Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.

Chevron - A V-shaped decoration generally used as a continuous frieze or molding that is typical of the Art Deco style.

Clapboard - A long, narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame structures.

Classical - Of, or pertaining to, the architecture of ancient Greece and Rome.

Column - A vertical support of round section that in classical architecture consists of three parts: base, shaft, and capital.

Commercial Building Type - A definition based on the composition of a commercial building's primary facade. Most commercial facades are divided into major divisions or elements that are used to define the building type.

Compatible - Not detracting from surrounding elements, buildings, sites or structures; appropriate given what already exists.

Component - An individual part of a building, site or district.

Contemporary - Of the current period; modern.

Contiguous - Next to, abutting, or touching and having a boundary, or portion thereof, which is common or coterminous.

Contributing - Contributes to the architectural or historic significance of a historic district. (A "contributing building" in a historic district is one that may be of limited individual significance but nevertheless functions as an important component of the district.)

Context - The setting in which a historic element or building exists.

Corbel - A projection or one of a series of projections, each stepped progressively farther forward with increasing height; anchored in a wall, story, column, or chimney.



Corinthian Order - The slenderest and most ornate of the classical Greek orders of architecture, characterized by a slim fluted column with bell-shaped capital decorated with stylized acanthus leaves.

Cornice - A molding at the edge of a roof.

Deck - A structure, without a roof, directly adjacent to a principle building, which has an average elevation of 30 inches or greater from finished grade.

Demolition - Any act or process that destroys a structure in part or in whole.

Dentil - A small rectangular block used in a series below the cornice.



Doric Order - A classical order most readily distinguished by its simple, unornamented capitals and tablets with vertical grooving, called triglyphs, set at regular intervals in the frieze.

Dormer Window - An upright window lighting the space in a roof.

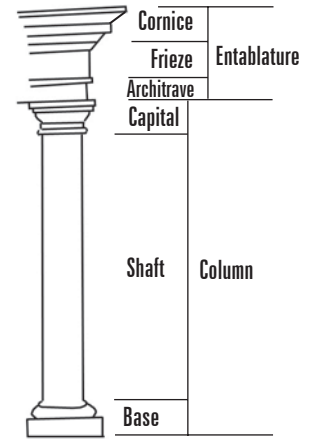
Double-Hung Sash Window - A window with two sash, one above the other, arranged to slide vertically past each other.

Drip Line - An imaginary vertical line that extends from the outermost branches of a tree's canopy to the ground.

Eave - The projecting lower edges of a roof overhanging the wall of a building.

Element - An individual defining feature of a building, structure, site or district.

Engaged Column - A column partially built into a wall, not freestanding.



Entablature - The horizontal part of an architectural order, supported on columns, composed of architrave, frieze, and cornice.

Ex Parte Communication - Some form of communication between one party to a proceeding (e.g., an applicant for a permit) and a public official with some responsibility for making a decision affecting that proceeding occurring outside the formal decision-making process and without the knowledge of the other party to the proceeding.

Facade - That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

Fanlight - A window, often semi-circular, over a door, with radiating muntins suggestive of a fan.

Frieze - The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Footprint - The horizontal area as seen in plan, measured from the outside of all exterior walls and supporting columns. It includes residences, garages, covered carports, and accessory structures, but not trellises, patios, and areas of porch, deck, and balcony less than 30 inches from finished grade.

Gable - The vertical triangular shape at the end of a building formed by a double sloping roof.

Grade - The average level of the finished surface of the ground adjacent to the exterior walls of the building.

Header - The end of a brick, sometimes glazed.

High Style - A completely authentic or academically correct interpretation of an architectural style; a “textbook” example of one particular style and not a composition of several different styles.

Historic District - A geographically definable area designated as possessing a concentration, linkage, or continuity of sites, buildings, structures, or objects of historic, archaeological, architectural or aesthetic value.

Historic Preservation - identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, and reconstruction, or any combination of the foregoing activities.

Historic Restoration - Requires that the re-creation duplicate the appearance at some previous point in time as closely as current scholarship allows.

Historic Site - A site worthy of protection or preservation, designated as historic for its historic, archaeological or aesthetic value.

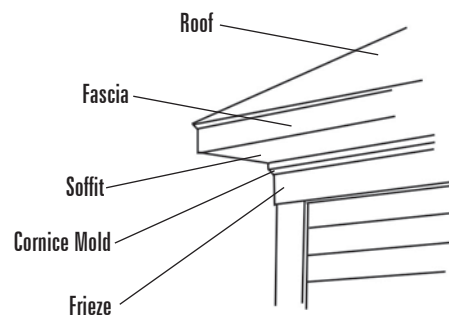
Historic Structure - A structure worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

Impervious Surface - Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.

Infill - New construction within a historic district, generally situated on the site of a demolished structure but possibly on a site never previously developed.

Infill Development - The construction of a building on a vacant parcel located in a predominantly built up area.

Interpretive Restoration - Less scholarly than a historic restoration, it involves keeping all of the original architectural features intact and reconstructing missing elements as faithfully as budget allows.



Ionic Order - A classical order distinguished by a capital with spiral scrolls, called volutes.

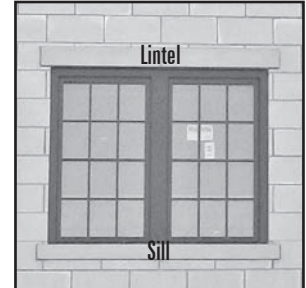
Keystone - The central voussoir of an arch shaped in a wedge form.

Knee Brace - A non-structural diagonal member used as exterior ornamentation, extending from the facade to the eave of a building.

Landmark - A building, structure, object or site worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

Light - A section of window, the pane or glass.

Lintel - A horizontal structural or ornamental member over an opening, which generally carries the weight of the wall above it.



Maintenance - Routine care for a building, structure or site that does not involve design alterations.

Mixed-Use Developments - are a combination of residential and nonresidential uses within the same building or complex of buildings within a planned development.

Modillion - A small curved and ornamented bracket used to support the upper part of the cornice.

Mothballing - The process of stabilizing and securing a historic building against further deterioration due to weather and/or vandalism.

Mullion - A vertical member separating and often supporting windows, doors, or panels in a series.

Muntin - A secondary framing member to hold panes within a window, window wall, or glazed door.

Neglect - The failure to care for a property in such a manner as to prevent its deterioration. Neglect is often not intentional, but may lead to very serious deterioration of materials and even structural systems.

New Construction - The construction of a new element, building, structure or landscape component; new construction involves the introduction of designs not original to the building, structure or site.

Noncontributing - Does not contribute to the architectural or historic significance of a historic district. (Some noncontributing resources are not yet fifty years of age, and therefore do not meet the age requirement for contributing resources. Other noncontributing resources may be historic but have lost their architectural integrity due to extensive changes or alterations.)

Order - A definite arrangement of column, capital, and entablature, each having its own set of rules and ornamental features. The five classical orders are Tuscan, Doric, Ionic, Corinthian, and Composite.

Palladian Window - A window of large size, characteristic of neoclassical styles, divided by columns or piers, resembling pilasters, into three lights, the middle of which is taller and wider than the others, and is roundheaded.

Parapet - A wall section rising above the roofline.

Pediment - The triangular gable end of the roof above the horizontal cornice.

Pilaster - A flat-faced representation of a column projecting from a wall.

Porch - A covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes.

Portico - A porch or covered walk consisting of a low-pitched roof supported on classical columns and finished in front with an entablature and a pediment.

Porte Cochere - A large covered entrance porch through which vehicles can pass.

Preservation - The process of taking steps to sustain the form, details and integrity of a property essentially as it presently exists. Preservation may involve the elimination of deterioration and structural damage, but does not involve reconstruction to any significant degree.

Pressed Metal - Thin sheets of metal molded into decorative designs and used to cover interior walls and ceilings and on the exterior of some 20th century commercial structures.

Quasi judicial - The action, discretion, etc., of public administrative officers or bodies, who are required to investigate facts, or ascertain the existence of facts, hold hearings, and draw conclusions from them, as a basis for their official action, and to exercise discretion of a judicial nature.

Quoins - Heavy blocks, generally of stone or wood, cut in emulation of stone and used at the corners of buildings to reinforce and ornament walls.

Reconstruction - The process of reproducing the exact form of a component, building, structure or site that existed at some time in the past.

Recycling - The process of restoring, rehabilitating, renovating, remodeling, or adapting an old building so that it can be used by another generation.

Rehabilitation - The process of returning a building to a state of utility while retaining those elements essential to its architectural, historical and/or aesthetic significance.

Remodeling - Changing the appearance and style of a structure by removing or covering over original details and substituting new materials and forms.

Renovation-The process of making a structure usable again where there is a greater proportion of new materials and elements introduced into the building.

Repair - Any minor change to a property that is not construction, removal, demolition or alteration and that does not change exterior architectural appearance.

Retaining Wall - A wall or similar structure devise used at a grade change to hold the soil on the up-hillside from slumping, sliding, or falling.

Restoration - The process of returning a building to its appearance at an earlier time (though not necessarily to its original appearance). Restoration involves the removal of later additions and the replacement of missing components and details.

Right-Of-Way - A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.

Riser - The vertical part of a step or stair.

Sash - A window frame that opens by sliding up or down.

Setback - The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Setting - The immediate physical environment of a building, structure, site or district.

Side Lights - A vertical line of small glass panes flanking a doorway.

Significant - Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

Site - A place or plot of land where an event occurred or where some object was or is located.

Stabilization - Maintaining a building as it exists today by making it weather-resistant and structurally safe.

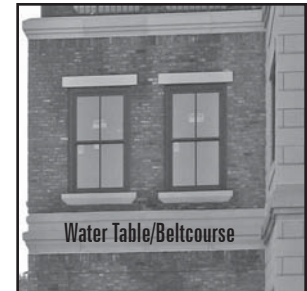
Streetscape - All physical elements that may be viewed along a street.

Structure - Anything constructed or erected which has, or the use of which requires, permanent or temporary location on or in the ground, or which is attached to something having a permanent location on the ground, including, but not limited to, the following: buildings, gazebos, signs, billboards, tennis courts, radio and television antennae and satellite dishes (including supporting towers), swimming pools, light fixtures, walls, fences and steps.

Topography - The physical land surface relief describing the terrain elevation and slope.

Vernacular - Based on regional tradition and utilizing regional materials.

Water Table - A sloping horizontal surface, of brick or stone, on an exterior wall, usually at the foundation level.



Tree Selection - York Downtown Revitalization Committee & York Tree Commission

TREE SELECTION

Research by York Downtown Revitalization Committee and York Tree Commission
North Roosevelt Streetscape Improvement Project,
Fall 2005

Consultants:

Bob Harned	Landscape Architect	HSMM, Inc.	Raleigh, NC
Jimmy Walters	State Forester	Forestry Service,	State of SC
David Decker	Professional Nursery and Landscaper	North America Landscape,	York, SC

Select Urban Trees suitable for conditions. Each individual planting location determines type of tree:

40 to 60-year life	Avoid Golden Rain, Bradford, Chinese Flame, Apple, Peach, etc
Salt, vehicle emissions, drought	Choose resistant tree types and cultivars
Heat, Disease, Fungus/mildew	Choose resistant tree types and cultivars
Damage from auto doors, kids, mowers, string trimmers	Avoid thin-bark Crepe Myrtle, Red Maple in damage-prone plantings
Native to area	Use tree types native or cultivated from area species
Wind, Ice, storm damage strength	Avoid narrow-fork trees like Bradfords, Green Ash, Live Oaks
Insect control cost	Avoid high-maintenance such as agricultural fruit trees
Non-staining flowers	White blooms near auto dealer lots, Resident parking areas
Allergens	Male ginkgo allergens are hay-fever-triggering. Use sparingly.
Invasiveness	No Green Ash, Sugar Maple, Southern Magnolia in cramped spaces
Fruit, bract, stem shedders:	Slick spots on sidewalks, pavement. Plugged storm drain grates. (Examples: Sugar locust, female ginkgo, pecan, crabapple)
Planter / Area Size	Avoid large trees (see list below) in planters less than 8 ft wide. Roots/trunk cause curbing, pavement, sidewalk upheaval. Large tree Removal is extremely expensive
Soil Compaction	Compacted soil is incompatible with Dogwoods, several other trees.

Individually walk down and select tree for each individual location in the streetscape/landscape
Match the tree / plant to the conditions of each location and the landscaping goals.

Size of planting area
Overhead lines
Buried piping, power, phone line Root intrusion
14-foot clearance from pavement to overhanging branches for truck delivery areas (Public Tree Code)
Sight Triangle at all intersections (Landscaping Code)
Landscape features desired such as entrance framing, shade, curb appeal, visual accent
Distance to buildings vs. mature tree height (consequences of wind, ice, and unseen weaknesses)
Distance to buildings vs. side branch intrusion onto buildings
Size of leaves if branches extend above gutters (eg: downspout plug by single Pin oak, Magnolia leaf)
Root intrusion into foundation walls, foundation footings
Pruning, watering, insect control, disease control maintenance frequency and cost

PLANT MULTIPLE SPECIES (4, 5, 6 or more tree species). If one or two types of trees are used, a single disease or weather condition can cause huge gaps of dead/dying trees in the streetscape or landscape
Examples: Dutch Elm disease, Dogwood Blight, Chestnut blight.

URBAN TREE VARIETIES Recommended by Consultants
For locations selected by walk-down

Note: Some trees belong only in parks, woods, large planting areas (Magnolias, Willow Oak, Saw Tooth Oak, Pecan, American Hornbeam, Horse Chestnut, etc)

Small Trees (to 25 feet or so)

Maple	
Trident	
Hedge	
Dogwood	Dogwood Requires uncompacted Soil
Kousa	
Hawthorne	Hawthorne needs location OK for berries/bird droppings
Washington	
Winter King	
Holly	Note: Some Hollies cause berry/bird droppings problems
Savannah	
Foster *	* 6 to 8-ft spread. Prune bottom if spread space not avail.
Nellie (Broad)	
Magnolia	
Little Gem	Spread at bottom. Require pruning if not in large planter

NURSERY SPECIES < 25 ft mature height

Dwarf Crepe Myrtle
Dwarf Dogwood
Dwarf Birch
Dwarf Maple
Dwarf Oak
etc

Medium Trees (25 to 50 feet)

Birch	
Paper Bark	Use nursery varieties resistant to heat, need less-rich soil
Linden	
Little Leaf	Use nursery varieties that need less-rich soil
Maple	
Red (Swamp)	Thin bark. Excellent where pedestrian / kids' use is infrequent.
Freeman	Careful: this variety is not yet proven this far South
Crepe Myrtle	
White Flowers	Colored blooms Stain car paint. Not OK for residents, car dealers.
Single-Stem varieties.	Multi-stem varieties require frequent pruning. Multi-stems are also Structurally weak/prone to ice damage due to Narrow branch forks
Cherry	
Flowering	Heat-tolerant, Drought-tolerant, 40-year-life cultivars.

Large Trees (50 to 100 ft):

Oak	White Overcup Burr Laurel	
Maple	None.	None of the large types are OK except in parks and large planted areas. [Sugar Maples are not good in heat, and roots are invasive] [Norway Maples are not good in heat]
River Birch		(some grow to 70 feet)
	Heritage Duraheat	
Chestnut	White Swamp Horse	(excellent in city) (use in lawn, park areas – not streets/parking. Spreads out)
Redwood	Dawn	(careful of drought considerations)
Cypress	Bald Leyland	(very tough tree)
Gum	Black Gum Sweet Gum	(Carefully select consistent cultivars to leaf out at same time) (New varieties with no sweet gum balls)
Hornbeam	European American	(up to 80 feet) (Spreads. must be away from streets, parking areas)
Linden (Basswood)		

FREQUENT PRUNING

(but good Urban Trees)	Lace Bark Elm Willow Oak American Hornbeam Crepe Myrtle multi-stem varieties.	Use single-stem cultivars if maintenance frequency/cost is of concern
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FADS and FAILURES:	Zelkova Bradford Pear Large Palmetto Ginkgo Live Oak	(belong North. Raleigh has discontinued its use), (weak. short-lived. Banned for city plantings in Charlotte, etc) (belong on coast and further South) (males: High allergens females: Stinking, slippery fruit) (belong on coast or further south where ice storms are rare)
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Notes prepared by York Downtown Revitalization Committee, December, 2005

Standards for Reconstruction & Guidelines for Reconstructing Historic Buildings

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.



Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Guidelines for Reconstructing Historic Buildings

Introduction

Whereas the treatment Restoration provides guidance on restoring—or re-creating—building features, the **Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings** address those aspects of treatment necessary to re-create an entire non-surviving building with new material. Much like restoration, the goal is to make the building appear as

it did at a particular—and most significant—time in its history. The difference is, in **Reconstruction**, there is far less extant historic material prior to treatment and, in some cases, nothing visible. Because of the potential for historical error in the absence of sound physical evidence, this treatment can be justified only rarely and, thus, is the least frequently undertaken. Documentation requirements prior to and following work are very stringent. Measures should be taken to preserve extant historic surface and subsurface material. Finally, the reconstructed building must be clearly identified as a contemporary re-creation.



Research and Document Historical Significance

Guidance for the treatment **Reconstruction** begins with *researching and documenting* the building's historical significance to ascertain that its re-creation is essential to the public understanding of the property. Often, another extant historic building on the site or in a setting can adequately explain the property, together with other interpretive aids. Justifying a reconstruction requires detailed physical and documentary evidence to minimize or eliminate conjecture and ensure that the reconstruction is as accurate as possible. Only one period of significance is generally identified; a building, as it evolved, is rarely re-created. During this important fact-finding stage, if research does not provide adequate documentation for an accurate reconstruction, other interpretive methods should be considered, such as an explanatory marker.

Investigate Archeological Resources

Investigating archeological resources is the next area of guidance in the treatment **Reconstruction**. The goal of physical research is to identify features of the building and site which are essential to an accurate re-creation and must be reconstructed, while leaving those archeological resources that are not essential, undisturbed. Information that is not relevant to the project should be preserved in place for future research. The archeological findings, together with archival documentation, are then used to replicate the plan of the building, together with the relationship and size of rooms, corridors, and other spaces, and spatial relationships.

Identify, Protect and Preserve Extant Historic Features

Closely aligned with archeological research, recom-

mendations are given for *identifying, protecting, and preserving* extant features of the historic building. It is never appropriate to base a **Reconstruction** upon conjectural designs or the availability of different features from other buildings. Thus, any remaining historic materials and features, such as remnants of a foundation or chimney and site features such as a walkway or path, should be retained, when practicable, and incorporated into the reconstruction. The historic as well as new material should be carefully documented to guide future research and treatment.

Reconstruct Non-Surviving Building and Site

After the research and documentation phases, guidance is given for **Reconstruction** work itself. Exterior and interior features are addressed in general, always emphasizing the need for an accurate *depiction*, i.e., careful duplication of the appearance of historic interior paints, and finishes such as stencilling, marbling, and graining. In the absence of extant historic materials, the objective in reconstruction is to re-create the appearance of the historic building for interpretive purposes. Thus, while the use of traditional materials and finishes is always preferred, in some instances, substitute materials may be used if they are able to convey the same visual appearance.

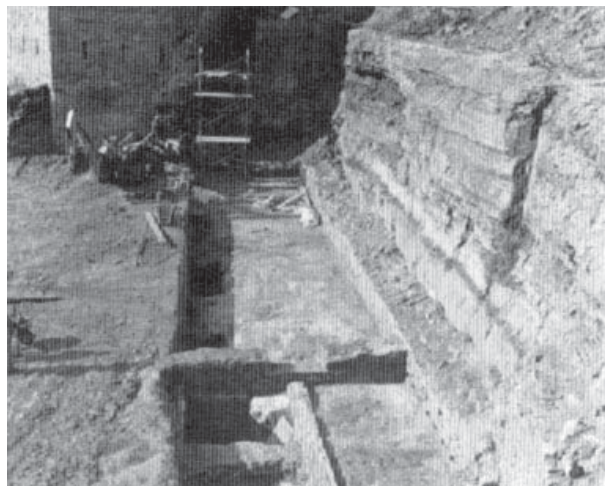
Where non-visible features of the building are concerned—such as interior structural systems or mechanical systems—it is expected that contemporary materials and technology will be employed.

Re-creating the building site should be an integral aspect of project work. The initial archeological inventory of subsurface and aboveground remains is used as documentation to reconstruct landscape features such as walks and roads, fences, benches, and fountains.

Energy Efficiency/Accessibility/Health and Safety Code Considerations

Code requirements must also be met in Reconstruction projects. For code purposes, a reconstructed building may be considered as essentially new construction. Guidance for these sections is thus abbreviated, and focuses on achieving design solutions that do not destroy extant historic features and materials or obscure reconstructed features.

***Reconstruction as a Treatment.** When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.*



Reconstruction should generally be based on an extensive archeological investigation, as was done here to re-create a non-surviving commissary building at Fort Snelling.

Recommended

Researching and documenting the property's historical significance, focusing on the availability of documentary and physical evidence needed to justify reconstruction of the non-surviving building.

Investigating archeological resources to identify and evaluate those features and artifacts which are essential to the design and plan of the building.



Not Recommended

Undertaking a reconstruction based on insufficient research, so that, as a result, an historically inaccurate building is created.

Reconstructing a building unnecessarily when an existing building adequately reflects or explains the history of the property, the historical event, or has the same associative value.

Executing a design for the building that was never constructed historically.

Failing to identify and evaluate archeological information prior to reconstruction, or destroying extant historical information not relevant to the reconstruction but which should be preserved in place.

Jean Baptiste Wengler's watercolor rendering of Fort Snelling, Minnesota, in 1857, is aesthetically pleasing, but the overall view does not constitute adequate documentary evidence for a Reconstruction. Oral histories are also unreliable sources of documentation for treatment.

Recommended

Minimizing disturbance of terrain to reduce the possibility of destroying archeological resources.

Identifying, retaining, and preserving extant historic features of the building and site, such as remnants of a foundation, chimney, or walkway.

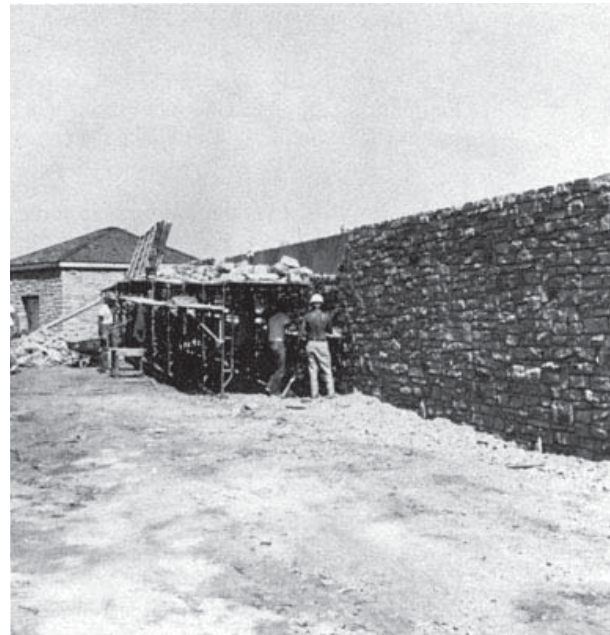


Not Recommended

Introducing heavy machinery or equipment into areas where it may disturb archeological resources.

Beginning reconstruction work without first conducting a detailed site investigation to physically substantiate the documentary evidence.

Basing a reconstruction on conjectural designs or the availability of different features from other historic buildings.



(a) and (b). Two photos illustrate the use of contemporary construction materials and techniques within the treatment, Reconstruction. Because Reconstruction is employed to portray a significant earlier time, usually for interpretive purposes, substitute materials may be appropriate if they are able to convey the historic appearance.

Recommended

Building Exterior

Reconstructing a non-surviving building to depict the documented historic appearance. Although traditional building materials such as masonry, wood, and architectural metals are preferable, substitute materials may be used as long as they re-create the historical appearance.

Re-creating the documented design of exterior features such as the roof shape and coverings; architectural detailing; windows; entrances and porches; steps and doors; and their historic spatial relationships and proportions.

Reproducing the appearance of historic paint colors and finishes based on physical and documentary evidence.

Using signs to identify the building as a contemporary recreation.

Building Interior

Re-creating the appearance of *visible* features of the historical structural system, such as post and beam systems, trusses, summer beams, vigas, cast iron columns, above-grade stone foundations, or loadbearing brick or stone walls. Substitute materials may be used for unexposed structural features if they were not important to the historic significance of the building.

Re-creating a historic floor plan or interior spaces, including the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves.

Not Recommended

Reconstructing features that cannot be documented historically or for which inadequate documentation exists.

Using substitute materials that do not convey the appearance of the historic building.

Omitting a documented exterior feature; or re-building a feature, but altering its historic design.

Using inappropriate designs or materials that do not convey the historic appearance, such as aluminum storm and screen window combinations.

Using paint colors that cannot be documented through research and investigation to be appropriate to the building or using other undocumented finishes.

Failing to explain that the building is a reconstruction, thus confusing the public understanding.

Changing the documented appearance of visible features of the structural system.

Altering the documented historic floor plan or relocating an important interior feature such as a staircase so that the historic relationship between the feature and space is inaccurately depicted.

Recommended

Duplicating the documented historic appearance of the building's interior features and finishes, including columns, cornices, baseboards, fireplaces and mantels, panelling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint and finishes such as stencilling, marbling and graining; and other decorative materials that accented interior features and provided color, texture, and patterning to walls, floors and ceilings.

Installing modern mechanical systems in the least obtrusive way possible, while meeting user need.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Installing exterior electrical and telephone cables underground, or in the least obtrusive way possible.

Not Recommended

Altering the documented appearance of interior features and finishes so that, as a result, an inaccurate depiction of the historic building is created. For example, moving a feature from one area of a room to another; or changing the type or color of the finish.

Altering the historic plan or the re-created appearance unnecessarily when installing modern mechanical systems.

Installing vertical runs in ducts, pipes, and cables in places where they will intrude upon the historic depiction of the building.

Attaching exterior electrical and telephone cables to the principal elevations of the reconstructed building, unless their existence and visibility can be documented.



The spacious grounds at Middleton Place, near Charleston, South Carolina, constitute the first landscaped garden in America. The molded terraces, originally constructed in the 18th century, were largely reconstructed in the early 20th century based on extant remains and other documentary evidence. Photo: Middleton Place.

Building Site

Recommended

Basing decisions for reconstructing building site features on the availability of documentary and physical evidence.

Inventorying the building site to determine the existence of aboveground remains and subsurface archeological materials, then using this evidence as corroborating documentation for the reconstruction of related site features. These may include walks, paths, roads, and parking; trees, shrubs, fields or herbaceous plant material; terracing, berms, or grading; lights, fences, or benches; sculpture, statuary, or monuments; fountains, streams, pools, or lakes.

Re-establishing the historic relationship between the building or buildings and historic site features, whenever possible.

Not Recommended

Reconstructing building site features without first conducting a detailed investigation to physically substantiate the documentary evidence.

Giving the building's site a false appearance by basing the reconstruction or conjectural designs on the availability of features from other nearby sites.

Changing the historic spatial relationship between the building and historic site features, or reconstructing some site features, but not others, thus creating a false appearance.

Recommended

Setting (District or Neighborhood)

Basing decisions for reconstructing features of the building's setting on the availability of documentary and physical evidence.

Inventorying the setting to determine the existence of above-ground remains and subsurface archeological materials, using this evidence as corroborating documentation for the reconstruction of missing features of the setting. Such features could include roads and streets; furnishings such as lights or benches; vegetation, gardens and yards; adjacent open space such as fields, parks, commons or woodlands; and important views or visual relationships.

Re-establishing the historic spatial relationship between buildings and landscape features of the setting.



Not Recommended

Reconstructing features of the setting without first conducting a detailed investigation to physically substantiate the documentary evidence.

Giving the building's setting a false appearance by basing the reconstruction on conjectural designs or the availability of features from other nearby districts or neighborhoods.

Confusing the historic spatial relationship between buildings and landscape features within the setting by reconstructing some missing elements, but not others.



(a) and (b). Two views of the Officers' Quarters at Fort Snelling (ca. 1885 to 1900) not only provide information on the materials and form of the historic block, they document the wooden walkways and other landscape features such as stairs, railings, and tree placement. Historical and pictorial evidence would need to be combined with specific physical evidence in order to make the case for Reconstruction as a treatment.



The 1778 Kershaw House, which served as British Headquarters during the Revolutionary War, was burned by Union troops in 1865. In the early 1970s, the house was reconstructed as part of Camden Battlefield, Camden, South Carolina. Built expressly for interpretive purposes, it serves as an illustrative reminder of a past event of national significance. The Standards for Reconstruction call for any re-created building to be clearly identified as a contemporary depiction. This is most often done by means of an exterior sign or plaque, or through an explanatory brochure or exhibit. A guide may inform visitors as well. Photo: Richard Frear.

Whereas preservation, rehabilitation, and restoration treatments usually necessitate retrofitting to meet code and energy requirements, in this treatment it is assumed that the reconstructed building will be essentially new construction. Thus, only minimal guidance is provided in the following section, although the work must still be assessed for its potential negative impact on the reconstructed

Recommended

Energy Efficiency

Installing thermal insulation, where appropriate, as part of the reconstruction.

Utilizing the inherent energy conserving features of windows and blinds, porches and double vestibule entrances in a reconstruction project.

Utilizing plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks, when appropriate to the reconstruction.

Accessibility Considerations

Taking accessibility requirements into consideration early in the planning stage so that barrier-free access can be provided in a way that is compatible with the reconstruction.

Health and Safety Considerations

Considering health and safety code requirements, such as the installation of fire suppression systems, early in the planning stage of the project so that the work is compatible with the reconstruction.

Not Recommended

Installing thermal insulation with a high moisture content.

Using windows and shading devices that are inappropriate to the reconstruction.

Installing new thermal sash with false muntins instead of using sash that is appropriate to the reconstruction.

Removing plant materials and landscape features which perform passive energy functions if they are appropriate to the reconstruction.

Obscuring or damaging the appearance of the reconstructed building in the process of providing barrier-free access.

Meeting health and safety requirements without considering their visual impact on the reconstruction.