Historic District Guidelines for the Town of Scottsville

New Construction 3

Additions and New Buildings, Including Along Scottsville's Entrance Routes

While Pamphlet 2 of these Guidelines speaks to the importance of maintaining and rehabilitating your historic structure, this volume focuses on additions to historic buildings, as well as in new construction, whether it is within the Historic District, or along Routes 20 North and 6 West between the Town Line and the Historic Overlay District.

The intent is to maintain the historic character of Scottsville, and to insure that new construction easily blends with the existing buildings and structures. This is not to say that only Colonial or Federal styles, or Greek Revival, or Queen Anne style architecture will be allowed. Appropriate *contemporary* design should be encouraged, though it should be of the same form, scale, massing, harmony of materials, and proportion with its neighbors.

New Additions to Historic Buildings

Before an addition is contemplated, it should be determined if the new function can be feasibly incorporated within the existing "shell" of the structure. If not, as in the case of an expanded kitchen or family room, or required exit stair, the new addition should be located to the rear, or on the least visible side of the historic building.

The addition might not necessarily be placed on the ground. It might be a new large dormer window set into the rear slope of an existing roof, such as at 540 Harrison Street. Excellent examples of how a series of additions have not overpowered the original structure are 300 E. Main Street, 345 E. Main Street, and 581 Harrison Street.

It is important to remember that the addition should not overpower the historic building in its scale and mass.

Recommended:

a. Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

b. Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

c. Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

d. Designing new additions in a manner that makes clear what is historic and what is new.

e. Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood.

Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

f. Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting the size and scale in relationship to the historic building.

g. Designing additional stories, when required for the new use that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended:

a. Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

b. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

c. Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

d. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

e. Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.

f. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

g. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

h. Designing new additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.

i. Constructing additional stories so that the historic appearance of the building is radically changed.

1. Alterations/Additions to Roofs

Recommended:

a. Installing mechanical and service equipment on the roof, such as air conditioning, transformers, or solar collectors, when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

b. Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended:

a. Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

b. Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

2. Alterations/Additions to Windows

Recommended:

a. Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings also may be cut into exposed party walls where allowed by building and fire codes. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

b. Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

Not Recommended:

a. Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

b. Inserting new floors or furred-down ceilings, which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.

3. Alterations/Additions to Entrances

Recommended:

a. Designing enclosures for historic porches when required by the new use 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.

b. Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended:

a. Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.

b. Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

New Construction

The development of under-utilized vacant parcels is encouraged. Appropriate design within the Historic District is imperative. The reconstruction of an earlier building on the site also might be encouraged as long as thorough documentation exists, and that the new building does not create a false historical appearance on the site.

1. Structure Design

Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the

significant historic buildings in the area. Compatibility can be met through scale, materials, and forms that may be embodied in architecture that is contemporary as well as traditional.

Buildings should relate to their site and the surrounding context of buildings.

The overall design of buildings should have human scale. Scale should be integral to the building and the site design.

Architecture proposed should use forms, shapes, scale and materials to create a cohesive whole.

Arcades, porches, or other architectural connecting elements should be used to unify groups of buildings within a development.

Trademark buildings and related features should be modified to meet the requirements of the Guidelines.

Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.

New Construction Along the Entrance Routes

Scottsville's primary northern entrances consist of Route 20 entering from the North and Route 6 entering from the West. These entrance guidelines are designed to provide a transition from the rural countryside of Albemarle to the Historic District of Scottsville. The design of new buildings should evoke a Central Virginia character respecting the region.

The following Guidelines are similar to those developed and adopted by Albemarle County for the Entrance Corridors surrounding the City of Charlottesville.

1. Structure Design

Building forms and features, including roofs, windows, doors, materials, colors and textures, should be compatible with the forms and features of the significant historic buildings in the area. Compatibility can be met through scale, materials, and forms, which may be embodied in architecture, which is contemporary as well as traditional.

Buildings should relate to their site and the surrounding context of buildings.

The overall design of buildings should have human scale. Scale should be integral to the building and the site design.

Architecture proposed should use forms, shapes, scale, and materials to create a cohesive whole.

Arcades, porches, or other architectural connecting elements should be used to unify groups of buildings within a development.

Trademark buildings and related features should be modified to meet the requirements of the Guidelines.

Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.

2. Lighting

Light should be contained on the site and not spill over onto adjacent properties or streets.

Light should be shielded, recessed or flush-mounted to eliminate glare, and the light should achieve an incandescent effect.

3. Signage

Signs must conform to the size, height, and setback requirements. See Section 4.14 of the Scottsville Zoning Ordinance.

Material used in both sign and support structures should reflect the character of the building being served by the sign.

Sign lighting should be shielded and not create a glare.

The structure of monument signs should not overpower the message portion of the sign, and sign colors should be harmonious with the building they serve.

4. Landscaping

Landscaping along the frontage of the entrance routes should include the following:

Large shade trees should be planted parallel to the route. Such trees should be at least 2~ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area.

Such trees should be located at least every 35 feet on center.

Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph.

An area of sufficient width to accommodate the foregoing plantings should be reserved parallel to the entrance routes, and exclusive of road right-of-way and utility easements.

Landscaping of Parking Areas

Shrubs should be provided to minimize the parking area's impact on entrance routes. Shrubs should be planted at a minimum spacing of 36 inches on center, should measure 24 inches in height at the time of planting, and be of an evergreen variety.

Landscaping of Buildings and Other Structures

Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls.

Shrubs should be used to integrate the site, buildings and other structures such as dumpsters, accessory buildings, and structures; "drive thru" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.

Originally compiled and edited by Dalgliesh, Eichman, Gilpin & Paxton, Architects, Charlottesville, Virginia, 2001. Updated by the Scottsville ARB, 2016.