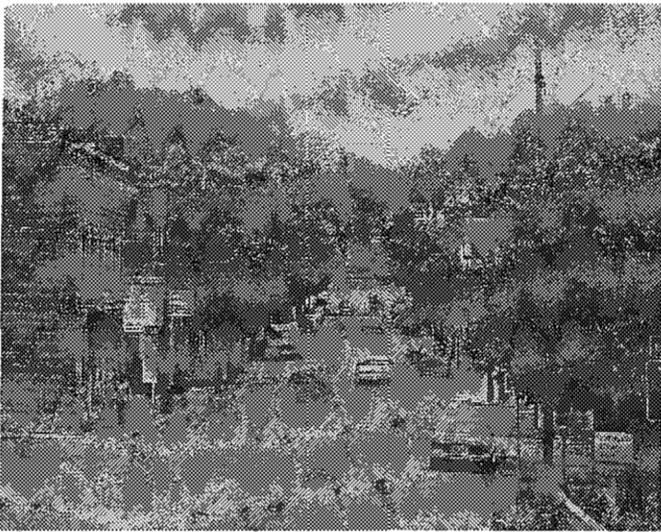




HISTORIC DISTRICT GUIDELINES FOR THE TOWN OF SCOTTSVILLE

BUILDING SITE, PAINT, AND AMENITIES

4



A. OVERVIEW

While Pamphlets 2 and 3 discuss existing structures, and new construction, respectively, this pamphlet focuses on the building site and its particular amenities such as walls, fences, lighting, and signage. This pamphlet also discusses suggested paint schemes for both new and old structures, as well as the aforementioned amenities.

B. BUILDING SITE:

Whether you are planning to rehabilitate your existing building, add an addition, or propose new construction on a vacant parcel, the building site is important to consider in the overall project development. The building site and the “improvements” should work hand-in-hand—an Historic District is composed of not only the buildings, but also the unique natural and man-made features such as streams and rivers, rock outcroppings, trees and

shrubs, roads and walks, fences, gates and walls, and other building site-related features.

1. *Identify, retain, and preserve*

Recommended:

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems



such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; decorative elements such a sculpture, stat-

uary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site.

Retaining the historic relationship between buildings and the landscape.

Providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.

Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.

Surveying and documenting areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.

Not Recommended:

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Removing or relocating buildings or landscape features thus destroying the historic relationship between buildings and the landscape.

Removing or relocating historic buildings on a site or in a complex of related historic structures—such as a mill complex or farm—thus diminishing its historic character.

Moving buildings onto the site, thus creating a false historical appearance.

Radically changing the grade level of the site. For example, changing the grade adjacent to a building to permit development of a formerly below-grade area that would drastically change the historic relationship of the building to its site.

Failing to maintain adequate site drainage so that buildings and site features are damaged or

destroyed; or alternatively, changing the site grading so that water no longer drains properly.

Introducing heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.

Failing to survey the building site prior to the beginning of rehabilitation work that results in damage to, or destruction of, important landscape features or archaeological resources.

2. *Protect and maintain*

Recommended:

Protecting, e.g., preserving in place important archaeological resources.

Planning and carrying out any necessary investigation using professional archaeologists and modern archaeological methods when preservation in place is not feasible.

Preserving important landscape features, including ongoing maintenance of historic plant material.

Protecting building and landscape features against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Providing continued protection of masonry, wood, and architectural metals which comprise the building and site features through appropriate cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Evaluating the overall condition of materials and features to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.

Not Recommended:

Leaving known archaeological material unprotected so that it is damaged during rehabilitation work.

Permitting unqualified personnel to perform data recovery on archaeological resources so that improper methodology results in the loss of important archaeological material.

Allowing important landscape features to be lost or damaged due to a lack of maintenance.

Permitting the property to remain unprotected so that the building and landscape features or archaeological resources are damaged or destroyed.

Removing or destroying features from the building or site such as wood siding, iron fencing, masonry balustrades, or plant material.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.

Failing to undertake adequate measures to assure the protection of building and site features.

3. *Repair*

Recommended:

Repairing features of the building and site by reinforcing historic materials.

Not Recommended:

Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited compatible replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.

4. *Replace*

Recommended:

Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be

used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Replacing deteriorated or damaged landscape features in kind.

Not Recommended:

Removing a feature of the building or site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that is historically inappropriate, thus creating a false sense of historic development.

5. *Design for Missing Historic Features*

Recommended:

Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.

Not Recommended:

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design.

Introducing a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

C. PAINT:

Paint is a powerful building material— it can make a project shine or, if used improperly, can produce disastrous effects. What might be an appropriate color scheme on a Queen Anne-style house could be a failure on a Federal-style building.

Without creating a specific paint color requirement, the Scottsville Architectural Review Board has suggested the use of the ACE HARDWARE “Royal Historical Colors” palette. (These colors can be matched to Benjamin Moore, Pratt & Lambert, Pittsburgh Paints, Sherwin-Williams, Sears, or any other fine paint brand.) The following key is a guideline that can be used to coordinate colors with styles:

PHASE	TYPICAL BUILDING STYLE	ACE ROYAL COLOR
Early American	<i>Colonial</i> <i>Federal</i>	Castle Rock Cumberland (trim) Danish Blue Faded Sepia Gun Metal Old Hickory (trim with Federal Period) Pale Linen Quarry Stone
Neo-Classical	<i>Greek Revival</i> <i>Jeffersonian</i>	Porcelain 113-A (shutters) (<i>note: this is not a Royal Historic Color</i>)
Early Victorian	<i>Gothic Revival</i> <i>Tuscan</i>	Alden Charcoal (trim) Chalk Beige Earth Brown (trim) Poplar Quarry Stone Wheatland
High Victorian	<i>Italianate</i> <i>Mansard</i>	Dried Seaweed Easton Brown Georgian Brown Kitty Hawk Spanish Villa Suede Wharf Green
Late Victorian	<i>Stick Style</i> <i>Shingle Style</i> <i>Queen Anne</i> <i>Eastlake</i>	Acorn Brown Briny Deep Cassel Brown Craftsman Green Cumberland (trim) Dried Seaweed Earth Brown (trim) Fall Leaf (trim) Flint Ridge

Late Victorian *(continued)*

Gun Metal (trim)
Old Hickory (trim)
Roanoke Red
Rosy Taupe

Edwardian

Bungalow
Prairie School
Arts & Crafts
Early 20th Century Commercial

Christmas Green
Dried Seaweed
Gun Metal
Pale Linen
Putty

Colonial Revival

Neo-Georgian
Neo-Federal

Deauville
Kitty Hawk
Silver Spur
Sterling

With paint, there are some dos and don'ts.

- It is recommended not to paint unpainted brick or stone.
- Painted masonry (brick, stucco, stone, etc.) should have a slight gloss (soft gloss), but not semi-gloss.
- Wood siding should receive semi-gloss paint, though a higher gloss is recommended.
- Full gloss is recommended for metal and all wood trim as it assists in washing away airborne pollutants.
- Natural or stained wood should be retained through regularly scheduled cleaning, sanding, and revarnishing.
- Staining or painting wood shingle sidewalls may be appropriate; however, staining or painting a wood shingle roof will only shorten the roof's life span.
- The highest quality paints always should be used; the cost of upgrading from an average grade of paint to a high grade of paint is small in comparison to the labor and prep work, and frequency of repainting.

D. SIGNS:

The size of signs is governed by the Zoning Ordinance; however the Architectural Review Board may be asked to review proposed signs from the standpoint of lettering style, color, and overall design. A sign that looks good on paper might be difficult to read when it is made full size. The size of the lettering, overall composition, and color contrast should be taken into consideration. It is highly recommended that you preliminarily discuss your sign concept with a professional sign painter. The painter may provide a design sketch for you to present to the ARB; often, this is a service that the painter provides for free with the painting of the sign.

Signs can be painted or mounted directly on the face of a building, on a vertical post (where applicable), or appropriately hung from a building using an appropriate metal bracket. The use of sidewalk "sandwich-style" signs should be avoided as they could provide a tripping hazard for persons with eyesight difficulties.

E. FENCES AND SITE WALLS:

Fences are an appropriate means to provide privacy, screening, and containment. Fences and walls also are stylistically important. A Federal-style residence might have one type of fence; a Carpenter Gothic style house might have an entirely different type of fencing. Look around the neighborhood. See if there are comparable buildings that have appropriate fencing. Consult with an architectural historian, designer, or architect. Look in pattern books, or research old photographs, and, finally, consult your neighbor who might be affected by the fence that straddles the line between your property and the adjacent site.



F. EXTERIOR LIGHTING:

The design of electric lighting should be of the same period and style for the property. Appropriate Colonial fixtures might look suitable on a mid- to late-1700 house, however, could be inappropriate on an early-20th century commercial building. Up until the 1840s, candles were the predominant lighting source. From the mid-1800s through the turn of the century, oil typically was used, though gas was used briefly in the late-1800s/early-1900s. With the advent of the electric light bulb in the late-1800s, exterior lighting typically respected the “older style” in its fixtures (i.e., Federal or Colonial candle-type); often smaller versions of large street/boulevard lights were used on commercial buildings. Neon lighting, developed in the 1920s/1930s, is discouraged.

The intensity and color “temperature” of the exterior lighting also should be considered. Lighting should provide broad illumination around the building to provide security, as well as coverage of the ground. However, it should not be distracting or glaring to the pedestrians and motorists. Upward shining lights that illuminate signs should have accessory baffles shielding the bare bulb. Incandescent tungsten lighting is the most popular, though most commercial parking lots utilize high-pressure sodium or metal halide. High-pressure sodium will give soft yellow/orange glow; metal halide’s color will be bright whitish-blue. Mercury vapor, the older “whitish-blue/green” street lighting “standard”, should be avoided.

