Historic District Design Guidelines

Gastonia, North Carolina

Adopted on December 11, 2014

Contact Information for Historic District Commission Staff

704-854-6652
150 S York St., PO Box 1748, Gastonia, NC 28053
planning@cityofgastonia.com

www.cityofgastonia.com
(link to the Historic District Commission under the Planning Department)

Table of Contents

Introduction

Purpose of Historic Districts

Historic districts are established for the purpose of protecting and conserving the heritage and history of the neighborhood and the City of Gastonia, fostering civic beauty, enhancing property values within the district and Gastonia as a whole, and contributing to the improvement of the general health and welfare of Gastonia and its residents. City of Gastonia historic districts are distinctive areas. They are places of singular historical flavor characterized by the streets, buildings, trees, architectural design, and landscape features. The districts are also a legacy, linking present and future generations with their heritage and providing diversity vital to the City's future quality of life.

WHAT IS HISTORIC DESIGNATION?

Historic district designation means your neighborhood has been recognized by the city of Gastonia as being architecturally or historically significant to the community. Such a designation is an honor and a distinction indicating that the community believes the architecture, history, and overall integrity of these areas are worthy of preservation and protection. There are two types of designation: locally designated and National Register. A historic district can have either or both of these designations. Locally designated districts offer the highest level of protection and regulation for significant architectural properties. The City of Gastonia has two local historic districts and three National Register Districts.

Historic district overlay zoning identifies a historic area and provides the mechanism of a design review process for exterior changes and affects the uses permitted within the district. Through the historic district overlay zoning, a neighborhood is protected from unmanaged change by a review process based on established design guidelines. The City of Gastonia Unified Development Ordinance (Chapter 7) legally establishes the historic districts and recognizes that they are valuable assets to the identity of the City. The Ordinance also recognizes that change is an important element in the City's evolution. City of Gastonia Historic Districts are established by the City Council after action has been proposed by a neighborhood organization, a preservation group, or the City, and after careful research and evaluation. As of 2007, two areas have been designated as locally designated historic districts: York-Chester Historic District and the Brookwood Historic District. Maps of these districts are available in the City of Gastonia Planning Department and on the City of Gastonia website www.cityofgastonia.com. It is anticipated that additional City of Gastonia neighborhoods will seek designation as local historic districts in the future.

About the York-Chester Historic District

The *York-Chester Historic District* is the City's oldest community and consequently the City's first historic district. Created in 1988, York-Chester consists of over 540 structures, with many of the homes dating back to the early 1920s. The architecture of the district is a mixture of many styles, such as Bungalow, Italianate, Queen Anne, Colonial Revival, Greek Revival, Gothic Revival, Neo Classical, New England Saltbox, Farmhouse, Colonial, and Georgian Revival.

About the Brookwood Historic District

The Brookwood Historic District is one of the City's oldest communities and Gastonia's second historic district. Created in 1997, the Brookwood Neighborhood consists of over 106 structures. The

majority of homes in the district were constructed in the mid-1930s to late 1940s. Predominate architectural styles vary between Craftsman, Tudor, Colonial Revival, and Minimal Traditional.

Purpose of the Principles and Guidelines

The Design Guidelines provide the Historic District Commission (HDC) and property owners with guidance on appropriate methods for the upkeep and rehabilitation of the City's historic properties. The guidelines also assist in the design of new construction in the historic district, whether these are additions to existing structures or entirely new buildings. The guidelines do not seek to prevent change because it is inevitable. However, these guidelines are aimed at ensuring that change is appropriate to the Historic District's unique character. The Commission uses the guidelines and applies the Secretary of the Interior's Standards for Rehabilitation to evaluate the appropriateness of changes to a building and to the Historic District as a whole. The HDC considers the property itself, the street context within which it is located, and the special character of the entire historic district. The Historic District Guidelines include, but are not limited to, architectural style, general arrangement and setting, materials, styles, and other exterior features. Each section includes the guidelines themselves, along with a narrative and accompanying illustrations. Property owners should use the guidelines to identify what kinds of treatments are effective and appropriate, and to better understand what the commission will approve.

Principles & Guidelines

Recommended Treatment for Structures and Landscape Features within City of Gastonia Historic Districts

Landscape Features

Landscape features can be as historically significant as the structures themselves, particularly in the residential areas. Some of the trees in the districts are as old if not older than the historic buildings. While a building can be renovated or restored, vegetation cannot, therefore, it is critical that mature and historic trees contributing to the character of the district be preserved and maintained. New vegetation should be sensitive to the existing character of the district as well. Care should be given to incorporate new landscaping that is appropriate in size, scale, and species.

a. Retain landscape features such as parks, gardens, trees, benches, walkways, streets, brick or stone walls and granite curbs, which have traditionally linked buildings to their environment.

b. Use new plant materials, curbs, paving, fencing, walkways, street lights, signs and benches which are compatible with the character of the neighborhood in size, scale, material and color.

c. Avoid destroying the relationship of buildings and their environment by widening existing streets, changing paving material, replacing granite curb with concrete curb and gutter, or by introducing inappropriately located new streets and unscreened parking lots.

d. Provide proper care and maintenance to landscaped areas.

e. Start new trees and other plantings to replace older and dying vegetation.

Slate Steps & Pathway

Reinforce Neighborhood Canopy

Brick Patio & Wall

f. Vary species to avoid total elimination by species-specific disease.

g. Consider landscape placements which will not be interfered with by electrical or other utilities.

h. Retain planting strips between sidewalk and street and reinforce neighborhood canopy with street and front yard trees.

i. Consider placement and type of trees to avoid damage to sidewalks, driveways, curbs, retaining walls, etc.

j. Use landscaping to emphasize entrances to the Historic District.

Building Site

a. Original landscaping designs and planting arrangements should be continued whenever possible. Important site features should be identified and retained. Examples are stone or brick retaining walls, walks, steps, fences, outbuildings, trees and mature shrubbery.

b. If changes are made they should be carefully evaluated in light of the past appearance of the site. Avoid making major changes to the topography of the site.

c. Provide proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

d. Retain the original orientation and uniform setbacks of the existing structures.

e. Avoid new accessory buildings, swimming pools or other improvements to a site which are not compatible with the character of the original structure, unless they are not visible from the street or generally screened from view.

Uniform Setbacks

Accessory Building that Matches Primary Structure

Wagon Wheel Driveway

f. All improvements shall be in compliance with all NC Building Codes and with the City of Gastonia's Unified Development Ordinance.

Parking Lots and Driveways

In residential areas, a number of paving materials are used including gravel, crushed stone, concrete and brick. Driveways are narrow and parking areas small, reflecting the mostly private use of these areas. Off-street parking for non-residential uses should be secondary to the buildings and yards, and therefore, be located in the rear yards. Due to the small size of residential lots as well as the early, pre-automobile development of the districts, many lots have shared driveways.

a. Parking lots in the Historic District should be as unobtrusive as possible. They should serve only adjacent residential or commercial areas, be screened from view and must be located in the rear yard.

b. Landscaping should be used to visually reduce the lot's impact. Continuous or semi-continuous shrubs and trees or a low, solid fence or wall along the perimeter, or other methods should be used to screen the lot. Large expanses of paving should be broken up into smaller components with interior planting areas. Boundary treatment of adjacent property can be continued if it will serve to screen the lot.

c. When new lots are being developed, existing vegetation such as mature trees should be retained and incorporated into the landscape plan. Methods for protecting root systems will be required. Maintain canopy by incorporating existing trees and starting new trees.

d. Circulation and parking areas should be clearly yet unobtrusively defined. Unpaved lots should have an edging to keep material in place. Maintenance of lots should be attended to on a regular basis.

e. Historic "wagon-wheel" driveways are encouraged.

f. Driveway and carport shade sail awnings are appropriate when affixed to decorative post which shall not exceed a height of 10 feet. These awning shall be visibly compatible in terms of "mass, scale, and form to the landscape so that it does not "detract from" or "alter the historic character of" the landscape. These awnings should be made of breathable fabric unaffected by moisture and temperature extremes and located in the side or rear yard and screened from the street with adequate landscape buffer similar to those in the existing streetscape or on the property. Choose earth tone colors and avoid excessively bright colors, large expanses of shiny colors, or highly contrasting colors.

Porte Cochere

Lighting

Lighting in the historic districts should be planned in such a way that provides adequate safety but does not overly illuminate the property. Fixture design, in particular, should be appropriate to the building and district.

a. Create subtle lighting effects with carefully located lights rather than indiscriminate area lighting, such as rear yard "street" lights.

b. Use directional lighting to avoid invading surrounding property.

c. Use low-level lighting at public/private edge for pedestrian safety.

d. Use fixtures, which do not call attention to themselves and hide non-decorative fixtures. Light fixtures on the front façade of the home and front yard freestanding lights shall be appropriate to the historic nature of the district.

Fences and Walls

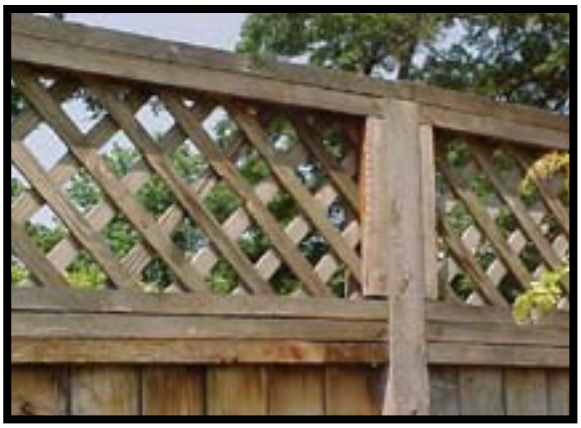
Many different types of fencing and walls can be found in the historic districts including low masonry walls, wooden picket and privacy fences, and wrought iron fences and gates. In residential areas, fences and walls were used historically to enclose yard areas and define property lines. In commercial areas, fences and walls can be used to screen service areas and parking lots. Fences are prominent landscape features and should be constructed in a manner and design that is sensitive to the character of the historic structure and district.

a. Natural materials should be used for fences and walls especially those that can be seen from the street. Appropriate materials are wood, brick, stone and cast iron. Aluminum fences that mimic wrought iron are allowed. Vinyl fencing is not allowed and wood fencing should be stained to match the house trim or painted white. Materials and style should blend with buildings, walls and fences found in the neighborhood.

b. Fences should not be used to screen front yards, rather front yard fences should be open and decorative in nature. The maximum height for front yard fences is 3 feet along all public rights-of-way. Fencing may be used to screen parking areas or mechanical systems.

Decorative Lighting Fixture above Front Door

Wrought Iron Gate



Wood Privacy Fence

c. Low walls of brick or stone, combined with landscaping, are encouraged to accent front lawns.

d. Privacy fencing shall be confined to the rear yard. Solid, stockade fencing should be avoided in favor of decorative privacy fencing. Lattice or other decorative fence tops are highly encouraged. Scalloped top privacy fences may be allowed when the scallop design spans at least four feet horizontally. In all cases, posts shall be taller than the fence section and should have decorative finials (post caps).

e. Utilitarian fences should be confined to rear yards and screened from view from the street New chain link fencing is not allowed. Repairs to existing chain link fence sections may be allowed, up to 50% of a fence run (area between right angles). Greater damage will require installation of a new fence type along that fence run (or the entire fence). All inappropriate fencing that is visible from the street should be camouflaged with landscaping.

f. No Certificate of Appropriateness (COA) is required to remove a wood or chain link fence. Removal of all other walls and fences (garden walls, rock walls, masonry walls, wrought iron fences, etc.) will require a COA.

Siding and Trim

Wall type is one of the most distinguishing characteristics of historic buildings including materials, form, color, and architectural detailing. A portion of the residential structures have been covered with an unoriginal treatment or artificial siding, some of which was done prior to the districts being formed. The predominant type of wall covering or sheathing is wooden clapboards. There are also a number of masonry homes, with different bond patterns.

Over the years, a common treatment of wood siding has been to cover the wall surface with aluminum or vinyl siding. Often this has been done because the vinyl requires no painting and/or because the original wood siding may be deteriorating. While this practice may require less maintenance, it is an inappropriate treatment for historic buildings for a number of reasons. Perhaps most importantly, the application of engineered or synthetic siding hides or obscures historic architectural detailing such as corner boards, window casings, sills, and other details. Sometimes, architectural elements are removed in order to facilitate the installation of engineered or synthetic siding. This detailing as well as the profile of the original wood siding is what distinguishes the different types of architectural styles and gives the building its character. Engineered or synthetic siding can also be quite damaging to a historic structure. It often covers deteriorating wood and hides water or insect damage. Wooden structures must be allowed

Vinyl Siding

Wood Siding

to breathe in order for moisture to escape. Vinyl or aluminum siding can cause moisture retention and continued deterioration. Finally, the application of engineered or synthetic siding to the structure itself damages historic materials and architectural features.

a. Paint colors should be neutral, original to the home, or white. Some paint manufacturers make an historic line of paints and the use of these lines is encouraged.

b. Requests for artificial siding materials will be reviewed on a case-by-case basis using the following criteria.

    1. For structures that are currently wrapped with vinyl or aluminum siding, the siding may be replaced with the same or like material. Artificial siding may be removed at any time to expose wood siding or be replaced by wood siding or fiber cement siding that is similar to the original. Once artificial siding has been removed from a structure, no vinyl or aluminum siding may be installed in the future.

    2. If a structure currently has wood siding, no artificial siding may be used to cover or replace the existing wood. Existing wood siding should be repaired or replaced with similar wood siding or fiber cement siding.

c. Repair or replace, where necessary, deteriorated siding and trim with new materials that duplicate the old material as closely as possible in size, shape and texture.
d. When applying siding, retain original features such as cornices, brackets, window and doorway trim, where possible. These are, in most cases, an essential part of a building's character and appearance, illustrating the craftsmanship and care of earlier building periods.
e. The exposure of the new siding as well as corner boards and trim should match the original material. All exterior wood siding, fiber cement siding, and trim should be painted.

Masonry

Various types of masonry construction are found in the districts including brick, stone, stucco, and concrete. Just like with wood, masonry construction contributes to a building's historic character in its texture, color, size and scale, and detailing. This architectural detailing includes subtle elements like variations in bond patterns to more prominent detailing like corbelling, brick cornices, quoins, etc. Masonry must be properly maintained in order to prevent deterioration. Typical masonry maintenance issues include deteriorated mortar joints, broken or chipped bricks, and loose bricks. Much of this deterioration is due to the effects of weather as well as improper maintenance and cleaning.

a. Avoid silicone waterproof or water repellent coatings over original masonry, or other treatments such as stucco unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive and can accelerate deterioration of the masonry. Cement coatings applied to brick foundations or other masonry should be avoided. When used over old brick, the cement eventually breaks loose, usually removing the protective brick face in the process. These coatings hide the texture and detail of chimney and foundation masonry.

b. Repoint mortar joints only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Duplicate old mortar in composition, color and texture. Duplicate old mortar in joint size, method of application and joint profile. Repointing with mortar of high Portland cement content can create a bond that is often stronger that the building material. This can damage the brick.

c. Avoid painting masonry unless evidence suggests it was originally painted.

d. Clean masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes. Never sandblast brick.

e. Retain the original or early color and texture of masonry surfaces, wherever, possible.- Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons. Indiscriminate removal of paint from masonry surfaces may subject the building to harmful damage and may give it an appearance it never had.

f. Repair stucco- with a stucco mixture duplicating the original as closely as possible in appearance and texture.

Roofs and Gutters

There is a variety of historic roof configurations in the residential portions of the districts including primarily gable and hip, but also gambrel, and mansard. Almost as important to the historic character of the building as the roof's overall form, is the historic roofing material. Slate, clay tile, metal, and asphalt shingles are scattered throughout the historic district.

a. Preserve original roof shapes, lines and pitch. Remove lean-tos and other inappropriate roof additions where feasible. Avoid changing the original roof shape to a flat or low-pitched roof or adding features inappropriate to the essential character of the roof such as oversized dormer windows, or raising roof sections for additional; floor space under lean-tos.

Retain Roof Shape

Darker Roof Materials are Encouraged

Dormers should be installed only when the location and design are in keeping with the style of the house.

b. Provide adequate roof drainage and insure that the roofing materials are providing a weather-tight covering for the structure. Metal flashing of an appropriate color should be used and installed so that as little as possible is visible.

c. Replace deteriorated roof coverings with new material that is appropriate in terms of composition, size, shape, color and texture. In general, avoid light colored roofing shingles, white or very light colored roofs lose some of their visual definition and generally are less attractive because shingle joints stand out more and they can become discolored over the years.

d. Existing roof coverings should be removed before reroofing if they would give the new roof a lumpy or uneven appearance.

e. Repair or replace deteriorated architectural features which give the roof its essential character, such as dormers, cornices, chimneys, slate and terra cotta tiles.

f. For maximum roof life, proper ventilation is important. Install roof ventilators on rear slopes and other locations not visible from the street.

g. Installation of gutters does not require a COA, however, the size, scale, and color of the gutter should be appropriate to the particular home and vinyl gutters are discouraged.

Fenestration (Windows, Doors)

Window and door openings are an important architectural feature of a historic building that is both aesthetic and functional. There are a wide variety of window and door designs in the historic districts based on the style and period of the structure itself. Improper or insensitive treatment of the windows and the doors of a historic building can seriously detract from its architectural character. Usually, repairing the original windows in an older building

Slate Roof

Panelled Door with Glass

Original Number of Window Panes

is more appropriate than replacing them with new ones. Peeling paint, high air infiltration, sticking sash, or broken panes are all repairable conditions and do not necessitate replacement.

a. Retain and preserve existing historic windows and doors, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds and hardware.

b. Replacement of an entire window or door should be considered only if repair is not feasible. If the details of a window or a door, such as casing, muntins, or tracery, are deteriorated and must be replaced, the original character of the building and the window or the door should be used as a guide.

c. Retain existing window and door openings and details including window trim, sash, glass, lintels, sills, grid/ muntin pattern, shutters and hardware.

d. When replacement of deteriorated windows is required, or new ones must be added, the replacement should imitate the original in size, scale, detail, pane and/or panel configuration. Materials are somewhat flexible; however style, design, and proportion are very important and should be based on the style and period of the structure.

e. Maintain vertical emphasis and smaller component panes of windows and doors. Existing windows should be repaired as a first alternative.

f. Avoid introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes, or inappropriate window types such as louvered; avoid altering the size of window panes or sash. Such changes damage the scale and proportion of the building.

Preserve Unique Entryways

Transom & Sidelights

Preserve Front Porch

g. Retain original doors or replace with a similar style. Solid paneled doors or paneled doors with glass are encouraged. Wood paneled doors may be painted complementary bright colors for emphasis. Avoid flush or flat surfaced doors and those with conventional decorative windows, such as an oval window with decorative glass, unless consistent with original style and period of the structure.

h. Install storm windows and doors that are painted white or match the house trim color, or place storm windows on the inside. Storm doors and windows should not obscure the outline and appearance of the original doors and windows and should not involve removal of trim.

i. Avoid inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic, or metal strip awnings, decorative shutters, plate glass, sliding glass doors, bronzed glass, colored plastic panels and modern picture window arrangements when they would alter the character and appearance of the building. Modern windows and doors which are part of an improvement project for leisure space, such as sliding glass doors, should be inconspicuously located, usually at the rear of the house. New window shutters should mimic the size and shape of original decorative or original functional shutters.

Porches, Decks & Patios

Porches are the focal point of an historic building and were historically a center of activity in a residential structure. The historic districts include large front and side porches, some with intricate balustrades and sawn brackets and others with substantial porch columns. It is important that these primary significant features be retained, preserved, and if necessary, reconstructed. Attention should be given to the materials and placement of the patio to be consistent with the Historic District's integrity and character.

a. Retain porches, porte cocheres, porch features and steps which are appropriate to the building and its development. Repair or replace deteriorated 'porch details to match the original, where possible.

b. Where practical, remove front porch infill to restore original facade. In general, the closing in of side porches to create interior space should be discouraged. Rear yard porch enclosures are allowed.

c. Avoid replacing original wood porch floors with concrete, or stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, dentil moulding, brackets and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.

Screened Backyard Deck

Handicapped Ramp

d. Porch railings should always have space between planks with a base board and top rail.

e. Decks may be permitted when they are placed in inconspicuous locations (usually at the rear of houses), screened from view from the street and are designed to blend with the house. This can be achieved through compatible design, colors and materials. Painted or stained, pressure-treated wood is allowed (no unpainted or unstained wood). Recycled deck materials (such as Trex®) are permitted in the rear yard only.

f. Handicapped ramps should be located in the rear yard for non-residential development and in the rear yard for residential development when possible. Ramps should be built in a fashion where they can be easily removed from the home without damaging the historic building fabric. Ramps should be screened from the public street with landscaping.

g. For patios, natural materials should be utilized including brick, stone or concrete pavers. The Historic District Commission shall have the authority to approve building materials not specifically listed but similar in appearance and texture.

Exterior Colors

Paint colors can enhance the historic nature of a building, especially when proper contrasts are used in the paint scheme. Trim and foundations should be visually differentiated from the main body of the structure and only traditionally painted materials should be painted.

a. Discover original paint colors or use appropriate color schemes to illustrate the distinctive character of the house. (Examples of appropriate color schemes are available for inspection in the Planning Department).

b. Use color to highlight surface textures. For example, wood shingles or siding on the Bungalows and other styles should complement the paint color used for trim.

c. Wood stains are appropriate for shingles and can reduce maintenance problems.

d. Where wood shingles and wood siding are used in combination, avoid painting both surfaces the same color.

e. Avoid using too many colors on a house. Usually no more than two colors should be used, a body color and a trim color.

f. Light trim around windows with a light wall color is generally acceptable for most wood sided houses. Coordinate wall and roof color.

g. Avoid excessively bright colors, large expanses of shiny metal, or highly contrasting colors.

Contrasting Siding & Trim Colors

h. Avoid strong paint strippers, both chemical and mechanical which can permanently damage the surface.

Structural and Mechanical Systems

Installation, rehabilitation, or replacement of mechanical systems should be planned to minimize changes to the appearance of a structure. Building systems include mechanical and electrical equipment, distributions lines; plumbing pipes and vents; and communication systems, such as telephone and television. Conformance with local building codes and utility company standards and practices is required for the installation, upgrading, or replacement of building systems.

a. Install mechanical equipment such as heating and air conditioning units in areas and spaces that will require the least possible alteration to the plan, materials and appearances of the building. Place all exposed exterior pipes, meters and fuel tanks on the rear portion of the buildings and screen these elements where possible. Place roof vents, skylights, solar collectors, etc., on rear roof slopes or other areas not visible from the street.

b. Locate fire stairs, landings and decks in such a manner that they are not visible from the street and use materials and paint colors that are compatible with those of the structure. Exterior stairs should be designed and located so that they disrupt the appearance of the building as little as possible.

c. Where possible relocate existing exterior stairs from the front to the rear of buildings.

Satellite Dishes

Communication systems such as television antennae, satellite dishes, and cellular phone towers can dramatically affect the character of the historic environment. Care must be given so that the installation of these systems minimize their visual and physical impact to the historic districts. In general, contemporary site features such as satellite dishes should be located where they are not visible from the street and do not compromise the historic character of the site or district.

a. Satellite dishes, like any outdoor mechanical equipment, should not be a prominent feature on the property.

b. Applicants should have several alternative locations in mind before submitting their application. This will allow for the best placement of the satellite.

c. Satellite dishes should not be visible from any street.

Screened HVAC

Screened Satellite Dish

d. Preferred locations include rear roof lines not visible from any street and ground locations in the rear yard. When necessary, satellite dishes may be placed in front or side yards if the dish is on the ground and screened from the street with an adequate landscape buffer.

***** Satellite dishes over one meter in diameter are subject to additional guidelines.***

Signs

While signs serve important functions, sensitive design that complements and does not detract from historic architecture can enhance the historic district. Size, scale, location, style and material of signage should be compatible with the architecture of the historic buildings and character of the district. Building signs should be integrated with the overall design of the building and complement the architectural-character of the building. The color, type style, scale and detail of building signs, should all be considered.

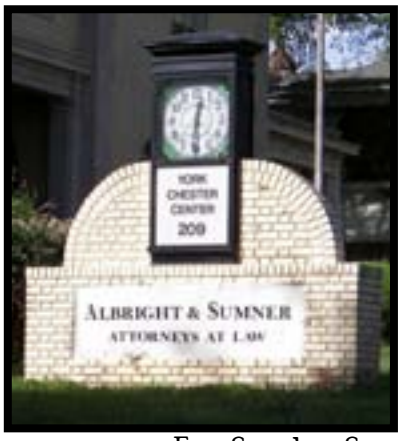
When applying for a Certificate of Appropriateness for a sign in the historic district, the applicant must submit a sample of the sign design to staff and the Commission. This submittal must include an accurate description of the sign including size, material, and location, along with a material sample, if available. In addition to these design guidelines, signs in the historic district must meet all applicable requirements of the zoning ordinance (Article VIII - Signs).

a. Signs attached to an historic structure should be mounted so that no significant architectural feature is concealed or damaged.

b. Pole signs and internally lit signs are prohibited. Freestanding signs are recommended for residential structures that serve a commercial function. Mounting should compliment and enhance the sign's design and not draw attention from it. The sign should be no more than 5' high and have no more than 20 square feet of sign area for single tenant signs and 30 square feet for multi-tenant signs. Larger signs should be the exception and used only for non-contributing structures.

c. Wall signs should be approved only for facades facing a public street or facing a public or private parking lot, where customers are allowed

Wood Sign



Free Standing Sign

Sign attached to Historic Structure using ornamental metal hardware

to park. Signs mounted on residential buildings, including those that serve a commercial function, shall be small, less than two square feet, identification panels. Non-residential buildings should be allowed two square feet of sign area for each linear foot of building wall width along said façade up to a maximum of 50 square feet for each façade. Signs should be flush-mounted in appropriate locations in the wall space.

d. Awning signs are appropriate on awnings that meet the guidelines. Sign text should be located on the awning skirt, not the awning face and should be proportional to the awning and not oversized. Generally, the sign should cover no more than 20 percent of the awning.

e. Projecting signs are appropriate provided they not exceed more than 3 square feet in area, have a minimum vertical clearance below the sign of 8 feet, and do not project more than 3 feet from the façade. Signs protruding from the wall should be attached with ornamental metal framing and support hardware.

f. Historic sign materials such as wood, metal, and masonry are preferred for sign construction. Sandblasted sign panels to provide three-dimensional relief should be avoided. Contemporary materials may be approved provided the material gives the appearance of more historic sign materials.

Awnings

Awnings were historically found on commercial structures as well as on some types of residential buildings. While they have functional merits in providing shade and reducing heat gain in a building, their design and application contribute significantly to the architectural character of an historic structure.

a. Awnings should be made of either canvas, vinyl coated canvas, or acrylic. Metal awnings should be placed only on post-World War II homes.

b. Domed awnings are prohibited (angled awnings preferred). Retractable awnings are allowed in the rear yard only and should not be visible from the street.

c. Awnings should be placed appropriately to fit in the openings above display windows and doors (non-residential) and should be mounted within the window opening, directly to the frame (residential). They should be affixed so that no architectural features are concealed or damaged. On masonry structures, attachments for awnings should be made in the mortar joints and not in the brick itself.

d. Metal or back-lit awnings are prohibited on commercial buildings.

e. Continuous awnings or awnings that cover architectural features such as piers or columns, are not appropriate.

Canvas Business Awning

Moving Buildings

a. Moving significant buildings sometimes is the only alternative to demolition. It should be undertaken only as a last resort and only after all other preservation options have been exhausted. It is an expensive undertaking and often results in a loss of integrity of setting and environment for the relocated structure. Also, the impact which the relocation will have on nearby buildings should be considered.

b. Moving buildings into or relocating within the Historic District should be attempted only after thorough planning and preparation. The Historic District Commission should be consulted early in the planning stages. Generally, the guidelines for new construction should be followed especially with respect to building spacing, setback and lot coverage, orientation and landscaping.

c. Every effort should be made to protect the integrity of the building during the move. In addition, the choice of new location should be made with architectural compatibility in mind. The structure being moved should blend in with existing buildings surrounding the new site, in terms of scale, mass, height and other criteria.

Demolition

Demolition of significant houses in the Historic District should be resisted and alternatives sought. In the interests of the neighborhood, the property owner should be asked to give some careful thought to the following before demolishing a historic building:

- Could another site serve the purpose just as well?
- Could the structure be adapted to suit the owner's purposes?
- Could the property be sold to someone willing to use the building?
- Could the building be moved to another location?

When an application for demolition is received, the Commission staff shall begin review the alternatives for saving the structure, including contacting non-profit preservation agencies and the City of Gastonia Community Improvement Department to discuss the options noted above. At the next appropriate meeting of the Commission, staff will provide a report to the Commission, including a summary of the information that has been obtained to date regarding possible alternatives, a general analysis of the historic structure and site and their importance to the district, and an outline of potential next steps.

The Historic District Commission should delay the effective date of an approved Certificate of Appropriateness for the demolition of architecturally--or historically significant structures for a length of time no longer than 365 days from the date of approval to exhaust all possibilities for saving the building. During this period the Commission should negotiate with the owner or other interested parties in an effort to find a means of preserving the building. The Commission should make it widely known that a significant building is threatened with demolition and that alternatives are being sought.

In the case of structures of little architectural value the Commission may waive all or part of the delay period. In making this determination the Commission should carefully weigh the value of the structure to the neighborhood setting.

Once all possibilities for saving the structure have been exhausted, all salvageable building materials should be removed. Then the structure should be quickly and thoroughly cleared. The site should then be planted or otherwise maintained until it is reused.

Before a significant structure is demolished, a permanent record of the building should be made. This record should consist of photographs and other documentation which describe the style, significance and special features of the building and this information should become part of the permanent files of the Historic District Commission.

New Construction

Prior to review of new construction by the Historic District Commission, the applicant shall have first met with a sub-committee of the Commission at an early stage in the design process to be informally advised concerning the Commission's guidelines, the nature of the area where the proposed construction is to take place, and other relevant factors. The sub-committee shall refrain from any indication of approval or disapproval, but should not be barred from a reasonable discussion of the applicant's proposal. No advice or opinion given shall be in any way binding upon the Historic District Commission. Notice of the need for such a conference should be given to applicants at the earliest appropriate time.

In addition to the typical application requirements for a COA, applications for new construction shall also provide a site plan showing at a minimum the location of:

- existing structures (if applicable),
- existing landscaping, including identification of all trees with a 12" diameter at breast height and species of said trees,
- new structures,
- driveways, including materials,
- porches and decks,
- fences,
- and any other feature that would require a COA, including heating and air equipment and satellite dishes.

The applicant shall also provide elevations for each façade, with building and trim materials noted and dimensions of applicable features, such as siding, overhangs, and railings, etc. A copy shall be provided for each member of the Commission and staff at the time of application. The site details shall be provided on a site plan that is to scale. Due to the importance of a thorough review, the Commission may ask for additional information as needed to make their decision and postpone their decision until that time.

New construction should blend in with existing buildings in terms of design principles. Contemporary architecture should be encouraged as long as it adheres to neighborhood design characteristics.

The basic shape, height and scale of existing structures can be easily transferred to contemporary construction. To create compatible relationships between old and new structures, basic shapes, forms and architectural features should be echoed but not obviously copied. Shapes and heights can be easily determined from floor plans and elevations. Scale refers to the size of units of construction and architectural details in relation to the size of man; the elements of scale may be brick or stone units, window or door opening and porches. Human-scaled units are most appropriate to a historic district environment, since they are conceived in proportion to man. Scale is also determined by the relationship of the building mass to open space. A human scale is once again desirable. Consistency of height is an important factor contributing to the scale and character of an area. Buildings quite different in height from the predominant pattern of an area will disrupt the area's structural relatedness.

New buildings should be spaced on lots using roughly the same ratio of space found between well-related buildings nearby. Closely spaced buildings are the rule, creating a strong attraction between them. Also, the spacing is regular, which adds continuity and a sense of order to the streetscape. Setbacks from the City's right-of-way should approximate those of nearby structures and new buildings should exhibit the coverage of their lot which is typical of the neighborhood. The purpose of this is to maintain a constant rhythm of mass and void within a block face.

The orientation of a new structure, or in what manner it is placed on the lot, is important to the rhythm of a block face. Basically, if a new structure is introduced into a row of structures, it should face the same direction as the others. Additions to houses should be kept to a minimum and be compatible in scale, materials and design.

New construction should be compatible in materials, size, scale, color and texture with surrounding buildings. New design that is compatible with the character and mood of the neighborhood is encouraged. Maintain the basic shape, height, scale, openings and texture of existing buildings. Place mechanical equipment in inconspicuous locations and screen from view.

Roof types include gable, hip, gambrel and flat roofs. Simplified versions of these roof types can be found in contemporary architecture and can be a major vehicle in tying existing and new structures into a visually related whole. Examples of roof forms that should not be used include very low pitched roofs with no overhang, flat roofs (i.e., flat roofs that depart from Neo-Classical form in that they lack cornices, architraves and pediments) and roofs making no effort to conceal air conditioning or similar machinery. Bright or unusually colored shingles should also be avoided.

Materials and surface textures are of a natural type and emphasize human scale. They include wood, brick and stucco and stone and can be effectively used in contemporary architecture. Other natural and synthetic materials available which, if used properly, can blend well with existing construction materials include stucco, cast stone and limestone (or cut stone) and masonite. Contemporary materials which, in general, should not be used for new construction include oversized brick, exposed and/or painted concrete blocks or cinder blocks, vinyl or aluminum siding, and plate glass walls, or any similar materials.

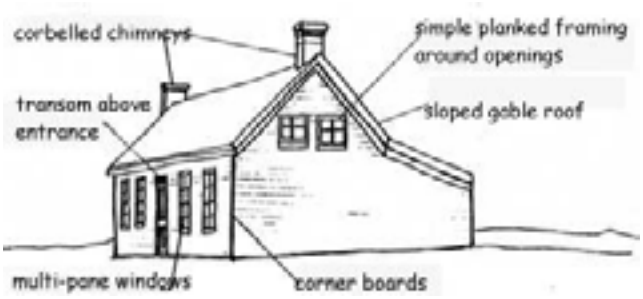
New development should be sensitive to the importance of existing trees and other landscape features and should be designed around any large trees and -unique shrubbery. Additional landscaping which is necessary around new buildings should reinforce the existing landscaping styles in the area. Usually, this will involve foundation and walk plantings and side and rear yard gardens. Arbors, trellis gardens and patios and hedgerows of boxwoods and ivies are common throughout rehabilitation.

New development should maintain existing topography and mature vegetation when possible.

Appendix A. Building Styles

NEW ENGLAND SALTBOX (1650-1830)

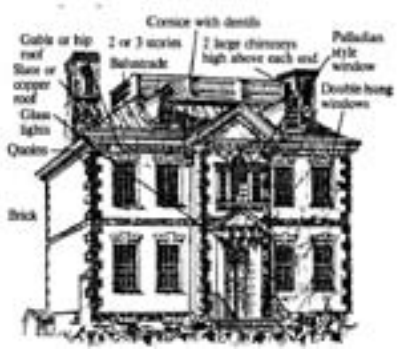
More a building shape than a building style, the saltbox takes its name from a sloping gable roof that gives the house the shape of a wooden box used to store salt in Colonial times. The saltbox house is formed by a one-story addition across the rear of a 1 ½ or 2-story building. Initially an easy method of enlarging a house, it eventually became an accepted building form.



Saltbox

GEORGIAN (1700-1780)

Georgian architecture enjoyed one of the longer eras of early American residential construction. These homes are austerely symmetrical in plan with simple box designs. Georgian homes are predominantly side-gabled, two story structures, but have a number of variations. Their simple design is often interrupted by a more distinct entryway including paneled doors, transoms, with pediments or elaborate cornices.



Georgian

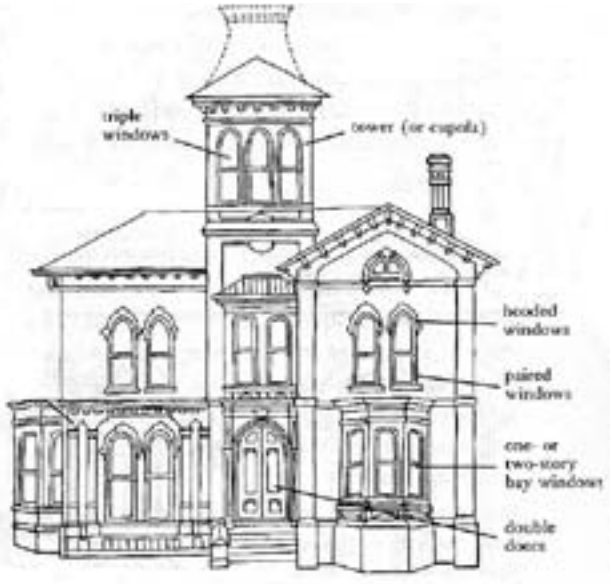
GREEK REVIVAL (1825-1860)

Greek Revival architecture is defined by its highly symmetrical plans and classical details. Usually two stories tall, these homes have low-pitched roofs and wide-band cornices reflecting classical proportions. Greek Revival structures are often dominated by their entryways, which often are full-width supported on classical columns two stories high. Others included smaller, yet still grand in scale, one or two-story entry porches.

Greek Revival

ITALIANATE (1840-1885)

Italianate homes have generally rectangular, box-shaped plans with low pitched hipped roofs and overhanging eaves. Most Italianate homes are symmetrical in design, and some display box towers or center gables on the façade. Usually two stories, these dwellings often have small single story entry porches supported on columns. Common architectural elements include three-bay facades; narrow, segmental arched windows; and crowns over the windows including inverted U-shaped crowns, arches, and pediments.



Italianate

GOTHIC REVIVAL (1840-1880)

Gothic Revival homes are noted by their steeply pitched, center gabled roofs. Often with more than one front gable, these homes have ornate gothic detailing such as pointed arched windows, decorative vergeboards, crenellations, pinnacles, and other ornamentation. Most Gothic Revival homes have one-story porches across the front façade.

Gothic Revival

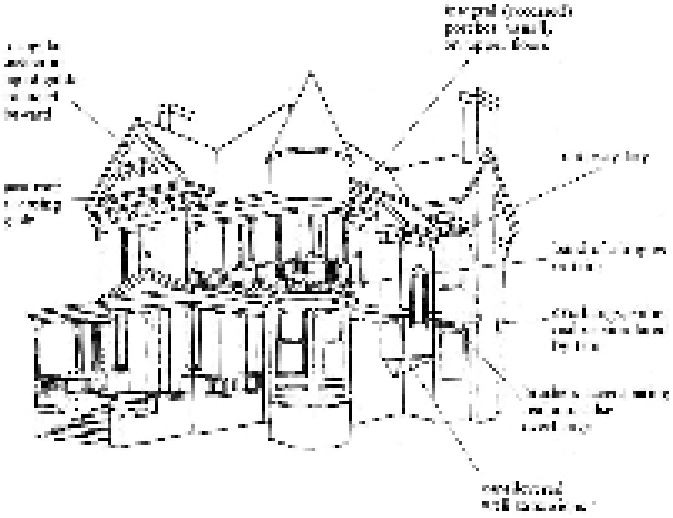
VICTORIAN (1860-1900)

While Queen Victoria reigned from 1837-1901, Victorian architecture in the United States was popular during the last four decades of the nineteenth century. Victorian architecture is characterized by complex plans, asymmetrical designs, ornate detailing, varied textures, and colorful paint schemes. There are several sub-styles that fall within the Victorian era.

Victorian

QUEEN ANNE (1880-1910)

The Queen Anne style is one of the more dominant of the Victorian era. Queen Anne homes are typically two stories, have irregular plans including a hipped roof with front and side gables, and usually include a one-story porch along the width of the façade. Bay windows are sometimes cut into the façade under the front gable. More elaborate Queen Anne homes have towers and turrets as signature elements of the façade. These structures are often highly detailed with decorative spindlework, sawn brackets, and gingerbread ornamentation



Queen Anne

NEOCLASSICAL (1893-1940)

Neoclassical became a dominant style for domestic buildings nationwide primarily between 1900-1940s. It was directly inspired by the Beaux-Arts style and the Columbian Exposition: classical symmetry, full-height porch with columns and temple front; classical ornament. Basically, this is the revival of the Greek Revival style.

Neoclassical

TUDOR REVIVAL (1910-1940)

Tudor revival became especially popular with 1920s suburban homes, loosely based on late medieval prototypes. Many are identified with false

(ornamental) half-timbering, a medieval English building tradition, often with stucco or masonry veneered walls, steeply pitched roof, cross-gabled plans. A variation of this is sometimes referred to as the picturesque cottage or English cottage, which typically includes a picturesque (asymmetrical) floor plan but without the half timbering.

Craftsman / Bungalow (1900-1920)

Often credited to the Greene and Greene brothers and their architectural firm in Pasadena, CA. In 1902-1903, the Brothers were influenced by the vernacular style of board and shingle buildings in California. The brothers depended most on wooden construction. The bungalow form became the common builder's house between 1910-1920. Numerous "bungalow books" promoted the new style and form. The type, with many variants, included these features: low, gabled, one or one-and-a-half storied house; front pitch of roof extended to shelter a large porch (incised porch).

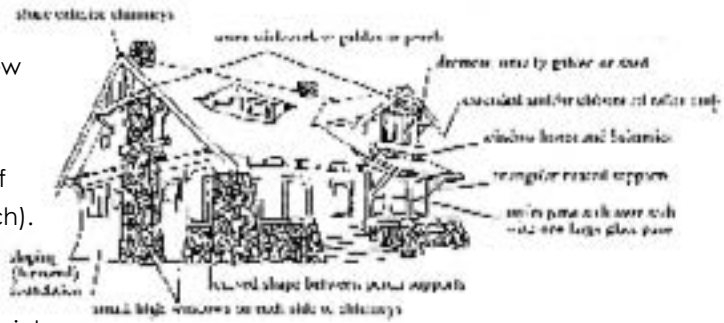
Colonial Revival (1910-1940)

Initially inspired by the 1876 Philadelphia Centennial, which created new interest in American colonial past. Architects studied colonial styles throughout New England by 1890s. A dominant style for domestic buildings nationwide 1900-1940s. Georgian and Adam styles were the backbone of revival ideas, with a secondary influence of Dutch Colonial (with Gambrel roof). The colonial revival style is sometimes referred to as neo-Georgian or Georgian Revival, due to its striking resemblance to the earlier Georgian and federal styles.

Minimal Traditional (1930-1950)

The Minimal Traditional style was a transition between the revival styles of the 1920s and 30s and the post war tract homes. The style referenced traditional styles without actually achieving it. Elements common to many styles, but belonging exclusively to none, are favored. These include gables, chimneys, and shutters. Houses of this style may be built of virtually any traditional material; brick and wood are common. Roofs always lack the eaves or overhangs found on more assertive styles. Most examples are one or 1 1/2 stories in height. Common features include a cross gable roof , front gable end, exterior a variety of materials (siding or brick were common), small front porch, and decorative details on windows, typically shutters.

Tudor Revival



Craftsman / Bungalow

Colonial Revival

Minimal Traditional

Appendix B. New Construction Material List

NEW CONSTRUCTION
ADDENDUM TO COA APPLICATION

Property Owner _____ Street Address _____

Address _____ Tax Parcel # _____

City, State, Zip _____ Phone _____

Project Description: Check all that apply.

☐ Primary Structure ☐ Secondary Structure ☐ Other _____

USE:

☐ Residential
- ☐ Single Family
- ☐ Multi-Family

☐ Commercial
☐ Office
☐ Institutional

PRIMARY MATERIALS:

☐ Wood Clapboard
☐ Wood Shingles
- ☐ Rectanguler
- ☐ Fishscale
- ☐ Sawtooth
- ☐ Other_____

☐ Brick
☐ Stone
☐ Stucco
☐ Slate
☐ T-111
☐ Cementitious Siding (Hardi-plank or other)
☐ Masonite
☐ Metal
☐ Glass Panels
☐ Other _____

GABLES, DORMERS, ETC.:

☐ Wood Clapboard
☐ Wood Shingles
- ☐ Rectangular
- ☐ Fishscale
- ☐ Sawtooth
- ☐ Other _____

☐ Brick
☐ Stone
☐ Concrete Block
☐ Stucco
☐ Slate
☐ T-111
☐ Cementitious Siding (Hardi-plank or other)
☐ Masonite
☐ Metal
☐ Glass Panels
☐ Other _____

Orientation of Primary Surface Materials:

☐ Horizontal
☐ Vertical
☐ Diagonal

Orientation of Secondary Surface Materials:

☐ Horizontal
☐ Vertical
☐ Diagonal

TRIM & ORNAMENTATION/ARCHITECTURAL DETAILS:

☐ Decorative Siding
- ☐ Half Timbering
- ☐ Fishscale
- ☐ Sawtooth
- ☐ Other_____

☐ Cornices
☐ Brackets
☐ Lintels
☐ Brick Patterns
☐ Frieze
☐ Moldings
☐ Corner Boards
☐ Window &Door Surrounds

VENTILATION:

- ☐ Gable
  - ☐ Freestanding
    - ☐ rectangular
    - ☐ circular
    - ☐ peaked
  - ☐ square
  - ☐ decorative
  - ☐ Louvered
    - ☐ triangular in peak
- ☐ Soffit
- ☐ Roof

ROOF:

Shape

- ☐ Flat
- ☐ Gable
  - ☐ Front
  - ☐ End
  - ☐ Multi # _____
- ☐ Hip
- ☐ Gambrel
- ☐ Shed
- ☐ Box Cornice
- ☐ Open Cornice
- ☐ Exposed Rafter Ends
- ☐ Fascia Boards
- ☐ Gutters
  - ☐ Built In
  - ☐ Applied
- ☐ Downspouts
  - ☐ Copper
  - ☐ Aluminum
  - ☐ Vinyl
- ☐ Rain Deflector
  - ☐ Overhang____"

Pitch

- ☐ Primary _____
- ☐ Secondary_____
- ☐ Other _____

Materials

- ☐ Composition (asphalt/fiberglass)
- ☐ Standing Seam Tin
- ☐ Pressed Tin
- ☐ Metal Shingles
- ☐ Slate
- ☐ Synthetic Slate
- ☐ Clay Tiles
- ☐ Asbestos
- ☐ EPDM
- ☐ Other _____

Color

- ☐ Primary _____
- ☐ Secondary _____
- ☐ Other _____

Features

- ☐ Cresting
- ☐ Lightning Rods
- ☐ Spire
- ☐ Cupola
- ☐ Towers

Dormers

- ☐ Total # _____
- ☐ Front Elev. # _____
- ☐ # Windows _____

Window shape

- ☐ Rectangular
- ☐ Arched
- ☐ Palladian
- ☐ Vent
- ☐ Other _____

Roof Shape

- ☐ Shed
- ☐ Gable
- ☐ Hip
- ☐ Eyebrow

Surface Materials _____

Roof Materials _____

Chimneys

Materials

- ☐ Brick
- ☐ Stucco
- ☐ Other _____

Type

- ☐ End
- ☐ Interior
- ☐ Cap

MECHANICAL EQUIPMENT:

HVAC Equipment

- ☐ Side Yard
- ☐ Rear Yard
- ☐ Window
- ☐ Roof

Misc.

- ☐ Small Satellite Dish
- ☐ Large Satellite Dish
- ☐ TV Antennae
- ☐ Solar Panels

Sky Lights

- ☐ Flat
- ☐ Hipped
- ☐ Concave
- ☐ Size _____

FOUNDATIONS:

Type

- ☐ Slab
- ☐ Raised Slab
- ☐ Frame - Ht _____

Materials

- ☐ Brick
- ☐ Concrete Block
- ☐ Stucco
- ☐ Piers
- ☐ Lattice

STREET-FACING ENTRANCE/PORCH:

Balustrade/Railing
- ☐ Wrought Iron
- ☐ Wood
  - ☐ Turned
  - ☐ 2 x 2
  - ☐ 2 x 4
  - ☐ Other _____
- ☐ Vertical Orientation
  - ☐ _____"o.c.
- ☐ Other Orientation _____

Ceiling (if applicable)
- ☐ None
- ☐ T/G
- ☐ Plywood
- ☐ Vinyl
- ☐ Other _____

Roof Material
- ☐ Standing Seam Tin
- ☐ Built-up
- ☐ EPDM
- ☐ Shingle
- ☐ Slate
- ☐ Other _____

Flooring
- ☐ T/G
- ☐ Decking Boards
- ☐ Concrete
- ☐ Brick
- ☐ Tile
- ☐ Other _____

Stairs
- ☐ Wood
- ☐ Brick
- ☐ Concrete Block
- ☐ Tile
- ☐ Other _____
- ☐ Hand Rail
  - ☐ Wood
  - ☐ Metal
  - ☐ Describe _____

Foundation Type
- ☐ Brick
- ☐ Concrete Block
- ☐ Pier
- ☐ Lattice

Supports/Columns
- ☐ Turned
- ☐ Classical (round)
- ☐ Fluted
- ☐ 4 x 4
- ☐ 6 x 6
- ☐ Chamfered
- ☐ Wood
- ☐ Wrought Iron
- ☐ Brick
- ☐ Tapered Wood
- ☐ Paired
- ☐ Other _____

Accessibility Ramp

Located at:
- ☐ Street Front
- ☐ Side
- ☐ Rear

Materials
- ☐ Wood
- ☐ Metal
- ☐ Concrete
- ☐ Slope _____

FENESTRATION:

Windows

Groupings - Front Elevation
- ☐ Singles
- ☐ Pairs
- ☐ Triples

Groupings - All Sides
- ☐ Singles
- ☐ Pairs
- ☐ Triples
- ☐ Other _____

Materials
- ☐ Wood
- ☐ Metal
- ☐ Vinyl
- ☐ Glass Block
- ☐ Other

_____

Style
- ☐ Fixed
- ☐ Single Hung
- ☐ Double Hung
- ☐ Casement

Storm Windows
- ☐ Aluminum
- ☐ Triple Track
- ☐ Wood
- ☐ Color _____
- ☐ Screens
  - ☐ Wood
  - ☐ Aluminum
  - ☐ Full
  - ☐ Half

Dimensions _____

Orientation
- ☐ Vertical
- ☐ Horizontal

Doors
- ☐ Single
- ☐ Double
- ☐ Revolving
- ☐ Panels # _____

Materials
- ☐ Wood
- ☐ Metal
- ☐ Vinyl
- ☐ Glass
  - ☐ Size _____
  - ☐ Shape _____
  - ☐ # Lites _____
- ☐ Sidelights # _____
- ☐ Transom
  - ☐ Shape _____

SITE PLAN

Please complete the following and indicate each element clearly on the proposed site plan.

Dimensions of Lot _____
Square Footage of Lot _____

Existing Features (identify on plan and describe proposed chages.)
- Trees Larger Than 8" dia. at 4' Level
- Fences (type) _____
- Retaining Walls (hts.) _____
- Sidewalks _____
- Drive Cuts _____

Shape of Building _____
Dimensions of Building
- Primary Elevation (width)_____
- Secondary Elev. (depth)_____
- Other _____

Square Footage of Building _____
Height of Building
- # of Stories _____
- Peak to Grade _____
- Corners to Grade _____
- Floor Level to Grade _____
- Chimney Height _____
- Other _____

Lot Coverage
- Primary Structure _____
- Secondary Structure _____

Parking
- # of Parking Spaces Required _____
- Regular _____
- Handicapped _____
- Paving Material _____
- Lighting _____

Tash Containers/Dumpsters
- Side _____
- Rear _____
- Screened _____

Primary Street Elevation _____
Secondary Street Elevation _____

Surrounding Properties (same side of street - if corner lot include 2 properties opposite corner).
- Front Setbacks _____
- Spacing Between Structures _____
- Width of Structures _____
- Height of Structures _____

Proposed Setbacks
- Front Setback _____
- Rear Setback _____
- Left Side Setback _____
- Right Side Setback _____

Distance
- Curb to R/W @ Front _____
- Curb to R/W @ Side _____

Lighting (on building)
- Fixture Style (provide sketch or brochure)
- Color _____
- Height _____

Signage
- ☐ Wood
- ☐ Metal
- ☐ Other _____
- Dimensions of Sign _____
- Height of Lettering _____
- Color _____
- Lighting of Sign _____

Landscaping - indicate all plants/shrubs around structure and parking areas.

Appendix C.

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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 property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

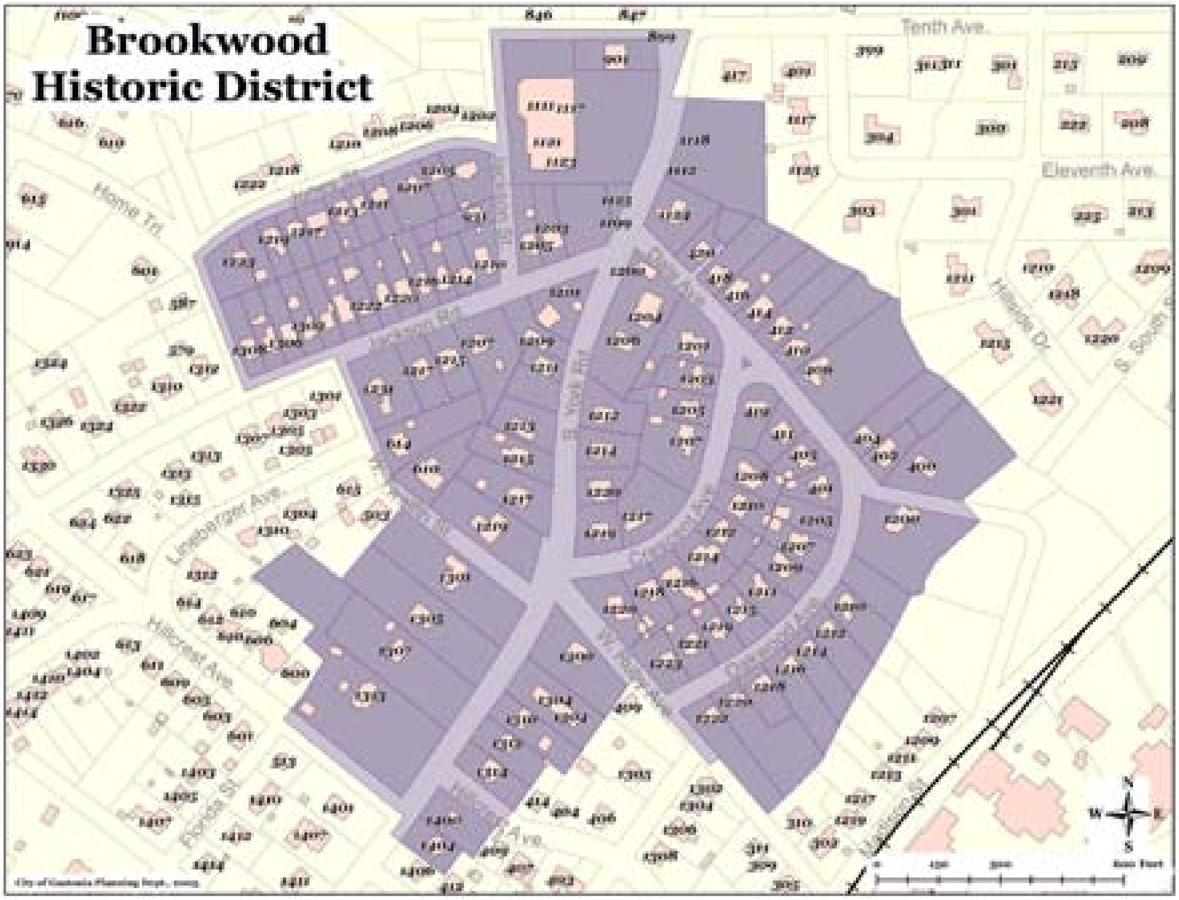
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

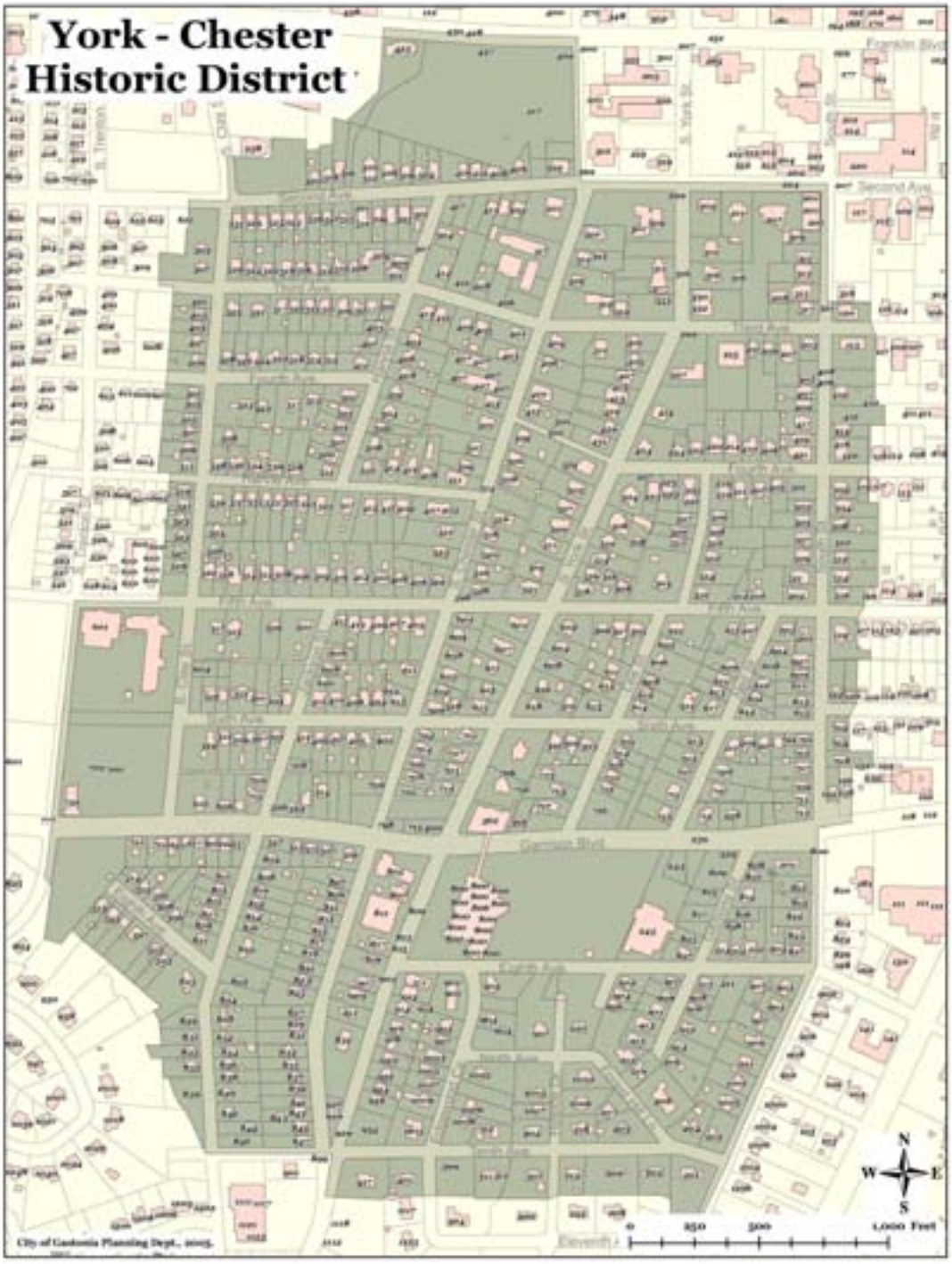
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: To be eligible for Federal tax incentives, a rehabilitation project must meet all ten Standards. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings.


Brookwood
Historic District
Tenth Ave.
Eleventh Ave.
Home Trl.
Lineberger Ave.
Hillcrest Ave.
Hillside Dr.
N
S
E
W


York - Chester
Historic District
N
W
E
S
0
850
1,000 Feet

Appendix D. Exterior Paint Color Examples

The following sketches are examples of the application of exterior color on the most common architectural styles found within the local historic districts. These examples are based on the Sherwin Williams Preservation Palette, but other paint manufactures, including Valspar and Benjamin Moore market lines of historical paint colors. In most cases, color schemes can be organized according to the body, major trim, minor trim, and shutter colors. Property owners should select colors that accentuate the building's architectural details and harmonize with surrounding properties.

Victorian

Victorian homes are sometimes painted in a whimsical and colorful manner, inspired by the "painted ladies" in San Francisco. In most people's minds, these houses, spanning most of the 19th century, are characterized by many gables, wraparound porches with turned posts, lacy "gingerbread" or fancy cast-iron trim, and even the occasional turret. Victorian exteriors call for multicolor schemes, left:
body: Blissful Blue SW 6527
trim: Minuet White SW 6817
accents: Commodore SW 6524
Obl Lilac SW 6556
For historic color options, see the exterior Preservation Palette Victorian collection.

Arts & Crafts

America's most popular house style from about 1900 until 1940, the Arts & Crafts or Craftsman bungalow was typically compact, square, and capped by a low-hipped roof. A scheme to suit the charmingly modest and solid structure above includes:
body: Roycroft Suede SW 2842
trim: Roycroft Bronze Green SW 2846
accents: Aurora Brown SW 2837
For additional recommended colors, see the exterior Preservation Pelette Arts & Crafts collection.

Colonial

Colonial is perhaps the most enduring of American house styles. These gracious, symmetrically laid out houses first appeared in this country in the 1700s. In New England, they usually were faced with shingles or clapboards, while in the South early settlers used bricks. In the late 1800s, Colonial-style houses became popular again, and the revival born at that time has never completely disappeared - many brand-new houses still are constructed in this traditional style. A classic option for the exterior of a Colonial house, left, include:

body: Colonial Revival Gray SW 2832
trim: Classical White SW 2829
door: Vermillion SW 2914 Exterior Accents
shutters: Rookwood Shutter Green SW 2809

Discover more choices in the exterior Preservation Palette Classical / Colonial collection.

Ranch

Just after World War II, newlyweds across the United States began building ranch houses, rambling, one-story structures with attached garages. These houses characterized much of the building boom of the 1950s and 1960s, and are still being built today. A ranch's exterior siding often combines clapboards with shingles or brick. Suggested for the ranch above is the sophisticated new look:

body: Hardware SW 6172
trim: Universal Khaki SW 6150
shutters and door: Poetry Plum SW 6019

Mediterranean

The warm climates of Florida, Texas, Arizona and Southern California are perfectly suited to houses built with stucco walls and tile roofs - a style that first evolved along the shores of the balmy Mediterranean Sea. To capture such a structure's exotic appeal, consider:

body: Captivating Cream SW 6659
trim: Morning Sun SW 6672
accents: Red Cent SW 6341