

**HISTORIC PRESERVATION COMMISSION'S
RECOMMENDATIONS PERTAINING TO TA-Z-15-08**

BACKGROUND AND DESCRIPTION:

The proposed amendment, TA-Z-15-08, was initiated by City Council, who adopted a resolution on October 27, 2015, requesting the Planning Commission to consider and make recommendations concerning proposed amendments to the procedural and architectural guidelines of the Board of Historic and Architectural Review as it pertains to the South Norfolk Historic and Cultural Preservation Overlay District (HC District), also known as the South Norfolk Local Historic District. City Council requested that the Chesapeake Historic Preservation Commission (HPC) provide recommendations to the Planning Commission relating to the proposed amendments. Specifically, the tasks to review requested by City Council were as follows:

- 1) *To determine whether substantial review and study are needed to determine whether the boundaries of the HC District are adequately and appropriately drawn to incorporate those structures and features that contribute to the historic, cultural, and architectural character of South Norfolk.*
- 2) *To determine whether the procedural and architectural requirements and standards contained therein adequately and effectively promote the interest of historic and cultural preservation, quality of life, and preservation of property rights and value in the HC District.*
- 3) *To determine whether other aspects of the administration of procedural and architectural guidelines and standards in the HC District should be amended in order to adequately and effectively promote the interests of historic and cultural preservation, quality of life, and preservation of property rights and values in the HC District.*

While periodic amendments have been made to the South Norfolk HC District Design Guidelines and procedural guidelines as part of the Chesapeake Zoning Ordinance, Sections 12-700 through 12-723, since their adoption on November 28, 2000, it was determined by City Council that a more comprehensive study is needed to the Guidelines and the HC District administrative procedures as they have been in existence for more than a decade.

To resolve this need, an initiating resolution was passed by City Council on October 27, 2015 to consider and make recommendations concerning proposed amendments to sections 12-700 through 12-723 of the Chesapeake Zoning Ordinance and to the

procedural and architectural guidelines of the Board of Historic and Architectural Review (ARB) concerning the administration of the procedural and architectural guidelines and standards applicable to the South Norfolk Historic and Cultural Preservation Overlay District.

KEY STAKEHOLDER/PUBLIC INPUT SUMMARY:

The proposed amendment, TA-Z-15-08, was heard by the Planning Commission on January 13, 2016. Upon staff's recommendation, the item was continued to the May 11, 2016 Public Hearing to provide additional time to review draft recommendations and solicit stakeholder input on the proposed amendment. In this regard, the Chesapeake Historic Preservation Commission will contact the following boards, organizations, and departments for comment:

- Chesapeake Board of Historic and Architectural Review (ARB)
- South Norfolk Revitalization Commission
- South Norfolk Civic League
- South Norfolk Ruritan Club
- South Norfolk Neighborhood Watch
- Norfolk County Historical Society
- City Attorney
- Development and Permits (Zoning)
- Economic Development
- Public Utilities
- Public Works
- Parks, Recreation and Tourism

PROCESS:

The Historic Preservation Commission discussed the proposed amendment during their regular meetings and drafted recommended changes to the architectural guidelines section of *The South Norfolk Historic and Cultural Preservation Overlay Design Guidelines (2015)*. In addition to sending the proposed changes to the listed stakeholders, above, a copy of this report and additional background information on the proposed text amendment were also made available to the general public at the following Planning Department web page link: <http://www.cityofchesapeake.net/government/City-Departments/Departments/Planning-Department.htm> (see Hot Topics). The Planning Commission report for TA-Z-15-07 is available online at http://www.cityofchesapeake.net/Assets/supporting_docs/actions_planning/2016/2016-03-09/ta-z-15-07_staff_report.pdf

****SUMMARY OF HISTORIC PRESERVATION COMMISSION
RECOMMENDATIONS:**

The HPC made the following recommendations:

1. Reorganize *Design Guidelines* and section titles to coincide with the Certificate of Appropriateness (COA) Approval Matrix's subheadings (See TA-Z-15-07).
2. Edit and clarify any inconsistencies or grammatical errors in the *Design Guidelines*.
3. Remove all home addresses and condense picture captions.
4. Remove unnecessary or incorrect pictures (See Attachment 2).
5. Update *A Brief History of South Norfolk* (p. 4 -6) to fix historical inaccuracies and include information on the incorporation of South Norfolk and the City of Chesapeake.
6. Remove Pages 8-14 as previously recommended and added as Appendix A to the *Design Guidelines* under TA-Z-15-07. (See TA-Z-15-07 for more information.)
7. Edit Page 17 as previously recommended under TA-Z-15-07 to include definitions for contributing and non-contributing structures.
8. Remove usage of "reasonable" (pp. 15, 17, 18, 19, 39, 49, 52, 62).
9. Edit third paragraph on page 18 under *Policy on Substitute or Replacement Materials* to include additional clarification on economic hardship.
10. Add references to the Benjamin Moore Historical Collection, which was previously approved, as an acceptable color palette (pp. 17, 28, 33, 52, 69, 75, 84, 86).
11. Remove all mention of Tudor Revival style from the Guidelines as this style is not present in the current boundaries of the South Norfolk HC District. Include American Foursquare in *Architectural Styles of South Norfolk* (p.23) and *Paint* (p. 34)
12. Minor edits made to *Foundations* (p. 25); *Masonry* (p. 26); *Metal* (p.30); *Paint* (p. 32); *Wood* (p. 35-37); and *Roofs* (p. 38-40;).
13. Minor edits and removal of "dutch lap" as not a permissible in Siding (p. 43-45).
14. Minor edits to *Architectural Details* (p.46-47).
15. Minor edits to *Entrances and Doors* (p.48-49).
16. Minor edits and inclusion of horizontal sliding and casement windows as being unacceptable in *Windows* (p. 51-54).
17. Minor edits to *Lighting* (p. 56-57).

18. Minor edits to *Awnings* (p. 58-59).
19. Revised *Modern Conveniences and Code Requirements* section to be *Satellite Dishes, Antennas, and Solar Collectors*. Include guidelines on solar collectors (p.60).
20. Minor edit to *Porches* (p. 61-63).
21. Minor edits and revision of baluster and railing size requirement from 3 inches by 3 inches to 2 ¼ inches by 2 ¼ inches in *Porch Steps and Railings* (p. 63). Baluster size also updated to 2 ¼ inches by 2 ¼ inches in *Decks* (p. 67).
22. Major rewrites to *Additions* (p.64-66).
23. Minor edits to *Handicap Ramps* (p. 68).
24. Major rewrites to *New Construction* (p. 70-73).
25. Minor edits and inclusion of preferable fence colors in *Fences and Walls* (p.78-79).
26. Major edits to *Ground Surfaces* (p. 81-82), including mention of hardened surfaces.
27. Add a section on *Accessory Structures* (p.83) to coincide with the Certificate of Appropriateness (COA) Approval Matrix and the existing *Certificate of Appropriateness Procedures*.
28. Add *Guidelines for Air Condition Units*. This was formerly part of the section on *Modern Conveniences and Code Requirements* in the current *Design Guidelines*. See recommendation #19.

***Page numbers reflect the location in the draft document. Underlines and strike-throughs indicate changes from the South Norfolk and Cultural Preservation Overlay District Design Guidelines (2015). Please note that page numbers are different in the current Guidelines and will potentially change if recommended changes are approved.*

ADDITIONAL RECOMMENDATIONS:

The Historic Preservation Commission recommends metal roofs and their replacement with substitute materials be reviewed in depth by a historic architectural professional for cost and relationship to the historic integrity of structures and the local historic district. Additionally, they recommend that substitute materials be explored that resemble historic material in look and style.

The Historic Preservation Commission, as requested by City Council, also evaluated the physical boundaries of the local historic district. They recommend that the boundaries remain as currently drawn. However, they also recommend that the boundaries be re-reviewed every five years along with the Design Guidelines to evaluate if changes are necessary.

NEXT STEPS:

Comments on the recommendations are due to the Planning Department **April 29, 2016 by 5:00 pm**. A final report will be forwarded to the Chesapeake Planning Commission for their consideration. Comments may be submitted by email, in person, or by regular mail to Senior Planner Alexis Baker at:

Alexis Baker

Senior Planner

City of Chesapeake Planning Department

PO Box 15225

Chesapeake, VA 23328

Email: arbaker@cityofchesapeake.net

Physical Address: 306 Cedar Rd., Planning Department (2nd floor)

The Planning Commission is scheduled to hear TA-Z-15-08 on May 11, 2016. If they take action, the amendment will be considered by City Council on June 21, 2016.

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South
Norfolk
Historic
and
Cultural
Preservation
Overlay
District
Design and
Procedural
Guidelines,
2016 Edition
City of Chesapeake



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Introduction

In the past 25 years, historic preservation has emerged as a major part of downtown and neighborhood revitalization efforts across Virginia. Many communities across the state have created historic overlay districts and historic preservation is now a major goal of city and county planning efforts. One of Chesapeake's largest collections of historic residential architecture is within the South Norfolk Neighborhood. This area was listed on the National Register of Historic Places for its architectural and historical significance in 1989. Also in the 1980s the South Norfolk Civic League prepared design guidelines to assist property owners in making appropriate exterior modifications to buildings. These guidelines were voluntary in nature and no formal review of changes and alterations were required.

By the late 1990s, a number of residents in the neighborhood requested that rehabilitation and new construction should be evaluated by the City's Board of Historic and Architectural Review. Following a series of public meetings, the City of Chesapeake approved the South Norfolk Local Historic District in February of 2001. The purpose of this over- lay was in conformance with the City's overall approach to Historic and Cultural Preservation (HC) overlay districts. The purpose of the City's overlay districts include:

- To protect against destruction of or encroachment upon such buildings, structures, landmarks, areas or premises;
- To encourage uses which will lead to preservation of the cultural and historic heritage of the city;
- To prevent environmental influences adverse to such purposes;
- To encourage development and redevelopment that is consistent with the character of the HC district;
- To assure that new buildings, structures and uses within the HC district will be in keeping with the character to be preserved and enhanced, and;
- To protect, preserve and promote significant routes of tourist access

In order to protect and preserve the South Norfolk Neighborhood, the South Norfolk Civic League's Guidelines were initially adopted by the Board of Historic and Architectural Review in 2001. These guidelines provided information on recommended rehabilitation, new construction and streetscape improvements but lacked illustrations and other information deemed useful by the Board. In response, the City of Chesapeake entered into an agreement to produce a new design guideline manual for the South

Norfolk Historic District. This manual was completed following extensive discussions and meetings with the Board of Historic and Architectural Review, City Staff, property owners, and representatives of the Virginia Department of Historic Resources.

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Intent and Purpose

At the core of historic preservation is the reinforcement of community. Without a formal mechanism for preservation, the state of South Norfolk's character in 10 or 20 years would be uncertain. Design review guidelines demonstrate a clear commitment, purpose, and blueprint for ongoing community evolution and help to protect South Norfolk's unique identity. Property owners in a historic district with overlay zoning give up their ability to modify their property without restraints. In return, they gain assurance that their investment will be protected and the district will improve.

Why Preserve?

Historic Preservation Promotes Quality of Life

Historic buildings and landscape are major ways that communities differentiate themselves from any other place. Historic buildings often house cultural offerings like museums, theaters, and libraries. The quality and condition of buildings and landscape speaks volumes about a community's self-image; well-maintained and unique historic sections make a place more inviting to visitors and improve life for its residents.

Historic Buildings Often Last Longer than New Ones

The materials and construction of many buildings constructed in the last 50 years is so poor that their improvement and continued use is often not justifiable. Buildings constructed before 1960 have greater sustainability and, after rehabilitation, may well outlast new buildings.

Historic Preservation Supports Taxpayers' Investments

Allowing inner-city neighborhoods to decline is financially irresponsible. Chesapeake has invested in infrastructure like sidewalks, lights, water and sewer lines, telephone and electrical service, gutters and curbs, and roads and streets. Continuing to use existing neighborhoods and infrastructure instead of expanding outward lessens the pressure on Chesapeake and its residents to expend more money, burn more gas, and develop more land. Commitment to revitalize and reuse historic neighborhoods is among local government's most effective acts of responsibility.

Historic Preservation Creates Jobs

Rehabilitation and revitalization projects create thousands of construction jobs annually, and historic preservation creates more jobs than new construction. In a typical new construction project, about half of the expenses are for labor and half for materials. In a rehabilitation initiative, between 60 and 70 percent of expenditures are usually for labor. Because labor is often local, the economic benefits are felt within the community, once when salaries are

collected and again when they are spent. Supplies are also likely to be purchased locally for rehabilitation projects, whereas they are typically brought in from outside for new construction.

Historic Preservation Increases Property Values

Neighborhoods with a historic overlay district tend to have higher property values than adjoining neighborhoods without, even when the adjoining neighborhoods have similar architecture and landscape. In Virginia, properties in Lynchburg's overlay districts increased substantially and at a much greater rate than that of similar properties outside the districts between the 1970s and 1999. In Staunton, a 1996 study found the same pattern of greater property value increase within the districts than for similar properties without. Nationally, studies consistently illustrate that historic overlays benefit homeowners by creating higher property values.

Historic Preservation Attracts Visitors to Cities

Heritage tourism, which focuses on historic areas and sites, is one of the rapidly growing segments of the tourism industry. The quality and quantity of the historic architecture in South Norfolk provides opportunities to enhance tourism in Chesapeake by promoting rehabilitation that supports historic identity and reinforces historic character, making it of interest to visitors. Heritage tourists tend to stay longer and spend more than other types of tourists, bringing economic benefit to merchants in the communities they visit.

Historic Preservation Benefits Property Owners

A design review process helps to ensure that owners' investments in a historic area are protected from inappropriate new construction, remodeling, or demolition. Because the value and character of each property is influenced by the actions of its neighbors, design review helps protect the overall value and character of the neighborhood by providing consistent and proven guidance for treatment of properties. Residential properties listed as contributing resources on the National Register of Historic Places are eligible for a 25 percent state historic tax credit for rehabilitation if the work is coordinated with the Virginia Department of Historic Resources. Income-producing properties listed as contributing properties on the National Register of Historic Places are eligible for both a 20 percent federal



tax credit and a 25 percent state historic credit if substantially renovated. More information is available through the Virginia Department of Historic Resources.

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A Brief History of South Norfolk

The South Norfolk Historic District developed as a streetcar suburb ~~north~~ south of ~~Chesapeake~~ Norfolk. Builders constructed detached, mostly single-family homes, several churches, a school, a park, and a small business district along the gridded streets between 1890 and the 1930s. Its development illustrates the deep economic impact of railroad transportation and waterfront industrial development, which enabled the former ~~Chesapeake~~ Norfolk suburb to quickly develop into an independent town.

The growth of transportation in the area deeply affected South Norfolk's late-19th-century development. Between the British colonial period and the later 19th century, modern South Norfolk remained rural. The late 19th century construction of railroads through the county helped end the post-Civil War depression through the connection of products like coal and produce to regional markets. The Norfolk and Western and other railroad companies also encouraged residential and commercial development along the Elizabeth River, another shipping network. The incorporated town of Berkley, directly across the Elizabeth River's eastern branch from Norfolk, was one result of this development trend. Closely following Berkley's establishment was the platting of suburban South Norfolk.

South Norfolk's development illustrates trends in city planning that affected residential development across the United States. Local developers deviated from the trend, popular in large coastal cities, of planning picturesque landscapes most developed by landscape architect Frederick Law Olmstead. South Norfolk combined an older and competing tradition of maximizing population density with the Victorian desire for domestic privacy. As in other contemporary suburbs, individual lots were regular in size, 25 feet each, and could be combined to form larger yards. In another common practice, buyers chose specific lots and house styles, so that South Norfolk's collection of buildings well illustrates popular architectural trends of the late 19th and early 20th centuries.

Local commerce and industry also played a large role in early South Norfolk. Streetcar lines were common features in turn-of-the-century residential development. In South Norfolk, the horse-car, then electric, Berkley Street Railway streetcar ran down Chesapeake Avenue and connected original residents to central Norfolk and Berkley. Residents managed and worked in various neighborhood industries, including processing, service, and finance. In South Norfolk and across the country, an increasing middle class combined with the corresponding growth of loan associations and banks to finance home ownership. South Norfolk consisted of churches, a school, stores, and substantial homes by 1919, the year the town incorporated. Industry expanded, commerce grew, and new construction continued through much of the 1930s. The incorporated town installed sewers, paved streets, installed curbs and gutters, and refurbished Lakeside Park. In terms of overall geography, architectural styles, and financing, South Norfolk's

development represents predominant national trends in residential development between 1890 and the 1930s.

As cities and towns develop through time, each generation leaves its physical imprint on the community. The results are communities with unique architectural patterns and historical geography. Neighborhoods and commercial areas become more distinctive and valued as they survive subsequent generations of development. At some point, the communities may recognize the best of these areas as having architectural, historic, and cultural significance, designate them as historic districts, and establish an architectural review board to protect, reinforce, and preserve their distinctive character.

The City of South Norfolk became an incorporated town within Norfolk County in 1919 and an independent city in 1922. By the late 1950s, although immune from annexation by the bigger cities, a lawsuit by the City of Norfolk against Norfolk County would have taken the county land adjoining South Norfolk.

In the fall of 1961, the City of South Norfolk and Norfolk County officials met to discuss the feasibility of a merger. After several weeks of negotiations, both governing bodies approved a merger agreement on December 22, 1961. On February 13, 1962, citizens of both communities turned out in near-record numbers for a special election and approved the merger. Later that year, in June, the citizens voted again and selected the name “Chesapeake” for the new city.

In 1989, residents and the National Park Service recognized the local significance of the architecture in South Norfolk by listing the South Norfolk Historic District on the National Register of Historic Places. The listing included 795 residential, religious, commercial, and educational buildings and park land in the half square mile bounded on the east by the Norfolk and Western Railroad track, on the south by the park and school, on the west by the rear property lines of lots along Bainbridge Boulevard, and on the north to include historic properties along Poindexter Street. 668 of the 795 properties possessed enough historic significance and integrity of condition to be considered contributing resources. Architectural styles represented in the district included Queen Anne, Stick, Eastlake, Colonial Revival, and Bungalow/Craftsman.

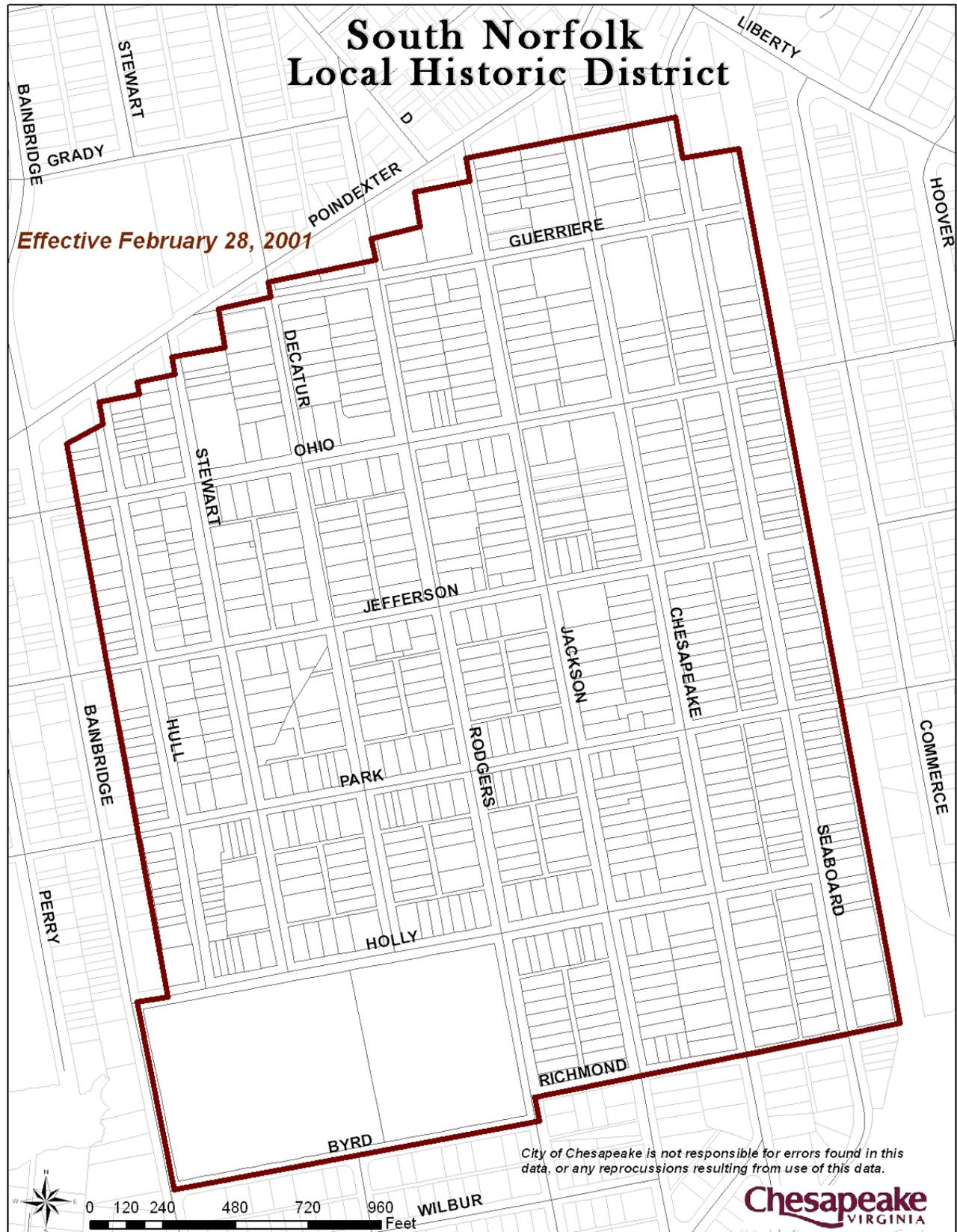
In 2001, the Chesapeake City Council adopted a Historic and Cultural Preservation Overlay District as part of the Chesapeake Zoning Ordinance. The Overlay District designates portions of South Norfolk as an historic preservation area and establishes city-wide criteria for exterior alterations, site alterations, additions, new construction, relocation, and demolition. Boundaries for the Overlay District are ~~similar to~~ smaller than those of the National Register district, and are illustrated on the ~~following page~~ Map of Local District.

In 2008, the City Council updated the guidelines governing the Overlay District to make them more accessible to users. The National Register district and adoption and update of the Historic and Cultural Preservation Overlay District enable property owners and local government to combine in protecting the district's historic integrity and affirm the importance of the area as a defining South Norfolk resource, important to the city's unique development and character.

In 2012, the City Council updated the guidelines to include a provision for declaring a financial hardship in order to replace a metal roof with alternative roofing materials. In 2015, this provision was updated to include all historic material roofs as eligible for a financial hardship and possible replacement with substitute materials.

In 2016, City Council updated the guidelines to define contributing and non-contributing structures. The definition for contributing structures was based on the South Norfolk Historic District Nomination Report (1989), which set a period of significance between 1890 and 1937. All structures built prior to 1938 are now considered contributing. Additionally the procedural and architectural guidelines were updated for clarity and accessibility.

Map of Local District



Chesapeake Historic and Architectural Review Board

The primary function of the Chesapeake Historic and Architectural Review Board is to protect Chesapeake's historic and architectural past. To do this, the Review Board provides for the review of all significant exterior modifications visible from a paved public street within the Chesapeake Historic and Cultural Preservation District (preservation district) and determines whether or not these proposed changes will be compatible with the surrounding area.

Alterations to buildings or structures visible from public paved streets within the preservation district require a certificate of appropriateness from the Review Board. The review process assures that alterations are compatible with the preservation district and the landmark, building, or structure affected. The office of Zoning Administration requires a certificate of appropriateness to issue building and demolition permits.

Certificate of Appropriateness Procedures

~~Procedures vary depending on what alterations are proposed. Applicants should include one original and 10 copies of all descriptions, specifications, plans, sketches, and other written materials and one original print and nine photocopies of all photographs. Requirements include:~~

~~New Construction~~

- ~~• Surveyed site plane with proposed buildings or structure(s) indicated, as well as on-site parking, as needed.~~
- ~~• Front and side elevations drawn to scale with architectural details enlarged where subject to public view from a paved public street.~~
- ~~• Samples, photographs, and/or brochures of siding, brick types, roof shingles, paint chips, doors, windows, ornamentation, and general exterior materials.~~
- ~~• Arrangement of proposed exterior lighting.~~
- ~~• Photographs of all sides of the building or structure being reviewed and adjoining or opposite properties.~~

~~Major Alterations or Additions to Existing Structures~~

- ~~• Surveyed site plan or city tax map with addition(s) shown if a change in the building footprint of the main structure is involved.~~
- ~~• Elevations of front and/or sides to scale to show intended alterations with enlarged details where subject to public view from a paved public street.~~
- ~~• Samples, photos, and brochures of siding, brick type, roof shingles, paint chips, door, windows, ornamentation, and other exterior materials.~~
- ~~• Arrangement of proposed exterior lighting.~~

- ~~Proposed signs with appropriate detail as to character and location.~~
- ~~Photographs of all sides of the building or structure under review.~~

Minor Alterations or Repairs

- ~~Written description of work to be performed accompanied by samples, photos, or brochures of siding, brick type, roof shingles, paint chips, doors, windows, and similar facilities needed for review.~~
- ~~Photographs of the building or structure.~~

Relocations

- ~~Photographs of the building or structure to be relocated and adjacent properties.~~
- ~~Photographs of the premises to which the building or structure will be relocated.~~
- ~~Written description of reasons for the relocation and the proposed use of the vacated property.~~

Demolition

- ~~Photographs of the building or structure to be demolished to illustrate its state of disrepair.~~
- ~~Written report from Department of Inspections relative to condition of the building or structure.~~
- ~~Written description of any building or structure to remain and any new building or structure proposed to replace the demolished building or structure.~~

Application Dates and Process

1. ~~Submit an application and all supporting information to the Review Board at the Planning Department, Second Floor, City Hall, 306 Cedar Road, Chesapeake Virginia 23322 at least 10 days prior to the meeting date. In case of emergencies, the Review Board will hear applications no later than five business days after the filing of a complete application. Only complete applications will be considered.~~
2. ~~The Review Board will meet to review applications the second Thursday of each calendar months, exempting city holidays, at 5:30 P.M., or at such other time as the Review Board deems appropriate. In case of city holidays, meetings are rescheduled for the third Thursday of the month. Special meetings may be held upon notification by the Chairman of the Review Board to all members that an emergency application has been filed. At this meeting, the applicant and other interested parties will have the opportunity to be heard by the Review Board prior to any decision.~~
3. ~~Upon receipt of an application, the applicant will be informed of the time and place at which the Review Board will consider the application. Written notice shall also be mailed or delivered to adjacent property owners and other interested persons, associations, and~~

~~civic organizations that have requested notice of hearings. Upon the request of an applicant, the Review Board may permit modifications of an original proposal during the open meeting if such modifications are clearly indicated by the applicant and recorded by the Review Board.~~

Reasons for Denial

~~The Review Board shall deny the application for a certificate of appropriateness if it finds:~~

- ~~• that the action proposed would adversely affect or be incompatible with the character of the historic district,~~
- ~~• that the action proposed would not be consistent with the intent of the Historic and Cultural Preservation Overlay District ordinance, or~~
- ~~• that the proposed action would not be consistent with the Architectural Guidelines and Standards adopted for the Historic district.~~

~~Where certification is denied, the Review Board shall record its reasons for denial.~~

Special Rules for Demolition

~~In considering applications for proposed demolitions requiring certificates of appropriateness, the Review Board shall consider the circumstances and condition of the landmark, building, structure, or part thereof, proposed for demolition and shall determine the feasibility of its preservation. If preservation is found to be physically or economically infeasible, the Review Board shall issue a certificate of appropriateness for demolition.~~

~~If an application for a certificate of appropriateness for demolition is denied, in addition to the right of appeal as set forth below, the owner of a historic landmark, building, or structure shall, as a matter of right, be entitled to raze or demolish such landmark, building, or structure provided that:~~

- ~~• the owner has applied to the City Council for such a right, and~~
- ~~• the owner has made a bona fide offer to sell the landmark, building, or structure and the land pertaining thereof to any person, firm, corporation, government agency, or political subdivision which gives reasonable assurance that it is willing to preserve and restore the landmark, building, or structure, and~~
- ~~• no bona fide contract, binding upon all parties, shall have been executed prior to the expiration of the applicable time period set forth below. The market value will be determined by the City Assessor's records or, upon the owner's request, by an Appraisal Committee appointed by the City Council. No offer to sell shall be made more than one year after a final decision by City Council, but thereafter owners may renew their request to City Council.~~

~~\$25,000 or less ————— three months~~

~~\$25,000 — \$40,000 ————— four months~~

~~\$40,000 — \$55,000 ————— five months~~

~~\$55,000~~ ~~\$75,000~~ ~~————~~ ~~six months~~
~~\$75,000~~ ~~\$90,000~~ ~~————~~ ~~seven months~~
~~\$90,000 or more~~ ~~————~~ ~~12 months~~

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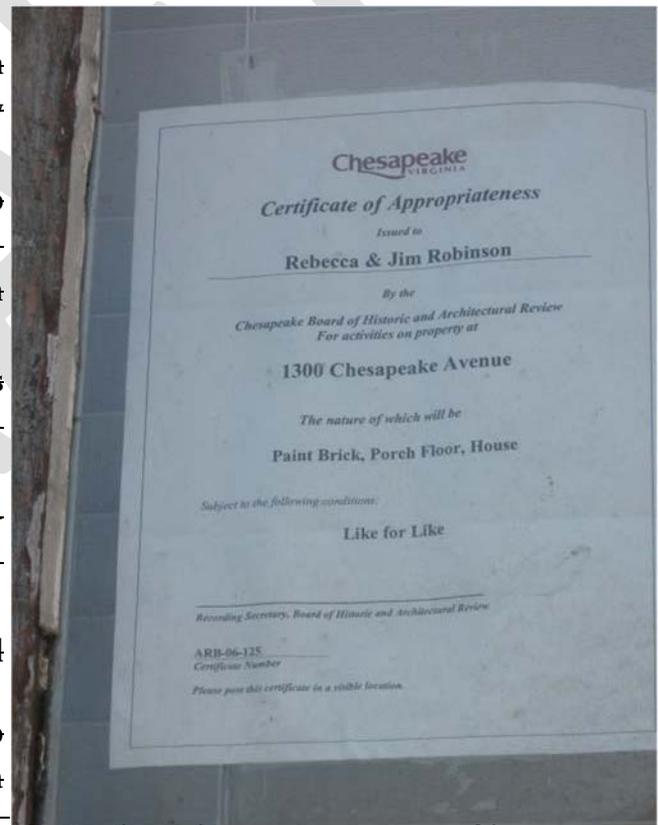
Work Performed Under a Certificate of Appropriateness

All work shall be performed in accordance with the certificate of appropriateness and other approved documentation. A holder of a certificate of appropriateness is required to notify the Review Board and the Office of Zoning Administration upon the completion of the work approved by the certificate. The applicant shall call the office of Zoning Administration to schedule an inspection of the property to ensure compliance with the certificate. The applicant shall submit to the Department of Planning and the Office of Zoning Administration color photos of the entire building or structure and of the detailed work performed under the certificate of appropriateness within 10 days of completion.

General Certificates of Appropriateness

Certain minor actions not deemed to adversely affect the character of the district need not be reviewed by the Review Board and may be approved through the issuance of a general certificate of appropriateness by the director of planning. These include:

- replacement of like for like materials,
- repainting resulting in the same color or in a scheme previously approved by the Review Board,
- painting of new or unpainted surfaces so long as the selected color is from an approved palette and there are no more than two selections,
- addition or replacement of storm windows or storm doors that match the color and architectural style of the existing trim,
- addition or replacement of heating and cooling systems that are screened with landscaping,
- addition or replacement of canopies and awnings,
- addition or replacement of fences that are to be painted white on the sides visible from a paved public street so long as the selected style is from an approved list,
- addition or replacement of television or ra



This Certificate of Appropriateness is posted for work at 1300 Chesapeake Avenue.

- ~~dio antennas, satellite dishes (18 inches or smaller), or solar collectors, and~~
- ~~construction of sheds if in a fenced backyard or screened from public view by landscaping and less than 150 square feet and less than eight and a half feet in height.~~

~~Requests for general certificates of appropriateness for minor actions must be submitted in writing to the director of planning. The director or designee will then determine whether a general certificate may be issued under these guidelines or whether an open meeting before the Review Board will be necessary to obtain an individual certificate of appropriateness. If any doubt exists as to the issuance of a general certificate of appropriateness, then the application should be referred to the Review Board for consideration.~~

Temporary Certificates of Appropriateness

~~The Review Board may issue a one-year temporary certificate of appropriateness upon a showing of economic hardship by the owner of a building, structure, landmark, or area proposed for alteration, renovation, or repair. A temporary certificate may only be issued upon findings by the Review Board that:~~

- ~~the building or structure is occupied by the owner and is non-income producing;~~
- ~~the current financial status of the owner applicant is such that immediate compliance with the guidelines would be unduly burdensome, and~~
- ~~any detriment to the Historic District will, due to its temporary nature, have limited effect to the overall historic character of the District.~~

~~A temporary certificate shall not be issued in cases where the owner applicant has failed to perform regular maintenance on the building, structure, or landmark, or where the owner applicant has otherwise been so willfully or grossly negligent as to cause or give rise to the alleged need for a temporary certificate of appropriateness.~~

~~The issuance of a temporary certificate of appropriateness shall not excuse compliance with any other applicable laws, including without limitation, compliance with the Virginia Uniform Statewide Building Code. A one-year extension may be granted upon filing an application prior to the expiration of the temporary certificate and demonstrating to the satisfaction of the Review Board that due diligence has been exercised to upgrade the alteration, renovation, or repair to conform with the requirements for a permanent certificate.~~

Right of Appeal

~~If the request for a certificate of appropriateness or temporary certificates of appropriateness is denied, the applicant has the right to appeal to City Council. The following must be done:~~

- ~~file a written petition of appeal with the City Clerk within 30 days after the decision of the Review Board specifying the alleged erroneous action of the Review Board and~~
- ~~submit a check or money order to cover the cost of public notice. The applicant will be~~

~~notified of the cost upon filing the application for appeal.~~

~~The filing of an appeal with City Council shall stay the decision of the Review Board pending a final decision by City Council. If City Council upholds the decision of the Review Board, the applicant has the right to appeal to the Chesapeake Circuit Court. The applicant must appeal City Council's decision within 30 days by filing with the Clerk of the Chesapeake City Council a petition setting forth the alleged illegality of the actions by City Council. The decision of the City Council is stayed until a final decision is reached by the Circuit Court, except that the filing of such petition shall not stay the decision of City Council if such decision denies the right to raze or demolish a landmark, building, or structure in accordance with city and state laws.~~

~~The Review Board and the City of Chesapeake retain the right at all times to take action against any person who has:~~

- ~~• not obtained a certificate of appropriateness and has engaged in or is about to engage in an act to change or demolish a historical landmark, building, or structure,~~
- ~~• not waited for final decisions on his or her appeals before commencing the proposed work,~~
- ~~• commenced or conducted work which differs from that which was authorized by the Review Board, and/or~~
- ~~• failed to maintain property in accordance with the Uniform Statewide Building Code.~~

~~If the Circuit Court upholds a decision denying a certificate of appropriateness, a temporary or permanent restraining order may be issued to the person in violation and he or she must:~~

- ~~• discontinue the construction, alteration, or demolition immediately, and/or~~
- ~~• restore the affected property to its previous condition.~~

Design Guidelines

In an effort to provide detailed guidance to building owners and the Architectural Review Board, guidelines have been developed by the Historic Preservation Commission and adopted by the City Council for specific application in the South Norfolk Historic and Cultural Preservation Overlay District. The guidelines are based on *The Secretary of the Interior's Standards for Rehabilitation*, a document created in 1977 and revised in 1990. The Department of the Interior describes the standards as ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable changes to meet new needs. They are used for the review of rehabilitation projects involving federal funding or requiring federal licenses or permits, and local preservation commissions and boards throughout the country use them as a basis for their design guidelines and for reviewing local preservation projects. *The Secretary of the Interior's Standards for Rehabilitation* are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired 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 archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

What Design Guidelines Do and Do Not Do

Most historic district ordinances include criteria that the architectural review board uses in determining if a project is appropriate for the historic district. These criteria are usually a simple list of design elements or general statements developed to ensure that the design of the project conforms with, or does not detract from, the existing character of the area.

These guidelines are intended to:

- provide guidance to property owners ~~voluntarily~~ undertaking changes or planning additions to their building or lot,
- assist the Architectural Review Board by providing minimum standards to guide decision making,
- result in more appropriate changes which reinforce the distinctive character of the district,
- help identify and resolve specific design concerns frequently raised in the district,
- assist the local building industry, including architects, contractors, and suppliers, as well as city officials such as building inspectors and public works officials, to understand the nature of these historic areas and how to reinforce their special character,
- expedite the review and approval process of routine alterations,
- improve the design quality of future developments and growth within the district,
- protect current property values and public investment in the district by discouraging poorly designed and inappropriate projects, and
- increase the overall public awareness of the unique character of the district.

These guidelines will not:

- ~~require involuntary rehabilitation or restoration of existing buildings or structures in the district,~~
- regulate the amount or location of growth and development within the district,
- regulate changes to the interior of any building within the district,
- regulate property maintenance in the district beyond the requirements in the Virginia Uniform Statewide Building Code, or
- absolutely insure the highest quality design in every instance. The purpose of design guidelines is to assist property owners. Therefore, guidelines flexible enough to allow a certain level of decision making by the property owner will be easier to administer and more widely accepted by the public. This factor is especially important in new construction guidelines where overly specific criteria stifles architectural creativity and often results in mediocre designs.

Application of Guidelines

These guidelines apply to all properties within the district. The Architectural Review Board is not required to approve or reject a request for a certificate of appropriateness based solely on these guidelines. The board may study other alternatives and circumstances as well when reviewing an application for a certificate of appropriateness. The board is to apply these guidelines with reasonable flexibility designed to further the purpose of historic preservation in a consistent manner. In addition to specific criteria set out in these guidelines, the Architectural Review Board shall consider such factors as the availability and cost of materials and labor as weighed against public benefit. The board shall not impose requirements that exceed the purpose and objectives of the Historic and Cultural Preservation Overlay District or that unconstitutionally restrict the use of private property.

Definition of Contributing and Non-contributing Structures

These guidelines were specifically designed for application to properties of historic and cultural significance, commonly referred to as “contributing.” A contributing structure is defined by a period of significance between 1890 and 1937. The period of significance is acknowledged by the South Norfolk Historic District Nomination Report (1989) for the architectural styles associated with that time period and the establishment and growth of the South Norfolk Historic District as a primarily residential community during that period. All structures built prior to 1938 are considered contributing structures. The Architectural Review Board recognizes that many properties in the district were built after the period of significance and ~~not of historic or cultural value or are therefore~~ “non-contributing.” ~~While~~ However, these non-contributing buildings and structures are subject to the Overlay District Ordinance. ~~requests to alter, rehabilitate, move, add to, or demolish non-contributing features will be reviewed to the extent necessary to determine that the proposed change will not detract from or diminish the historic character of the district.~~ Non-contributing structures may often fall under administrative certificates of appropriateness and may not require Board review, provided appropriate colors resembling the Benjamin Moore Historical Collection, materials, and style for surfaces, roofs, and fences are used (see Appendix B), with the exception of new construction, driveways, hardened surfaces, porches, decks, and new additions, or as otherwise noted, which are approved by the Board. In cases where the date of the structure is unknown, it will be considered contributing unless the applicant can provide documentation to the Planning Director or designated representative confirming the structure is non-contributing.

Additional Guidance

To a large extent, these guidelines consist of recommendations relating to repairs and maintenance of historic buildings and structures. It is highly recommended that building owners seek the expertise of a qualified architect when making major renovations and construction

decisions. Before embarking on any construction, renovation, or repair, it is imperative that homeowners use precaution due to the potential presence of lead, asbestos, mold, or other harmful materials.

This assistance can be very valuable if the rehabilitation involves an income-producing property and the building owner is applying for federal tax incentives for the project. These guidelines are supplemented by procedural guidelines (see Appendix A) which should be reviewed to assist applicants in understanding the role of the Architectural Review Board and the procedures for obtaining a certificate of appropriateness. The procedural guidelines (Appendix A) should also be reviewed for clarification on the three types of certificates of appropriateness, board approved, administrative, or temporary, that may be applied for in the District. For example, in many instances, a general an administrative certificate of appropriateness can be issued without individual approval by the Architectural Review Board. An example would be the replacement of like materials associated with minor projects.

Policy on Substitute or Replacement Materials

In general, substitute or replacement materials for siding, roofs, windows, and similar elements will be permitted where original materials have been removed or fully covered prior to the adoption of the South Norfolk Historic Preservation Overlay District. This allowance is made in recognition of the fact that many buildings have previously been altered or repaired using substitute materials. Accordingly, in making changes to such a building, the owner will not be required to restore original materials but will be encouraged to utilize substitute materials that will promote the historic character of the district to the greatest extent possible.

For those buildings which consist of original materials other than asbestos, the Architectural Review Board may require that such original materials be maintained unless damaged or deteriorated beyond repair. Where original materials are damaged or deteriorated beyond ~~reasonable~~ repair, substitute materials will be permitted. The owner will be encouraged, however, to utilize substitute materials that will promote the historic character of the district to the greatest extent possible. Approvals may not necessarily be based on contractor's reports and the Architectural Review Board may request information from an independent inspection or evaluation.

The Board should also exercise ~~reasonable~~ flexibility in considering requests for the use of substitute materials for historic material roofs, ~~especially in instances where the historic material roof is damaged or deteriorated beyond reasonable repair.~~ Economic factors may also be evaluated, such as a disproportionate cost of the historic material roof in relation to the overall assessment of the property or the inability of the owners to afford these costs. Economic factors

should be evaluated by a committee outside of the Architectural Review Board. This separate committee's opinion will be made available to the Architectural Review Board as one of the factors in evaluating the request for the use of substitute materials for historic material roofs.

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Architectural Styles of South Norfolk

Because of the district's age and development patterns, it contains a variety of late 19th and early 20th century architectural styles. Treatment of buildings should be guided by knowledge of the distinguishing characteristics of each. Following are descriptions and examples of the district's predominant styles and forms.

Frame Vernacular or Folk Victorian, circa 1870—1910

A dominant style for residential dwellings in South Norfolk is the Frame Vernacular or Folk Victorian style. These simple dwellings are modest in scale and lack elaborate decoration, but may contain spindle work porch details or classical columns. They are, to some extent, defined by their forms. The forms present in South Norfolk are the gable and wing, the two-story front gable, and the pyramidal cottage with a hip roof.



The house at 1202 Stewart Street has An example of the gable and wing form.



At 1229 Chesapeake Avenue is An example of a front-gable house.



The front-gable form was a popular one, and rows like this one on the 1100 block of Hoover Avenue are common

Queen Anne, 1880—1910

The Queen Anne style was very popular during the Victorian era. It has many variations, but is usually associated with a complex, irregularly shaped roof and a variety of surface materials such as shingles, wood siding, brick, and stone. Towers and turrets are often present, as well as bay windows and large one-story front and side porches.



The complex roofline, tower, varied projections, one-story porch, and trim on the house at 1106 Chesapeake Avenue are all Queen Anne features.



The Queen Anne house at 1146 Rodgers Street has many typical Queen Anne features: multiple surface treatments, a tower, a wrap-around porch, trim work, and bays with various levels of projection.



The house at 1333 Chesapeake Avenue displays the asymmetry typical of the Queen Anne style.



The form of the house at 1050 Chesapeake Avenue is simpler than the other examples, but its porch and façade projections show Queen Anne influences.

Colonial Revival, 1895—1955

The Colonial Revival style is based on the earlier Georgian, Federal, and Greek Revival styles. Buildings in this style typically have rectangular plans and symmetrical facades. The roof may be gabled or, more often, hipped. The details are classically inspired, and entry porticos are common. Windows are small paned like in earlier styles, but their proportions are often more horizontal and the first floor may contain paired or triple windows. Doorways contain various elements like sidelites, fanlites, pediments, and columns or pilasters.



The dormers, side-gabled roof, classical-inspired entry surround, and symmetrical façade on the house at 1201 Orville Avenue are all Colonial Revival features.



The A two-story Colonial Revival house at 1700 Jackson Avenue expresses the style similarly to the house at 1201 Orville Avenue.



At 1138 Chesapeake Avenue is a Dutch Colonial Revival house. The most distinguishing feature of this type of Colonial Revival building is its gambrel roof. Often Dutch Colonial Revival houses have large shed dormers, as shown here.

Neoclassical, 1895—1950

Neoclassical buildings are dominated by their full-height porches with roofs supported by classical columns, often with Ionic or Corinthian capitals. Their facades generally have symmetrically balanced windows and a central door. The classical theme and monumentality of the style grew popular across the country following the influential 1893 World's Columbian Exposition, and reflected also the popularity of characteristics of the preceding Georgian, Federal, Classical Revival, and Greek Revival styles.



The Neoclassical style was particularly well suited for institutional buildings like the South Norfolk Baptist Church at 1101 Chesapeake Avenue. Its most striking Neoclassical feature is its towering porch with Ionic columns, though the central entrance is also characteristic of the style.

Tudor Revival, 1910—1940

~~This style's defining characteristics include steeply pitched roofs, prominent cross gables on the façade, tall narrow windows that are often grouped and with multiple panes, and massive chimneys that often have decorative chimneys. Many Tudor Revival houses have half-timbered exteriors of wood and stucco. Originally, houses built in this style were typically grand buildings designed by architects, but by the 1920s and 1930s it became a popular choice for modest homes.~~

American Foursquare, 1900-1930

The American Foursquare style is characterized by a square shape and usually symmetrical facades. The dwellings are always two-story with a hipped roof and often dominant projecting dormers. Deep eaves and craftsman or classical detailing

may be present on this style of home. Commonly American Foursquare homes are made of brick and wood siding and have wood shakes on the upper level.



An example of The American Foursquare, square buildings with hipped roofs, became a popular house type around the turn of the twentieth century. In South Norfolk, this type is also called Square Hipped. American Foursquares were often built with Prairie, Craftsman, or, as at 11238 Chesapeake Avenue, Colonial Revival influences. Their simple forms blended well with the conservative Colonial Revival aesthetic.

Craftsman, 1905—1930

Craftsman buildings typically have low-pitched gabled roofs with a wide eave overhang, exposed rafters, decorative beams or braces, full- or partial-width porches, and tapered posts on brick piers. Designers often used the Craftsman style for Bungalows, which were generally one-story houses with full-width porches and open interior floor plans. Bungalows developed in California, and quickly spread across the country as a popular design choice for small houses.



The This Bungalow at 1321 Jackson Avenue has many Craftsman features, including the tapered wood posts above brick piers that extend to the ground and the full-width porch.



Repeated front gables, like those on ~~the~~ this house at 1132 Decatur Street, were popularly used on Bungalows. Multiple-pane-over-single-pane windows like those shown here are common Craftsman features



The shingles on the dormer at 1321 Rodgers Street reflect a Craftsman interest in materials and textures. Other Craftsman features on this Bungalow include the exposed rafter tails below the dormer eave, the three-over-one dormer windows, and the tapered wood posts on brick piers.

HISTORIC BUILDING MATERIALS AND COMPONENTS

FOUNDATIONS



1121 Rodgers Street. Brick foundation like this one should not be covered with siding or any other material.

Visible foundations are a typical feature of historic houses, and they contribute to district character.

1. Retain and maintain foundations in accordance with the guidelines for masonry.



Brick foundations such as at 1420 Stewart Street are typical of district houses and should be treated in accordance with the guidelines for masonry.

2. Leave historically visible foundation visible. Do not cover or conceal with siding or any other material.
3. Repair foundations in accordance with the guidelines for masonry.
4. If Infill is desired for pier foundations, use sections of lattice installed between the piers.



This lattice panel at 1106 Chesapeake Avenue is appropriate in terms of design and installation.

MASONRY



1147 Chesapeake Avenue An example of masonry.



Brick and other masonry materials like concrete blocks are commonly used for construction and decoration in the district. Historic masonry like that on the 1600 block of Chesapeake Avenue should be retained and treated in accordance with these guidelines.

Masonry is used on cornices, pediments, lintels, sills, and decorative features as well as for wall surfaces. Color, texture, mortar joints, and patterns of the masonry define the overall character of a building. Brick and other masonry materials like concrete blocks are commonly used for construction and decoration in the district.

1. Retain masonry construction and decorative elements in accordance with these guidelines. It is not appropriate to introduce elements or features that are not appropriate for the style or period of the structure.

2. Repair leaking roofs, gutters, and downspouts; secure loose flashing.
3. Repair cracks; not only may they be an indication of structural settling or deterioration, they may also allow moisture penetration.
4. Caulk the joints between masonry and windows to prevent water penetration.
5. Prevent water from gathering at the base of a wall by insuring that the ground slopes away from the wall. If there is excessive ground water, install drain tiles around the building.
6. Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This type of treatment requires the advice of knowledgeable preservation architects or engineers.

7. Unless other solutions have been tried and failed, do not apply water-proof, water-repellent, or other non-historic coatings; these can trap moisture inside the masonry, which worsens existing problems.

8. Clean masonry only as a response to deterioration or heavy surface staining.

9. Clean unpainted masonry with the gentlest means possible, generally low pressure water and detergent.

10. Apply water to masonry surfaces only when temperatures are above freezing and will remain above freezing for at least 14 days after application.

11. Test cleaning methods on an inconspicuous area and observe the results before using on the entire building.

12. Use chemical cleaners only with caution; they can be damaging.

13. Do not leave chemical cleaners on the masonry for longer than directed.

14. Do not use abrasive or high-pressure strength, composition, color, and texture. Use one part lime and two part sand with no more than 20 percent (20%) combined Portland cement.

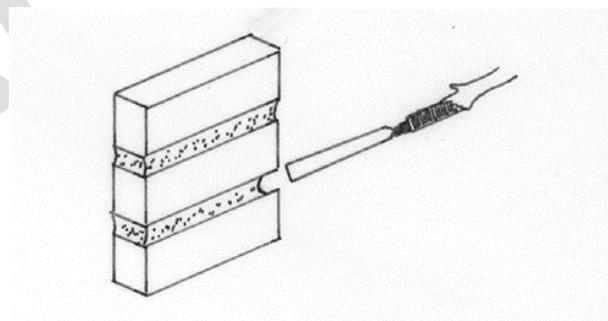


High-pressure blasting removes bricks' protective coating and should be avoided.

15. Do not use acid cleaners on marble or limestone.

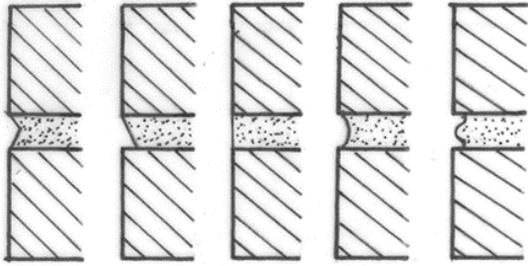
16. Remove deteriorate mortar by carefully hand raking the joints to avoid damaging the masonry.

17. In replacement, duplicate historic mortar in strength, composition, color, and texture. Use one part lime and two parts sand with no more than 20 percent combined Portland cement.



One inch of old mortar should be removed before repointing.

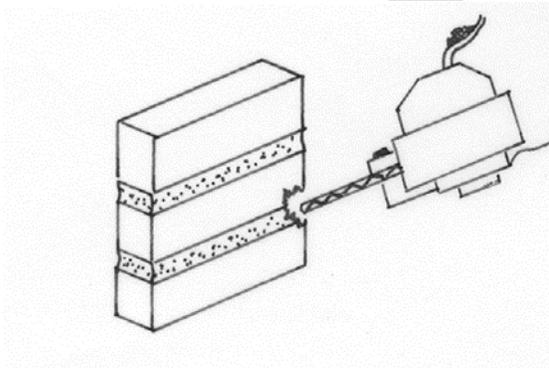
18. Cut out old mortar to a depth of one inch.



When repointing, examine the historic mortar profile, then replicate it

19. Repoint to match original joint profiles and retain the original joint width.

20. Do not use electric saws or hammers to remove mortar.



Electric tools are damaging and should not be used on historic mortar.

21. Do not use Portland cement to replace historic mortar; it is stronger than the historic mortar and bricks and will not give way as bricks expand and contract with temperature changes, causing them to crack, break, or spall.

22. Do not repoint with a synthetic caulking compound.

23. Do not use a “scrub” coating technique in place of traditional repointing.

24. Repair damaged masonry by patching, piecing in, or consolidating instead of removing an entire feature.

25. Hire skilled craftsman to repair damaged stone by patching replacement stone into small areas with a cementitious material that is weaker than the masonry being repaired

26. Hire skilled craftsman to repair broken stone or carved detail using epoxies.



Masonry is an important characteristic of this buildings like the ~~South Norfolk Baptist Church~~; if damage occurs on buildings like this, repair efforts should retain as much historic material and design as possible.

27. In general, leave unpainted historic masonry unpainted.



The unpainted masonry surface of ~~the~~ this house at ~~1100 Byrd Avenue~~ is an important stylistic element and should be retained.

- 28. Paint masonry only in accordance with the guidelines for paint using colors resembling the Benjamin Moore Historical Collection.**

METAL

With the rise of the industrial revolution in the 19th century, a variety of new metals began to appear in building construction. Cast iron, steel, pressed tin, copper, aluminum, nickel, bronze, galvanized sheet iron, and zinc were all used at various times for different architectural features. Cast iron porch and steps, sheet metal cornices, roofs, roof cresting, and hardware can be seen in the district. Because historic metal elements contribute to the distinctive historic character of the district, they should be preserved and maintained. Removal of significant metal elements is not appropriate, however, if replacement is necessary, care should be taken to match the original metal feature in design, dimension, pattern, texture, color, details and materials.

1. Eliminate excessive moisture problems by repairing leaking roofs, gutters, and down- spouts and by securing or replacing loose or deteriorated flashing.



Preserve and maintain original metal roofs (~~4101~~ ~~Rodgers Street~~).

2. Retain the painted surfaces of historically painted elements.



Historically painted metal roofs ~~like the one on~~ ~~1041~~ ~~Chesapeake Avenue~~ and other surfaces should remain painted.

3. Remove all corrosion before repainting metal elements.
4. Clean metal surfaces gently by hand scraping or wire brushing to remove loose and peeling paint.



Gentle cleaning methods can prevent damage to metal components like the shingles ~~on~~ ~~1221~~ ~~Park Avenue~~.

5. If hand scraping or wire brushing fails to clean hard metals like cast iron and iron alloys, use low-pressure dry-grit blasting. Protect adjacent wood or masonry surfaces from the grit.
6. If hand scraping or wire brushing fails to clean softer metals like copper, lead, or tin, use chemical or thermal methods.
7. Immediately after cleaning, apply a rust inhibiting primer coat of paint.
8. Do not place incompatible metals together, such as copper with cast iron, steel, tin, or aluminum without a separation material that will prevent corrosion. This separation can be accomplished by using nonporous, neoprene gaskets, or butyl rubber caulking to avoid galvanic corrosion.

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PAINT



1041 Chesapeake Avenue. An example of a traditionally painted structure.

The painted finish on traditionally painted parts of buildings and landscapes site features like wood siding, architectural details, window sashes, and fences should be maintained.

1. Maintain the painted finish of building and landscape elements site features that were historically painted.



Wooden trim and other traditionally painted building elements like these on 1106 Chesapeake Avenue should be kept painted.

2. Unless extenuating circumstances exist, do not paint historically unpainted masonry or other surfaces.
3. Use oil paint on surfaces that have been painted with oil paint in the past; this is generally the case for historic buildings in the district.
4. ~~Avoid latex paint because it will likely not adhere well and because it shrinks more than oil paint when drying and can pull off underlying old paint.~~ If latex is used, first completely prime the surface with an oil-based primer.
5. Before painting, remove dirt with household detergent and water to allow new paint to adhere.



If new paint is needed on the porch areas should be gently cleaned first and the paint type should match the previously used paint.

6. Remove damaged or deteriorated paint to the next sound layer.
7. Use the gentlest means of paint removal possible, such as hand sanding and hand scraping.
8. Remove all paint down to the bare wood only when the paint has blistered and peeled to the bare wood.
9. Use chemical strippers to supplement the above technique when more effective removal is required. Be certain to follow directions to thoroughly neutralize chemical strippers after use or new paint will not adhere.
10. Select paint colors that complement the style and period of the house and the overall color scheme of the street.



House style and neighboring buildings should be considered when making decisions about paint colors for buildings like the this Bungalow at 1321 Rodgers Street.

11. Use the same color for trim including horizontal and vertical trim boards, porch framing and columns, and window framing; a contrasting color for walls; and a darker color for doors, shutters, and Victorian window sashes.
12. Limit the number of colors used to approximately three. Colors resembling the Benjamin Moore Historical Collection are appropriate.

13. Adhere to the following paint color families:

Frame Vernacular of Folk Victorian:
Contrasting wall and trim colors.

Queen Anne: Deep rich colors such as green, rust, red, or brown for walls and trim. Shingles may be differently colored than walls.

Colonial Revival: Softer colors for walls with white or ivory trim.

Neoclassical: White or very light colors.

~~Tudor: Often unpainted masonry surfaces or deep earth tones with contrasting and darker trim elements.~~

American Four Square: Earth tones, often the trim matches the color of the roof.

Craftsman: Earth tones, sometimes different colors for different floors, for walls and complementary trim

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WOOD



1041 Chesapeake Avenue An example of wood siding

The flexibility of wood has made it the most common building material throughout much of the country's building history. Because it can be easily shaped, wood is used for a broad range of decorative and functional elements. Many wooden elements, such as architectural details, doors, siding, and windows, are addressed in their own sections. While wood is durable and easy to work with, it must be maintained properly to have a long life.

1. Keep all wood surfaces primed and painted in accordance with guidelines for paint in order to prevent deterioration from moisture.



Paint helps protect wooden elements like ~~the~~ this wood siding ~~on 1238 Chesapeake Avenue~~ from decay

- ~~2. Use appropriate poisons with extreme caution and follow all given instructions to eliminate pests. To eliminate pests, use treatments with extreme caution and follow all instructions carefully.~~
3. Remove vegetation that grows closely to wood.
4. Eliminate excessive moisture problems by repairing leaking roofs, gutters, and downspouts in accordance with guidelines for the specific type of material. Secure or replace loose or deteriorated flashing and insure proper ventilation.
5. Maintain proper drainage around the foundation to prevent standing water.

6. Recaulk where rainwater might penetrate a building. These areas include junctions of dissimilar materials or construction joints such as siding and corner boards. Remove old caulk and dirt before recaulking and use a high quality caulk such as ~~one made with polyurethane~~. Refrain from caulking under individual siding boards or windowsills.

7. If wood is beginning to rot, dry it thoroughly and treat it with fungicide. Waterproof it ~~with~~(two to three applications of boiled linseed oil with 24 hours of drying time between coats ~~has been quite successful~~), then fill any cracks and holes ~~with putty and sand~~. Caulk between the wood members when necessary, then prime and paint the wood.

8. If wood is partially decayed, fill and strengthen it by applying semi-rigid epoxy into the decayed wood and allowing it to harden. Then fill, patch, sand, and paint the consolidated wood. Caulk between the wood members when necessary, then prime and paint the wood.



Anti-rot and anti-decay treatments like those described above can help with repairs if elements like ~~the~~ this bargeboard at ~~1106~~ Chesapeake Avenue become damaged.

9. If wood boards are split too wide to repair with putty, pry the crack or split wide enough to apply a strong exterior glue, then press the sections back together and use finishing nails to hold them together while the glue dries.

10. For convex warped boards, drill several holes along the centerline of the board. Insert countersunk screws ~~(countersink enough so that screw heads end up below the surface of the board)~~ and gradually tighten the screws to pull the board flush. Wet the board down during this procedure to avoid splitting. The procedure should be gradual, perhaps ~~even~~ taking days.

11. For concave warped boards, use a row of finishing nails at both the top and bottom edges to pull the edges back down. Countersink the nail heads and fill the holes with putty.



Wooden boards like these ~~the ones on 1207 Decatur Street's~~ on this garage can be treated as described above if they become warped.

12. When a portion of a wooden board is too deteriorated for repair, use a circular or hacksaw to remove the damaged portion as close to the edge of the board above as possible. Then replace the section with a section or board that matches the existing boards in size and profile. ~~by nailing~~ Nail it in place, ~~countersinking~~ the nails, ~~puttying~~ the nail holes and any cracks, and ~~painting~~ the area.

13. It is not appropriate to introduce elements or features that are not appropriate for the style or period of the structure.

GUIDELINES FOR ROOFS AND ROOFING

ROOFS



1106 Chesapeake Avenue—An example of a Queen Anne style historic roof

A roof is one of the most important elements of a building. Since it covers and protects the rest of the building from the elements, proper maintenance is critical. Since it is such a large and visible part of the building, a change in its shape or materials can radically alter the appearance of the entire building. Original roofs are particularly important to the district's historic character.

1. Retain, maintain, and repair historic roof forms and materials including roof shape, slope, overhang and other distinguishing historic features.



The gambrel roof is a crucial stylistic element of the Dutch Colonial Revival house at 1138 Chesapeake Avenue; it should be retained and kept in good repair.



Materials like the cement tiles on ~~the~~ this house at 1301 Ohio Street contribute to historic character. ~~If a portion becomes so damaged that repair is not possible, that portion should be replaced with matching tiles and the undamaged historic tiles should remain.~~

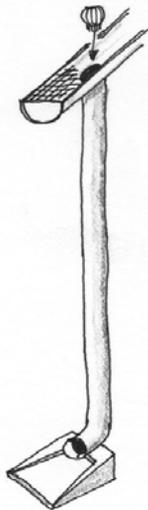
2. Replace individual damaged roofing elements with matching materials.
3. If a portion of the roof is damaged or deteriorated beyond possibility of repair, replace it with matching materials.

4. If overall deterioration is beyond the reasonable possibility of repair, substitute materials may be used. Select substitute materials that will best support the historic character of the building and the district. Match original materials whenever possible.



If a metal roof must be replaced, the replacement should match the historic one as closely as possible (1101 Rodgers Street).

5. Clean, and maintain and repair roofs, gutters and downspouts in accordance with guidelines for metal.
6. Repair leaking roofs, gutters, and downspouts.



Gutters and downspouts in good repair help maintain historic buildings.

7. Secure or replace ~~with high quality replacements~~ loose or deteriorated flashing. If aluminum is used for flashing, fasten it with aluminum nails and paint appropriately.
8. Insure proper ventilation to prevent condensation. If using vents, low profile ridge vents should be installed so they do not interfere with or alter the historic appearance of the roof.
9. Provide adequate anchorage for the roofing material to guard against wind and water damage.
10. Check seams of metal roofs and keep metal surfaces painted except for copper roofs, which are protected by their patinas.



Maintaining the painted finish on historically painted metal roofs ~~like the one at 1041 Chesapeake Avenue~~ is an important means of building maintenance.

11. Use metal fasteners on metal roofs that are compatible with the roofing material.

12. If supporting material has deteriorated below a slate or cement tile roof, carefully remove and retain the tiles, repair the supports, and reinstall the tiles using copper nails to nail slate tiles to the roof.

13. If solar panels collectors, skylights, rooftop satellite dishes, or other modern roof elements are used, install them out of public view. Use the smallest satellite dish possible.



Placement out of public view can help minimize the effect of modern elements like solar panels, skylights, and satellite dishes on district character

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CHIMNEYS



1203 Chesapeake Avenue—An example of a unique brickwork on a historic chimney

Chimneys are ubiquitous features on historic houses. They contribute to overall district character and are, on some house, important stylistic elements.

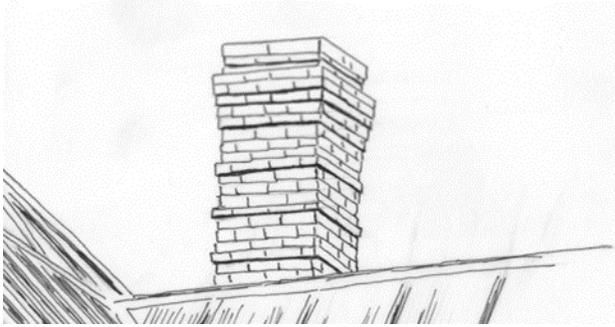
1. Retain and maintain chimneys in keeping with the guidelines for masonry.
2. Repair chimneys in keeping with the guidelines for masonry.
3. If possible, replace chimneys that are missing or too severely damaged for repair. Use replacements appropriate for the style and period of the structure.



~~Chimneys like these on the 800 block of Orville Avenue help define historic neighborhoods; and should be retained and maintained.~~



~~Chimneys sometimes help define style, as in the case of this Tudor Revival style house at 1705 Chesapeake Avenue.~~



Because of their brick-and-mortar construction, it is important to reference the guidelines for masonry when repairing chimneys.



Features like the corbelling at the top of ~~the~~ this chimney at ~~1044 Chesapeake Avenue~~ should be replicated, ~~if possible~~, if a replacement is needed

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GUIDELINES FOR SIDING



~~1238 Chesapeake Avenue~~ - An example of replacement siding

Siding is a major factor in defining building character. Retaining and maintaining historic siding materials is the best treatment for buildings in the historic district. ~~Using modern siding treatments like vinyl or aluminum is discouraged.~~

1. Retain and maintain historic siding and exterior materials.



Masonry exteriors like bricks or the cast-concrete blocks ~~on 1705 Chesapeake Avenue~~ should not be covered with wood or synthetic siding materials.



Preserve and maintain original wood siding materials (~~1041 Chesapeake Avenue~~).



Wooden siding was also commonly used on outbuildings ~~like this garage at 1207 Decatur Street~~.

2. Nail warped or loose shingles back in place.
3. Repair damaged historic siding and exterior materials with materials that match the historic materials. See the guidelines for wood or masonry for detailed repair information.

4. Repair stucco by removing loose material and patching with a new material that is similar in composition, colors, and texture.
5. Replace historic siding and shingles only as required and with materials that match the original as closely as possible.

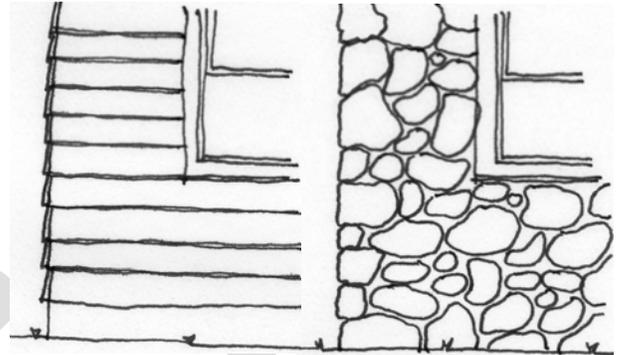


These wooden shingles on 1221 Park Avenue help define the house's historic appearance. If they become damaged they should be repaired in accordance with the guidelines for wood.

6. If historic siding was removed or covered prior to the adoption of design guidelines or becomes damaged beyond the reasonable possibility of repair, the use of synthetic replacement siding may be permitted—considered, however, restoring the historic siding is preferable.

7. If synthetic siding is used, choose siding that most closely matches the shape, size, profile, and texture of wood siding. Hard board products such as cement-wood boards are

preferable to vinyl or aluminum siding. If approved, New new vinyl synthetic siding should be 4" or 5" lap siding and not Dutch-lap siding.



Replacement siding should match historic siding as closely as possible. The picture on the left is a good model for replacing weatherboard or synthetic siding on a historically weatherboarded house. The one on the right is not.

8. If feasible, remove synthetic siding and restore the historic siding material.
9. It is not appropriate to introduce elements or features that are not appropriate for the style or period of the structure.



Owners are encouraged to remove modern siding materials like the asbestos shingles on 1333 Chesapeake Avenue and replace them with historically appropriate siding

Wood Versus Synthetic Siding

- ~~Vinyl and aluminum are still too new to definitely say whether they are more or less economical than wood. In terms of resale value, wood siding has the economic advantage; a recent study by *Remodeling Magazine* judges that property owners lose one out of every three dollars invested in aluminum siding when they sell their house.~~
- Wood and synthetic materials perform fairly equally in terms of energy conservation since most heat leaves houses through roofs, basements, windows, and doors.
- ~~Any claims that synthetic siding is “maintenance free” are untrue. Owners of 15 to 20 year old aluminum and vinyl siding often find that it, like wood, requires painting.~~
- ~~Vinyl siding is a toxic material and is not considered “green” and friendly to the environment.~~
- Synthetic siding is likely to trap moisture and condensation between it and the wood underneath, leading to rotted wood, mold and structural problems. Synthetic siding can keep the problem hidden until major damage is done.

- If you decide to use of the synthetic siding is permitted, you can minimize its visual impact by choosing a siding that matches the dimensions of the original siding as closely as possible. Leaving historic trim and features in place and visible also helps. Make sure that the siding is as well ventilated as possible to avoid water damage.

Maintaining Wood Siding

- Paint wood siding every five to eight years to seal it against water penetration.
- Repair or replace damaged sections. Epoxies can be helpful.
- For its best appearance, keep wood siding clean by using a strong stream of water from a garden hose or by using household detergent and a medium soft brush.
- Allow sunlight and air to reach siding to prevent mildew.

For more information on general maintenance and painting of wood siding, see the preservation brief at <http://www.nps.gov/history/hps/tps/briefs/brief10.htm>
<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

GUIDELINES FOR TRIM

ARCHITECTURAL DETAILS AND DECORATIVE TRIM



1146 Rogers Street An example of architectural detail

Common architectural details in the district include bargeboards, brackets, cornices and returns, dentils, and other decorative or trim elements. They might be of wood, metal, or masonry materials. Architectural details and decorative trim help define individual building styles and contribute to overall district character.

1. Retain and maintain architectural details in keeping with the guidelines for masonry, metal or wood.



Cornice returns like these at 1229 Chesapeake Avenue are common in the district and should be retained.

2. Maintain the visibility of architectural features.
3. Repair damaged architectural features in keeping with the guidelines for masonry, metal, or wood.



These fascia boards, decorative shingles, and dentils are important to the character of the house at 1041 Chesapeake Avenue and should not be covered.



If repairs are needed to wooden elements like this bargeboard ~~on 1106 Chesapeake Avenue~~, they should be completed in keeping with the guidelines for wood.

4. If possible, replace architectural features that are missing or too severely damaged for repair. Use replacements appropriate for the style and period of the building.



If replacement elements are needed for Queen Anne trim work ~~like that on 1333 Chesapeake Avenue~~, similar design features should be used.

5. Do not add architectural features to location where none historically existed or are inconsistent with the period or style of the structure.



An unadorned appearance is a key element of character for some houses, like the Colonial Revival-influenced American Foursquare ~~at 1228 Rogers Street~~. Adding architectural features of a different period would alter its character, and should not be added.

GUIDELINES FOR WINDOWS AND DOORS

ENTRANCES AND DOORS



1332 Chesapeake Avenue An example of a full light door.

Entrances and doors are often focal points of historic building façades and, because of their rich decoration and original purpose, help define building style.

Entrances and doors are functional and ceremonial, and their retention is important to district character.

1. Maintain entrances, doors, and related elements like sidelights, transoms, trim, or decorative lintels in keeping with the guidelines for wood. It is not appropriate to introduce elements or features that are not appropriate for the style or period of the structure.



Historic doors and entrance elements like sidelights and transoms on 1013 Holly Avenue contribute to the Bungalow's Craftsman character and should be retained.

2. Repair entrances, doors, and related elements like sidelights, transoms, trims, or decorative lintels in keeping with the guidelines for wood. Reuse

historic hardware and locks.



Historic doors like ~~the~~ this paneled one at 1130 Chesapeake Avenue and the single-light ones at 1202 Stewart Street and 1238 Chesapeake Avenue contribute to district character and should be carefully repaired if damaged.



Outbuildings also contribute to district character, and their historic doors should also be retained and maintained.

3. Replace an entrance, door, or related elements like sidelights, transoms, trim or decorative lintels only when necessary due to damage or deterioration beyond reasonable repair. The replacement should match the historic element as close as possible in materials, style, size and detail and fit the original opening. If substitute materials are used, they should support the historic character of the district to the greatest extent

possible and retain the historic profiles for trim and muntins.



This replacement door at 1322 Seaboard Avenue supports district character by using typical historic materials and design.



Single light glass-and-wood doors and paneled wood doors are both common on historic houses of the periods and styles found in the district.

4. Avoid altering number, size or location of doors and surrounding elements such as sidelights, transoms, trim or decorative lintels or primary elevations or those visible from a paved public road.
5. ~~Do not resize or otherwise alter an entrance.~~



Entrances, like this one at 1238 Chesapeake Avenue, are deliberately placed. Adding new openings or altering old ones would disturb the house's original design.

6. Use storm door if desired. Storm or screen doors should be full view or obscure as little as possible of the door.



Likewise, ~~the~~ this storm door at 1238 Chesapeake Avenue is appropriate



This full-view storm door at 1124 Jackson Avenue is appropriate and enables most of the historic door to be visible, helping retain historic character.

WINDOWS



1333 Chesapeake Avenue An example of a historic window

Windows are one of the most visual aspects of a historic building and help define its particular style. In the district are numerous types and sizes of windows and their variety increases when they are combined with the different designs of sills, lintels, decorative caps, and shutters. Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. Because of the wide variety of architectural styles and periods of construction

within the district, there is a corresponding variation of styles, types, and sizes of windows.



The one-over-one wood window at 1336 Chesapeake Avenue (left) and the two-over-two wood window at 1136 Jackson Avenue (right) are common types for the district. They and others like them should be preserved and maintained.



Specialty windows like the Craftsman window at 1299 Jackson Avenue (left) and border-glass window at 1220 Chesapeake Avenue (right) should be preserved and maintained.

1. Retain and maintain historic windows elements including frames, sills, sash, surrounds, trim and muntins. Retain existing shape, size, profile, and style of windows and historic elements.

2. Patch, paint, putty, and weather strip historic windows as needed in order to restore them to their original conditions. See guidelines for wood for more detailed repair information
3. Replace historic windows only if they are damaged beyond the ~~reasonable~~ possibility of repair. A good test for condition is to jab the sill or bottom rail of the frame with an ice pick; if the pick penetrates more than half an inch into the wood, the frame may require replacement.
4. If replacement of historic windows or elements including frames, sills, sash, surrounds, trim and muntins is required, use replacements that closely match the historic windows in size, type, and material.

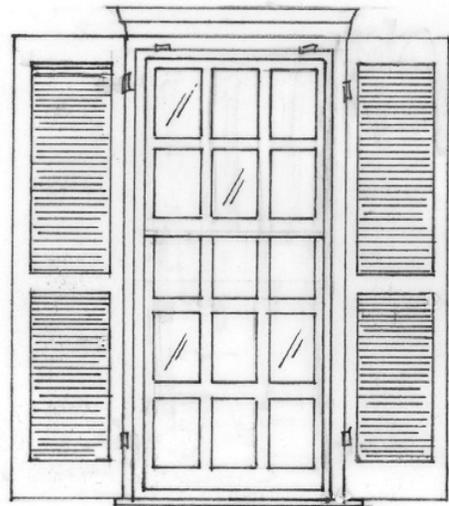


On the left is a good example for replacing a single one-over-one window because the size of the opening and design of the window remains the same. The enlarged opening and fixed windows installed on the right is inappropriate.

5. For energy conservation add storm windows rather than replacing the historic window with substitute windows. If the majority of windows are beyond ~~reasonable~~ possibility of repair, wood windows should be replaced with

wood windows to match the original.

6. Reuse serviceable window hardware and locks.
7. Retain historic blinds or shutters.
8. If new blinds or shutters are installed, use ones that are constructed of wood and sized and installed like historic working ones.



The shutters above are appropriate because their louvered design is typical of historic shutters, they are able to open and close, and they cover the opening when closed.

9. Use storm windows that are white or painted to match the window trim. Acceptable colors for trim and storm windows should resemble the Benjamin Moore Historical Collection.

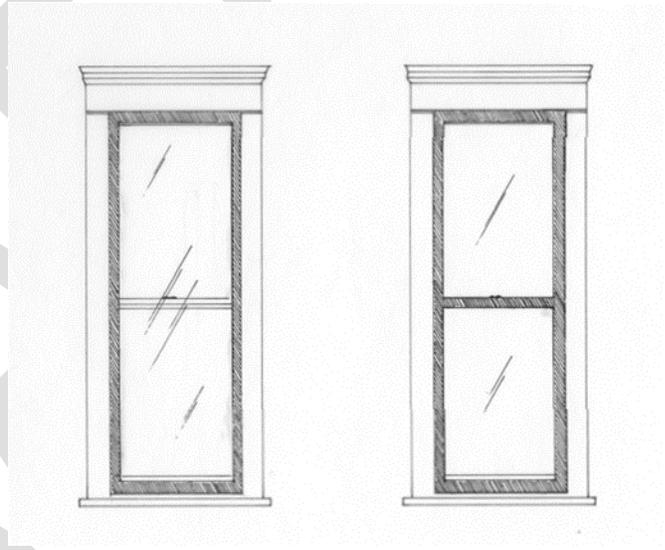


The design of the storm window at 1332 Chesapeake Avenue, with a central meeting rail in the same place as the window's is appropriate.

10. Use storm windows that are full-view or with internal elements that match those of the windows.
11. Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.
12. Do not use bars in windows visible from

the street.

13. Do not use snap- in or flush muntins. Muntins must retain the profile of the historic windows.
14. Sliding horizontal and casement windows are not appropriate.
15. It is not appropriate to introduce elements or features that are not appropriate for the style of period of the structure.



The designs of these storm windows are appropriate, and both fit within their window frames. The window on the left is a full glass window while the one on the right has a central rail.

Why Preserve Historic Wood Windows?

- Rebuilding historic wood windows and adding storm windows makes them as efficient as new vinyl windows and more than offsets the cost of installation.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl.
- Vinyl window seals often fail after a few years, making their replacement more costly than upgrading historic wood windows.
- Vinyl windows don't look like historic wood windows; their texture and thinness are inappropriate for the historic district.
- ~~Vinyl is harmful both in its creation and disposal.~~

General Maintenance

- Keep the glazing putty free of cracked, loose, or missing sections.
- Monitor the paint condition; if paint becomes deteriorated, check the wood below in those spots.
- Remove excess, peeling, or flaking paint.
- Keep wooden components painted.
- Replace deteriorated components like broken sash cords and panes.

For more information on general maintenance and more involved repair of wood windows, see the preservation brief at <http://www.nps.gov/history/hps/tps/briefs/brief09.htm>
<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

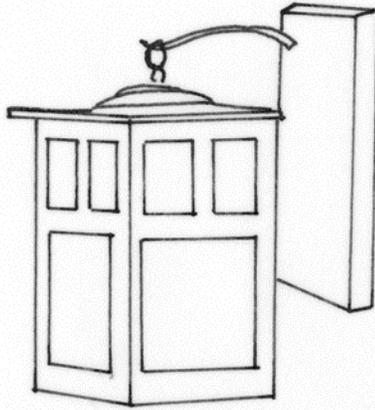


Repairing and preserving original windows is recommended. The windows at left are representative of those that may be beyond repair and their removal and replacement may be appropriate.



GUIDELINES FOR LIGHT FIXTURES

EXTERIOR LIGHTING FIXTURES



An example of an appropriate replacement light fixture at 1218 Decatur Street.

Historic light fixtures should be retained; new ones should be understated and follow historic precedent in terms of materials and placement.

1. Retain historic light fixtures.
2. Repair damaged historic light fixtures or replace damaged pieces with similar replacements.



Where they exist, historic light fixtures should be repaired and retained such as at 1300 Decatur Street.

3. If replacements for missing fixtures or fixtures too damaged for repair are desired, new fixtures should either replicate historic examples appropriate for the period and style of the building or use unobtrusive design and materials and with traditional placement.

GROUND SURFACE LIGHTING

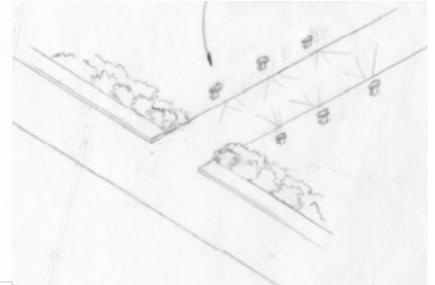


An example of an appropriate street light on Chesapeake Avenue.

Historic lighting elements should be retained. New lighting elements should follow historic precedent or use inconspicuous design and materials so as not to detract from the historic character of the district.

Lighting choices should not dramatically impact neighboring properties.

1. Use light fixtures that are constructed of metal, are unobtrusive or are based on designs from the period of the adjacent house, and direct light downward.
2. Use small footlights to illuminate paths



The type and placement of fixtures shown are appropriate.

3. Use low-level bulbs. If high intensity lighting is desired, insure that it does not spill into neighboring yards.

GUIDELINES FOR CANOPIES, AWNINGS, ANTENNAS, SATELLITE DISHES, AND SOLAR COLLECTORS

CANOPIES AND AWNINGS



1313 Chesapeake Avenue An example of an awning.

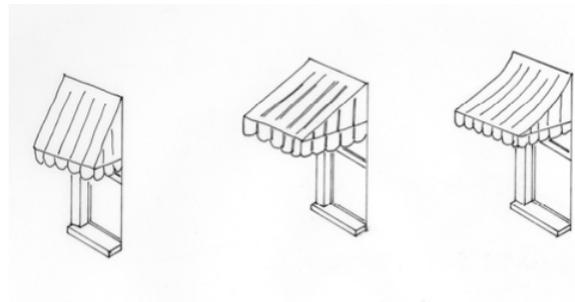
Canopies and awnings were very common elements historically, when they shaded and cooled pre-air-conditioned homes. Remaining historic awnings should be retained and repaired, and new awnings may be added as desired.

1. Consider ~~Retain~~ retaining and maintaining historic metal awnings in keeping with guidelines for metal.
2. Consider repairing ~~Repair~~ damaged historic metal awnings in keeping with the guidelines for metal.



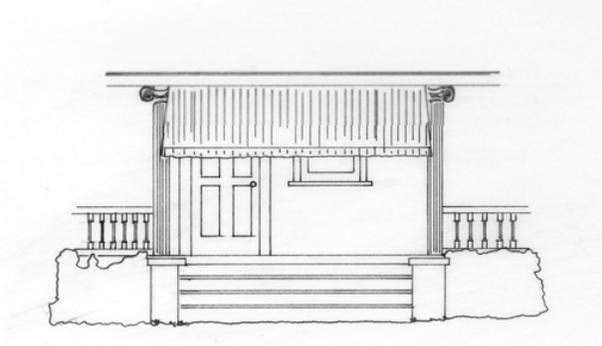
The historic metal awning on 1309 Chesapeake Avenue and others like it should be retained and kept in good repair.

3. New awnings or canopies should not damage the building, should be constructed of canvas duck or cotton and polyester blends and may be treated with acrylic, should be colored to complement the building, and should mimic the shape of their opening.



These shed-type awnings are all appropriate for square or rectangular windows.

4. Installation of awnings should avoid damaging any architecturally defining features.



Installation of this awning appropriately avoid blocking architecturally defining features.

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MODERN CONVENIENCES AND CODE REQUIREMENTS SATTELITE DISHES, ANTENNAS, AND SOLAR COLLECTORS



The placement and size of this dish at 1101 Rodgers Street help minimize its impact on the district.

Consideration should be given to the design and placement of ~~modern conveniences~~ like dish antennae over 18 inches and solar collectors, external heating and air conditioning units, utility meters, trash containers, utility wires, and ramps, and to changes required by building codes on and around historic buildings.

1. Retain plants, trees, and landscape features to perform passive solar energy functions like shading and wind breaks.
2. Use inconspicuous placement and smallest size possible for dish

antennae.

3. ~~Shield trash containers, external heating and air conditioning units, and utility meters from view using unobtrusive placement, landscaping, or a screen constructed to blend with the building.~~
4. ~~Locate window mechanical systems on side or rear elevations.~~
5. ~~Comply with all health and safety codes in such a manner that character defining features and finishes are least affected.~~
6. Buildings must have the structural capacity to support rooftop solar collector equipment.
7. Roof mounted solar collectors are discouraged on front elevations facing a paved public street.
8. If permitted, solar collectors should be as small as possible consistent with operational requirements and not damage the historic integrity of the structure.
9. Solar collectors should be mounted at an angle which is as close to the adjacent roof slope as possible.
10. Solar collector mounting systems should be compatible in color to roof material.
11. Ground mounted solar collectors are discouraged. If permitted, however, they should be screened as much as possible by an earth berm, fences, low shrubs, or other planning materials.

GUIDELINES FOR PORCHES

PORCHES



1100 block of Rodgers Street Example of a streetscape showing different historic porch styles.

Porches, along with the entrances and doors that they lead to, are often focal points of historic building facades and, because of their rich decoration and original purposes, help define building style. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of the residence. In the district, many homes retain either large front or side porches. The retention of porches is critical to maintaining the integrity of individual building designs and the overall character of the district.



Porches such as on 1333 Chesapeake Avenue can be important stylistic elements, in this case, the porch contributes to the house's Queen Anne character



The This porch at 1321 Chesapeake helps define the house's Colonial Revival Style.



Porches are common features on Bungalows; this one on 1146 Jackson Avenue supports the house's Craftsman style.



If a porch like the one on 1205 Park Street must be replaced, the replacement should replicate the design and materials used in the original.

1. Retain, maintain, and repair wooden and masonry porches and porch components such as porch skirts, lattice, trellis, ceiling and trim in keeping with the guidelines for woods and/or masonry.
2. Utilitarian back porches are less crucial to the historic character of the district, thus their treatment can be more flexible and may include alteration, replacement, and removal.
3. When replacement of a porch is necessary due to damage or deterioration beyond reasonable repair, replace it using a design that matches the historic design and materials that support the historic character of the district to the greatest extent possible.
4. Avoid enclosure of porches. If enclosure is permitted, use glass or screens with minimal structural elements instead of solid materials to better preserve porch's historic transparency.



Appropriate use of screen panels at 1236 Jackson Avenue.

5. The use of substitute materials for porch floors such as wood and plastic composites may be appropriate under some circumstances. If these treatments are used, they should not be readily visible from the street or painted to blend with the house colors.
6. It is inappropriate to remove historic features such as front porches to install additions or other elements.
7. It is not appropriate to introduce elements or features that are not appropriate for the style or period of the structure.

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PORCH STAIRS STEPS AND RAILINGS

Should porch stairs steps or railings require replacement, replacements should match the porch in terms of design and materials.

1. Retain historic porch steps and railings.



These replacement porch stairs at 1326 Chesapeake Avenue appropriately used wood to match the wooden porch.

2. Repair historic porch steps and railings with materials that match the porch's materials.
3. Replace porch stairs steps and railings with materials that match the porch's materials.
4. Avoid using brick, concrete, or wrought iron steps for wooden front porches; these material combinations are discouraged but acceptable.
5. Do not use pre-cast concrete steps on

entrances that are readily visible from the street.



The replacement railings at 1530 Jackson Avenue are appropriate models for most district houses.

6. Match the style and appearance of the porch in replacement railings. Simple painted wood railing with balusters between the top and bottom rail are generally appropriate.
7. If desired, add wooden or metal handrails in keeping with the style and design of the buildings.
8. ~~In most cases balusters or railings must be a minimum of finished dimensions of three inches by three inches. Balusters or railings should match or be comparable to those found in the neighborhood. Size should not be less than 2 ¼ inches by 2 ¼ inches.~~
9. It is not appropriate to introduce elements or features that are not appropriate for the style or period of the structure.

GUIDELINES FOR ADDITIONS, NEW CONSTRUCTION, AND DEMOLITIONS

ADDITIONS

~~New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, or destroyed in the process of rehabilitation. The new design should complement the original historic building, instead of being an exact copy of the original design.~~

Over the life of a building, its form may evolve as additional space is needed or new functions are accommodated. Consequently, such changes are significant to the history of the building and the district.

New additions within the historic districts are appropriate as long as they do not destroy historic features, materials, and spatial relationships that are significant to the original building and site. Further, new additions should be differentiated from the original building and

constructed so that they can be removed in the future without damage to the building. New additions should never compromise the integrity of the original structure or site either directly through destruction of historic features and materials or indirectly through their location, size, height, or scale.

The impact of an addition on the original building can be significantly diminished by locating it on the least character-defining elevation and by keeping it deferential in volume. It should never overpower the original building through height or size. The form, design, relationship of openings, scale, and selection of materials, details, colors, and features of proposed new additions should be reviewed in terms of compatibility with the original building.

Although designed to be compatible with the original building, an addition should be discernible from

it. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, materials, siding profile, or window type. The impact of an addition on the building site must be considered as well. The addition should be designed and located so that significant site features, including mature trees, are not lost. The size of the addition should not overpower the site or dramatically alter its historic character.

- ~~1. Before building an addition, attempt to accommodate needed functions within the existing building.~~
- ~~2. Limit the size of new additions so as not to overwhelm the historic building.~~



New additions should be at the rear, smaller and subordinate to the historic building.

- ~~3. Respect the scale, massing, materials, and window spacing of the historic building.~~
- ~~4. Do not attempt to duplicate form, material, style, wall plane, roofline, cornice height; the new addition should not appear to be part of the historic building.~~
- ~~5. Use contemporary designs for new work or reference design motifs from the historic building.~~
- ~~6. Respect the existing historic character of surrounding buildings in the district and insure that the new addition will complement this historic character.~~
- ~~7. Place new additions on rear or side elevations where not visible from the street.~~

1. Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
2. Design new additions so that the overall character of the site, site topography and character-defining site features are retained.
3. Protect large trees and other significant site features from

- immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees.
4. Locate a new addition on an inconspicuous elevation of the historic building, usually the rear or side one.
 5. Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
 6. Design an addition to be compatible with the historic building in mass, materials, color, window spacing and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
 7. It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature. The new addition should not appear to be part of the historic building.
 8. It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.
 9. Existing patterns, including but not limited to, windows, doors, columns, and roof lines should be respected in new additions.
 10. When possible existing openings should be retained and used to access new additions.

DECKS

Because decks are modern features, they should be designed and placed to minimize their impact on district appearance.

1. Place decks on rear elevations or in other locations that are out of view from the street.



The rear location of the deck at ~~1200 Holly Avenue~~ minimizes its impact on district character.



Placement behind a historic building can minimize the impact of modern features like decks.

2. Paint and design decks to blend closely with the house.

3. Design decks that are simple in appearance. If visible from the street, insure that decks have square balusters set no more than three inches apart ~~and no more than two inches in width and depth~~ and no less than 2 ¼ by 2 ¼ inches in size.

HANDICAP RAMPS



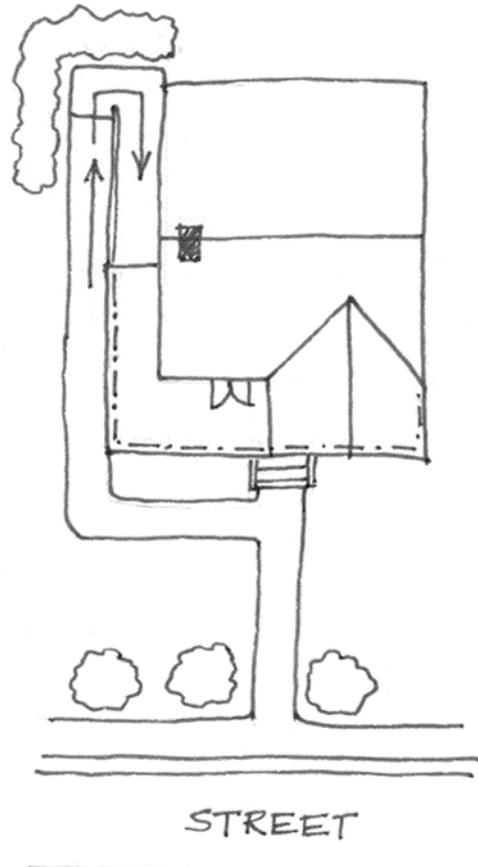
Because ramps and wheelchair lifts are modern elements, they should use placement and design to minimize their visual impact.

1. Paint and design ramps to blend with the building. Colors resembling the Benjamin Moore Historical Collection are appropriate for painted surfaces.



The ramp at 1217 Park Avenue is appropriately placed along the side elevation.

2. Install ramps and wheelchair lifts alongside along the side or rear elevations when possible.
3. Ramps should meet all City Zoning, and Building Code accessibility requirements.



Side or rear elevations are the recommended places for handicapped ramps



Wheelchair lifts, ideally placed along the side or rear elevations, may also be helpful for accessibility.



The ramp on 1232 Stewart Street is appropriately placed and painted



Landscaping and placement along the side elevation at 1232 Stewart Street enable the house to retain its historic appearance while still providing for increased accessibility.

NEW CONSTRUCTION



An example of appropriate new construction in the historic district.

The protection of the historic and architectural resources of the district includes new construction and requires compatible new buildings to respect visual and historic characteristics. The following guidelines are designed to assist in evaluating the degree to which proposed new structures are compatible to these existing visual and historic characteristics.

The guidelines are all important when considering whether proposed new buildings are appropriate and compatible; however, the degree of importance of each guideline varies as conditions vary. For instance, the compatibility of color and materials

should be rigidly enforced in an area where brick walls are the dominant characteristic in a row of Colonial Revival houses. In other areas, where colors and materials vary, conformity of materials is less significant, and other factors such as height and roof shape may be more important. Not all guidelines must be met in every instance of new construction.

New construction within a historic district can enhance the existing district character if the proposed design and its siting reflect an understanding of and a compatibility with the distinctive character of the district setting and buildings. The compatibility of new site development with the district setting depends on its compatibility with characteristic district features as well as the retention of the specific site's topography and character-defining site features.

The specific guidelines for architectural elements and site features apply to both existing structures and proposed development. Because buildings within the historic districts generally display a clear consistency in setback,

orientation, spacing, and distance between adjacent buildings, the compatibility of proposed new construction siting should be reviewed in those terms as well. The success of new construction within a historic district does not depend on direct duplication of existing building forms, features, materials, and details. Rather, it relies on understanding what the distinctive architectural character of the district is. Infill buildings must be compatible with that character.

In considering the overall compatibility of a proposed structure, its height, form, massing, proportion, size, scale, and roof shape should first be reviewed. Particular attention should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and the windows themselves.

1. Construct new buildings to a height compatible with existing adjacent buildings. New buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publically accessible areas. The roof lines and roof pitches should also be

compatible with existing adjacent buildings.



The frequent similarities in heights for neighboring buildings are a defining characteristic of the district. These houses are on the 1100 block of Rodgers Street.



These houses appropriately approximate each others' height and number of stories.

2. Construct new buildings with façade proportions, including the height-to-width ratio, similar to and compatible with others on existing adjacent buildings.



The relationships between the façade elements on each house are appropriately similar.

3. Locate new buildings to reinforce the existing rhythm of buildings and space between them, particularly on major streets.



The distance between each of these houses on the 1200 block of Chesapeake Avenue is very similar.



The space between the houses and the street and the topography and yard arrangements are consistent on the 900 block of Stewart Street.



These houses appropriately maintain a consistent rhythm of spacing from one to the next.



New houses should be neither farther forward nor farther back than their neighbors.

4. Place a new building on its site considering its relationship to the setbacks and placement of existing adjacent buildings. The setback of a new building should reinforce the prevailing average setbacks of adjacent buildings abutting major streets. Its placement, including relationship to sides, rear, and topographic conditions, should be similar to prevailing conditions, which vary throughout the district.

5. Design new buildings with complexity comparable to the complexity of existing adjacent buildings. The degree of simplicity or complexity for a new building should be based upon the area's dominant area architecture. New buildings in areas where simpler forms prevail (such as Greek Revival and Federal styles) should reflect that simplicity. The existence of more complex forms (such as Queen Anne and other Victorian styles) allows for more richness and variation.

6. ~~Design new buildings with window and door, including height to width ratios that are related to the proportions of existing adjacent buildings visible from public areas. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding building that contribute to the special character of the district.~~

7. ~~Design new buildings with solid to void rhythms and open to solid proportions compatible with those used in existing adjacent buildings. Select windows and doors for proposed new buildings that are compatible in material, subdivision, proportion, and pattern, and detail with the windows and doors of surrounding buildings that contribute to the special character of the district.~~



The windows and doors of the houses on the 1200 block of Stewart Street share similar proportions. The proportion of solid space to openings is also very similar.



Though the houses illustrated are built in different styles, they appropriately share proportions of solid to open space

8. ~~Select materials and textures for new buildings that relate to the extent such materials and textures are used in the surrounding area and on existing adjacent buildings. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be strongly considered are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district in terms of composition, scale, module, pattern, detail, texture, finish, and color.~~



In the 1100 block of Rodgers Avenue, this block of houses have pastel or white bodies and white trim; new houses should complement existing color patterns.



~~On the 1100 block of Rodgers Street, Dominant ornamentation includes full-width one-story porches with triangular pediments and fluted posts.~~

9. Select colors for a new building that relate to the use of color in the surrounding areas and on existing adjacent buildings. In areas where strong continuity of color is a factor, the continued use of existing colors should be strongly considered. There is a variety of paint colors throughout the district; ~~see the guidelines—Use appropriate color schemes for the style and period of the structure. Colors should resemble the Benjamin Moore Historical Collection for paint.~~ for appropriate colors placement for historic buildings.

11. Design new buildings to be compatible with the historic and architectural character of the area while also recognizing them as products of their own time. By following a majority of the above guidelines, a new building can be designed that respects its historic neighbors without simply duplicating them.



These new dwellings on Seaboard Avenue are designed to complement the historic character of the district.

10. Relate architectural details and articulation to that of existing buildings. Such details may include lintels, cornices, arches, chimneys, and ironwork. Since there is such a large variety of styles and details within the district, this criterion may be interpreted in numerous ways.

12. Most of the district has R-SFA zoning, which requires a minimum front yard set-back of 20 feet and a

maximum height of 35 feet.

13. Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees.

DRAFT

DEMOLITION

In addition to these guidelines, there is state legislation setting forth a process for demolishing buildings establishing a waiting period during which the building is to be offered for sale. These regulations are referenced in these guidelines in the section titled “Chesapeake Historic and Architectural Review Board.” The length of the waiting period is based on the sales price of the building. However, the waiting period need not be activated if the Architectural Review Board issues a Certificate of Appropriateness for the demolition. The following set of issues are designed to assist the Architectural Review Board in determining the impact of a proposed demolition on the historic character of the district.

What is the reason for demolishing the building?

What is the relative quality of original design, uniqueness of design, frequency of design in the district, and importance of the designer or architect?

How old is the building and what is its association with important events and/ or persons either locally, regionally, or nationally?

Is the building a major building on the street or is it one of a series of similar buildings that forms a unified streetscape? Would its elimination be detrimental to the overall scale, rhythm, design, and importance of the district?

Is the district now, or could it be, a place of interest for tourists, new business, and increased real estate values, and would the elimination of the building diminish that potential?

Has there been a professional feasibility study for rehabilitation or reusing the building? Has the building been offered for sale for the purpose of rehabilitation?

Is it possible for the owner to receive a fair market rate or return on the building or is the retention of it causing a true financial burden to the owner?

Will the proposed relocation have a detrimental effect on the historical aspects of other landmarks in the district?

- The building in question may be part of a block of buildings that all derive their historical significance from similar associations and moving it may compromise other buildings

Will the proposed relocation provide new surrounding incompatible with the historical and architectural aspects of the buildings?

- Much of the building's significance comes from its setting and often the new site is too small or its orientation is not appropriate for the moved building. Also, existing buildings on the street may be of different architectural periods and styles and the moved building would be out of place on its new site.

Would retention of the building promote the general welfare?

- The moving of some significant buildings could actually affect real estate values, businesses, and tourism and this larger community impact should be evaluated.

Will the retention of the building on its present site cause an inordinate hardship on the owner?

- To establish "inordinate hardship," the applicant should submit evidence that rehabilitation of the building is impractical, that the building is inappropriate for the proposed use desired by the owner, and that the applicant cannot make reasonable economic use of the property. Such evidence may include proof of consideration of plans for adaptive reuse, attempts to sell, rent, or lease the property, and information regarding annual income and expenses.

GUIDELINES FOR FENCES, DRIVEWAYS, GROUND SURFACES AND ACCESSORY STRUCTURES

FENCES AND WALLS



1050 Chesapeake Avenue. An example of a front yard picket fence.

Walls and fences, including gates, are consistent and dominant elements throughout the district. Stone walls, hedges, cast iron, and picket fences and gates are the dominant existing types, and their use should be continued where appropriate. Maintenance and repair of existing historic walls and fences should be carried out in lieu of replacement. Fences that are incompatible with the surrounding sites, like chain link, split rail, or stockade fences in areas where picket or iron fences predominate,

are discouraged. The removal of incompatible walls and fences is encouraged.

1. Retain and maintain historic fences and walls. Repair damaged elements rather than replace them. If replacement is necessary, replace with matching materials or ones closely approximating the original.
2. Construct new fences and walls in front yard or adjacent side yards using materials that predominated historically or that visually match these materials. Wood or metal for new fences and stone for new walls are generally appropriate materials.



This simple metal fence at 1236 Seaboard Avenue uses materials, design, and color appropriate for its historic setting.



The material, design, color, and scale of this wooden fence at 1300 Park Avenue are appropriate.



New fences should enclose front yards with appropriate spacing and height.

5. Use solid wood board fences in back yards only. Construct them to be less than six feet tall and paint them to blend with the building.



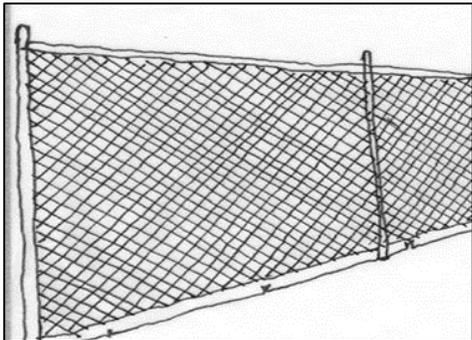
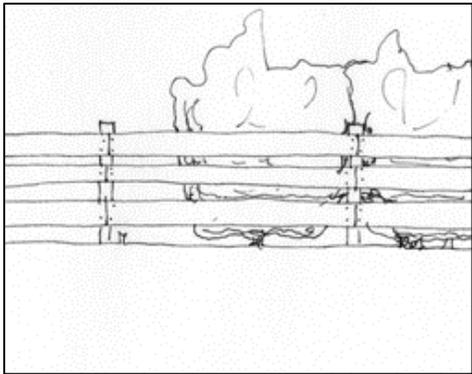
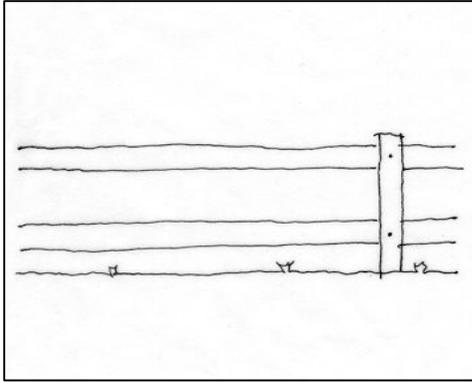
Vinyl fences, like the one at 1213 Park Avenue, that strongly resemble wooden fences are discouraged but may be approved.



Privacy fences such as at 1106 Chesapeake Avenue are appropriate to enclose back yards.

3. Paint new wooden fences to complement their adjacent houses, preferably in white, "natural" clear, wood, or unpainted finish. Construct ~~them~~ front yard fences to be less than three feet tall and with pickets set less than three inches apart and less than four inches in width.
4. New metal fences should be less than three feet tall.

6. Locate chain link, split or horizontal rail, railroad tie, or timber fences at rear yards or where not visible from the street. Painting or coating chain link fences with dark green or black paint or plastic or screening them with plants helps to minimize their impact.



Fences like these shown to the left are appropriate for use in locations **not visible** from the street. Painting and plantings can help minimize their impact.

DRIVEWAYS AND GROUND SURFACES



~~Chesapeake Avenue~~ An example of a brick sidewalk.

Historic sidewalks, driveways, planting patterns, and grades should be retained where they remain and in their same historical character if possible. If replacements or new elements are required, patterns of placement and material should be retained.

Sidewalks in the historic district are generally of concrete and are typically located at the edge of the yards with a small section of lawn between them and the street.

Driveways, like sidewalks, are often concrete. The “ribbon” design and gravel are commonly found in the

district. Those driveways often extend along the length of the side of the house before turning to end behind the house.



~~Driveways, like sidewalks, are often concrete. The “ribbon” design used at 1700 Jackson Avenue is a common historic design.~~



~~Gravel is also a common historic driveway material. Driveways on older houses often extend along the length of the side of the house before turning to end behind the house.~~

1. Maintain historic placement, materials, and design for ground surface elements like walkways, and driveways and other hardscaping elements like benches or planters.



Historic district sidewalks are generally of concrete. They are typically located at the edge of yards and have a small section of lawn between them and the street, as shown here on the 800 block of Wilbur Avenue.

2. New driveways should be single width and be designed to have minimal impact on the historic character of the neighborhood.

3. Follow historic patterns for organic natural ground surfacing. For example, a yard in an area where plants predominate and paving is minimal should also consist of mostly plants and little paving.



Grassy yards bisected by walkways and driveways like those in the 1100 block of Decatur Street are common in the district. Lots should follow historic precedent and continue to have a majority of unpaved area

4. Maintain compatibility between private ground materials like walkways and driveways and public materials like sidewalks.



Often, as on the 1200 block of Stewart Street, sidewalks and driveways are both concrete.



5. Use materials with historic precedent in public sidewalks.



Faux brick, like in the 1100 block of Chesapeake Avenue, is an appropriate sidewalk material.

6. Avoid raised hardened structures such as planters, ponds, etc., or painted, stained or striped parking or sports surfaces seen from a paved public street.

ACCESSORY STRUCTURES

Many of the materials that have been used historically in accessory structures are those employed in the construction of primary buildings.

The characteristics, use, repair and replacement of these materials are addressed in the preceding chapters.

In preserving or rehabilitating accessory structures, it is important to preserve the original materials to retain the character of the historic structure and its relationship to the house. New accessory buildings should be constructed to be compatible with primary structures

1. Sheds should be unobtrusive, preferably no more than 150 square feet and 8 ½ feet in height.



Sheds should be small and unobtrusive.

2. Sheds should be in the backyard and enclosed by a privacy fence.
3. Garages should not compete visually with the house.
4. While garage rooflines do not have to match the house, it should not vary significantly.
5. All historic materials must follow previous chapters' guidance.
6. All accessory structures must follow City Zoning Code.
7. Accessory structures must be an appropriate color resembling the Benjamin Moore Historical Collection.

GUIDELINES FOR AIR CONDITION UNITS



An example of a heating and cooling system on the side elevation, behind a privacy fence.

Consideration should be given to the design and placement of heating and air conditioning units, utility meters, trash containers, utility wires and to changes required by building codes on and around historic buildings.

1. Shield trash containers, external heating and air conditioning units, and utility meters from view using unobtrusive

placement, landscaping, or a screen or fence constructed to blend with the building.



Placement and fencing can help minimize the impact of modern equipment

2. Locate window mechanical systems on side or rear elevations.
3. Comply with all health and safety codes in such a matter that character defining features and finishes are least affected.

GUIDELINES FOR SIGNS



1222 Chesapeake Avenue - An example of an appropriate sign.

Private signs in residential areas should meet overall sign requirements and be placed to have minimal impact on historic properties.

1. Use signs of historically prevalent materials like finished wood, glass, iron, copper, or bronze.
2. Use small signs with proportions that complement the buildings. Home-occupation signs may have a maximum sign area of four square feet.
3. Use signs with simple designs and content. Three colors or less should be used, and colors should complement the building's style. Colors used should resemble the Benjamin Moore Historical Collection.



This free standing sign at 1200 Chesapeake Avenue is appropriately placed and of compatible materials.

4. Install signs in locations historically used for signs like on awnings, inside windows, projecting from the building façade, or standing in the yard. Do not obscure architectural features. Anchor mounting equipment in mortar, not bricks or stones.



Hanging signs on porches are appropriate.

5. Use only external, concealed lighting sources.
6. Use only one sign per home.

GUIDELINES FOR MOVING BUILDINGS

The appropriateness of moving a building into or out of the historic district should be carefully considered using the questions below.

What is the reason for moving the building? Is there a reasonable alternative?

- When a building is moved, every effort should be made to establish its historic orientation, immediate setting, and general environment. The owner must contact the Virginia Division of Historic Landmarks for assistance prior to moving the building if it is to remain listed on the State and National Registers.

Will relocation compromise the architectural significance of the building?

- Often the site (including the setback of the building, the type and nature of landscaping, outbuilding, etc.) plays a large role in defining the building's significance. In addition, significant architectural elements such as porches may be damaged or even removed during a move.

Will relocation compromise the historic significance of the building?

- If the building is among the earliest in the district, its relocation may diminish the number of significant buildings in the district and deprive the building of its historic context. The building may also be associated with an important event or person and by moving the building that historical association will be diminished.

Will the proposed relocation have a detrimental effect on the appearance of the existing streetscape of the original location of the building?

- Often the removal of a building will leave a large unsightly gap in the street, and often the proposed replacement building will not relate visually to the rest of the historic buildings on the street.

Will the proposed relocation have a detrimental effect on the structural soundness of the building?

- The technical aspects of moving older buildings can be very complicated and it is easy for the building to be seriously damaged in the moving process. Original building material may have to be replaced or altered in the subsequent rehabilitation.

Pictures Recommended for Removal from the *South Norfolk Historic and Cultural Preservation Overlay District Design Guidelines (2015)*

1. Architectural Styles of South Norfolk
(*Design Guidelines 2015*, p. 19)



The house at 1705 Chesapeake Avenue displays the steep roof pitch, front crossed gable, and front exterior chimney often found on Tudor Revival houses. Its cast concrete block construction material became popular for middle-class homes in the 1920s.

2. Foundations (*Design Guidelines 2015*, p. 29)



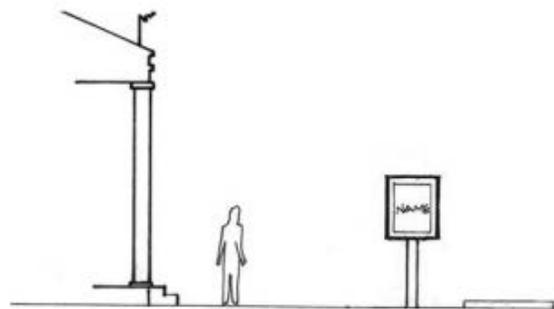
Brick foundations like this one at 1001 Holly Avenue should not be covered with siding or any other material.

3. Siding (*Design Guidelines 2015*, p. 44)



Existing synthetic siding may be replaced with new synthetic siding materials (1138 Chesapeake Avenue).

4. Signs (*Design Guidelines 2015*, p. 59)



Signs should not detract from the building.

5. Additions (*Design Guidelines* 2015, p. 60)



Existing patterns should be respected in new additions. When possible, existing openings should be retained and used to access the addition.