

STAFFORD COUNTY - VIRGINIA

HISTORIC RESOURCE OVERLAY DISTRICT GUIDELINES

ADOPTED OCTOBER 1993

The Code of Virginia authorizes localities to establish historical districts in order to protect against destruction of or encroachment upon historic areas. Historical districts are areas containing buildings or places in which historic events occurred or which have special public value because of notable architectural, archeological or other features relating to the cultural or artistic heritage of the County, the Commonwealth and the nation, of such significance as to warrant conservation and preservation.

The Code of Virginia also authorized localities to establish an Architectural Review Board (ARB). The Stafford County Code (Article IV, Special Development and Overlay Districts, Section 28-54, Historic Resource Overlay District (HR) describes the responsibilities of the ARB.

These guidelines are based on information taken from the U.S. Department of the Interior's "Standards for Rehabilitation." Additional requirements may apply if a property is listed on the Virginia Landmarks Register or the National Register of Historic Places.

For more information, please contact

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I. GUIDELINES FOR CHANGES TO HISTORIC AND CONTRIBUTING PROPERTIES

A. PHYSICAL INTEGRITY: The conservation of traditional building materials.

1. MASONRY: brick, stone, terra cotta, concrete, stucco, and mortar

GUIDELINE 1: Retain and preserve masonry features and surfaces that are important in defining the character of the property.

Guidelines:

- *clean masonry only when necessary to halt deterioration, using the gentlest means possible; avoid sandblasting, surface grinding or using chemicals that will harm the masonry.*
- *avoid applying paint or other coatings to masonry that has historically been unpainted; avoid removing paint from historically painted masonry, or changing the type of paint or coating and its color.*
- *install new masonry features based either on documented precedent or on compatibility with the size, scale, material, style and color of the structure.*
- *place new mortar which replicates the old in color, texture, pointing and striking techniques.*

2. WOOD: clapboard, weatherboard, shingles, other siding and decorative elements

GUIDELINE 2: Retain and preserve wood features that are important in defining the character of the property.

Guidelines:

- *strive to maintain the type of finish or color scheme, and maintain decorative painting, such as graining or marbled finishes.*
- *repaint with colors that are compatible to the property and its district.*
- *install new wood features based either on documented precedent or on compatibility with the size, scale, style, and color of the structure.*
- *reuse or replicate original decorative fasteners, such as fancy headed nails.*

3. ARCHITECTURAL METALS: cast iron, steel, sheet metal, copper, aluminum and zinc

GUIDELINE 3: Retain and preserve those architectural metal features, including their finishes and colors, that are important in defining the character of the property.

Guidelines:

- use proper chemical cleaning processes for the particular metal and, where applicable, repaint with colors compatible with the structure; avoid harsh mechanical cleaning methods that can damage historic metal textures and details.
- install new architectural metal features based either on documented precedent or on compatibility with the size, scale, style and color of the property.

4. SUBSTITUTE MATERIALS: For wood, masonry, and metals

GUIDELINE 4: Traditional construction materials are preferred. If using the same kind of material is not technically feasible, a compatible substitute may be considered.

Guidelines:

- replicate historic masonry features in substitute materials, e.g., concrete, plastic, or fiberglass to convey the visual appearance of the original wood.
- replicate historic wood features in substitute materials, e.g., fiberglass, plastic, metal, or composition board to convey the visual appearance of the original wood.
- avoid cladding historic wood siding with metal, vinyl, or plastic substitute materials whenever possible; when used for additions, match cladding to the historic materials in scale, texture, and form.
- replicate historic metal features in substitute materials, e.g., concrete, fiberglass, plastic, wood, or different metals (such as aluminum for iron) to convey the visual appearance of the original.
- replicate historic roofing materials in substitute materials, e.g., asphalt, fiberglass, plastic, rubber, or metal, or in different forms (such as split shingles instead of sawn shingles) to convey the visual appearance of the original materials.

B. VISUAL CHARACTER: The design of compatible building forms and features.

5. ROOFS, ROOF FEATURES, AND ROOFING MATERIALS: refer to Guideline 11 for physical attachments

GUIDELINE 5: Retain and preserve roofs, roof forms, and their functional and decorative features that are important in defining the character of the property.

Guidelines:

- *base installation of new roof, roof features, or roofing materials either on documented precedent or on compatibility with the size, color, style, and form of the structure.*
- *install roof mechanical and service equipment, e.g., air conditioners, transformers, vents, elevator housing, or solar apparatus, to be inconspicuous from public view; install in a manner that does not damage or obscure character-defining features.*
- *ensure that changes in roof form or the addition of new roof features which accommodate interior expansion or remodeling, such as skylights, decks and terraces, dormers, or roof extensions, are inconspicuous from the public right-of-way and completed in such a manner that does not damage or obscure character defining features.*

6. WINDOWS, WINDOW FEATURES, AND GLAZING MATERIALS

GUIDELINE 6: Retain and preserve windows, including their functional and decorative features, that are important in defining the architectural character of a property.

Guidelines:

- *strive to maintain the historic appearance of windows through appropriate design, materials, and colors which continue the type of sash, depth of reveal, muntin configuration, and reflectivity of glazing.*
- *install replacement windows and window features based either on documented precedent for the historic building, or on compatibility in form, scale, detail style, materials, and color to the original structure.*
- *ensure that window features, such as awnings or shutters work or appear to work.*

7. ENTRANCES AND PORCHES; also refer to Guideline 9

GUIDELINE 7: Retain and preserve entrances and porches, as well as their decorative and functional features.

Guidelines:

- *install new entrances or porches based either on documented precedent or on compatibility in form, style, and scale with the original structure.*
- *enclose porches, when required by a new use or interior remodeling, in a manner that preserves the architectural character of the structure.*

8. STOREFRONTS

GUIDELINE 8: Retain and preserve storefronts and their functional decorative features that are important in defining the character of the property.

Guidelines:

- *install new storefronts, when necessary, based either on documented precedent or on compatibility in scale, size, glazing, and detail with the original storefront that must be replaced.*
- *install new awnings or signs based either on documented precedent or compatibility in scale, size, color, and detail with the original structure; installation should not damage or obscure character-defining features of the building.*

9. HEALTH AND SAFETY CODE REQUIREMENTS, ACCESSIBILITY STANDARDS

GUIDELINE 9: Comply with health and safety code requirements, including barrier-free access standards, in such a manner that character defining features are preserved. (Refer to the American Disabilities ACT (ADA) for handicapped access requirements)

Guidelines:

- *install required permanent means of access for disabled persons to conserve significant historic materials, features, and design characteristics and, if possible, located on a non-primary facade.*
- *provide required structural reinforcement to a historic property in a manner that retains character-defining features.*
- *place required interior stairways or elevators that cannot be accommodated within a building in a new exterior addition located at the rear or on an inconspicuous side.*

II. GUIDELINES FOR ADDITIONS AND ATTACHMENTS TO HISTORIC AND CONTRIBUTING PROPERTIES

A. ADDITIONS TO BUILDINGS AND STRUCTURES

GUIDELINE 10: New additions should be designed and constructed so that the character-defining features of the host building are not masked, damaged, or destroyed; the difference between the new work and what is original may be subtle, but should be clear.

Guidelines:

- *plan new additions to minimize the loss of original materials and character-defining features of the host building and its site, including potential archaeological resources.*
- *locate exterior additions at the rear or on an inconspicuous side of the host building when possible.*
- *limit the size and scale of an addition so that the host building is not visually overwhelmed.*
- *consider the addition both in terms of the new use of the host building and the appearance of other properties within the district.*
- *design new work to reference and be compatible with the host building in terms of mass, scale, roof form and materials.*
- *avoid using a continuous wall plane, roof or cornice line, or other devices which would make additions appear to be an integral part of the host structure.*
- *design additional stories, when required for a new use and otherwise permitted, to be set back from the wall plane and as inconspicuous as possible when viewed from public rights-of-way.*

B. ATTACHMENTS TO BUILDINGS OR STRUCTURES (e.g., TV antennas, satellite dishes, carports, decks, signs)

GUIDELINE 11: Attachments to structures should not mask, damage, or destroy character defining features.

Guidelines:

- *locate attachments at the rear or on an inconspicuous side of the host structure and in a place that will not damage character-defining site features, including potential archaeological resources.*
- * - *consider the attachment in terms of both the host structure and the appearance of other properties within the district.*

III. GUIDELINES FOR NEW CONSTRUCTION, SITE DEVELOPMENT, AND CHANGES TO NON-CONTRIBUTING PROPERTIES

A. NEW CONSTRUCTION

GUIDELINE 12: To complement the design of historic properties and traditional patterns of development found in historic overlay districts, planning for new construction should consider factors of placement, scale, form, detail, materials, and style.

Guidelines:

Placement -

- *relate new construction to existing open space, roadways, pedestrian circulation systems, natural topography, and landscape materials or features within the district in a manner similar to existing historic structures within the district; also consider potential archaeological resources.*
- *cluster new construction and locate parking areas away from primary views and vistas.*

Scale -

- *carefully consider the visual relationships of new construction to adjacent historic or contributing buildings; if new construction or elements of new construction, such as steeples or towers, of a greater height or bulk are permitted, the new should not visually overwhelm the old.*

Form -

- *relate the basic shape of new construction to that of historic and contributing buildings and structures within the district.*
- *roof forms or other architectural features should be compatible with that of existing historic and contributing properties.*

Detail -

- *use construction materials and design details that are visually compatible with those traditionally found within the district.*
- *strive to use colors that are harmonious with those traditionally found within the district.*

Style -

- *recognize the traditional architectural styles of historic or contributing buildings or structures found within the district.*
- *respect the traditional architectural styles of historic and contributing structures; ensure that new construction can be clearly distinguished from older work.*

B. SITE DEVELOPMENT AND THE PRESERVATION OF CULTURAL LANDSCAPES

GUIDELINE 13: Historic landscape relationships and views should be protected and enhanced.

Guidelines:

- *retain and preserve those landscape features, such as ways, fences, gates, terraces, walls, outdoor sculpture, water features, and plant materials that define the character of a property.*
- *retain the traditional relationship among landscape features, plant materials, open space and buildings or structures.*
- *strive to keep the original landscape features or plant materials in a manner that retains the traditional relationships and historic character.*
- *maintain existing topography; avoid lowering the grade level adjacent to a building or structure to expose a below grade area in a manner that would change the traditional relationship of the property to its site.*
- *repair landscape features by reinforcing original materials or replacing extensively deteriorated features with original or compatible substitute materials.*
- *install new landscape features and plant materials based either on documented precedent or on compatibility of scale, materials, and detailing with the property or district; avoid disruption of traditional site patterns and important views or vistas.*
- *design necessary new utilitarian site features, such as storm water detention ponds, parking areas, or loading docks, so that they are unobtrusive and preserve the character defining features of the property or district.*

C. CHANGES TO NON-CONTRIBUTING PROPERTIES

GUIDELINE 14: The visual compatibility of non-contributing properties should be enhanced whenever possible.

Guidelines:

- *preserve the original physical integrity and visual appearance of well-designed newer buildings or structures as they may acquire architectural significance of their own over time.*
- *if remodeling, retain the architectural styles, forms and building materials or construction details that are compatible with those of historic or contributing properties within the district.*

IV. GUIDELINES FOR PROTECTING ARCHAEOLOGICAL SITES

GUIDELINE 15: Identified archaeological resources that may be affected by a project should be properly excavated, studied, and recorded or protected and preserved.

Guidelines:

- *minimize disturbance of terrain, thus reducing the possibility of destroying unknown archaeological features or materials.*
- *plan and carry out necessary investigations using appropriate archaeological methods as approved by the Department of Historic Resources when preservation is not feasible.*
- *incorporate, where feasible and after appropriate investigation, visible archaeological features, such as earthworks, foundations, or ruins, into the overall landscape design for new development.*

V. CRITERIA FOR THE DEMOLITION OR RELOCATION OF BUILDINGS OR STRUCTURES

A. DEMOLITION OF HISTORIC BUILDINGS OR STRUCTURES

GUIDELINE 16: In reviewing an application for demolition of a historic building or structure, the following criteria shall be considered:

Criteria -

- *Is the property of such architectural or historic interest that its demolition or partial demolition would be detrimental to the historic district?*
- *Is the property of such old and unusual or uncommon design, construction, or materials that it could not be reproduced or could be reconstructed only with great difficulty?*
- *Would retention of the property help preserve and protect a historic place or historic area of the County?*

B. RELOCATION OF HISTORIC BUILDINGS OR STRUCTURE

GUIDELINE 17: In reviewing an application for the removal and relocation of a historic building or structure, the following criteria shall be considered:

Criteria -

- *Would the proposed removal and relocation have a detrimental effect on the historic significance of the structure or other properties in the district?*
- *Would removal and relocation to another site provide new surroundings that would be harmonious or incongruous to the historic and architectural character of the building or structure?*
- *Would removal and relocation to another site help preserve and protect a historic place or area of historic interest in the County?*

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 12th day of October, 1993

<u>MEMBERS:</u>	<u>VOTE:</u>
Lyle Ray Smith, Chairman	Yes
E. C. "Bill" Williams, Jr., Vice Chairman	Yes
Alvin Y. Bandy	Yes
Ferris M. Belman, Sr.	Yes
Lindbergh A. Fritter	No
Robert C. Gibbons	Yes
Linda V. Musselman	Yes

On motion of Ms. Musselman, seconded by Mr. Belman, which carried by a vote of 6 to 0, the following was adopted:

A RESOLUTION TO APPROVE THE HISTORIC DISTRICT DESIGN REVIEW GUIDELINES FOR THE ARCHITECTURAL REVIEW BOARD

WHEREAS, the Zoning Ordinance provides for the designation of historic districts; and


WHEREAS, the Zoning Ordinance provides that the Architectural Review Board (ARB) examine the appropriateness of activities in historic districts; and

WHEREAS, it is the desire of the Board of Supervisors to provide guidelines to the ARB; and

WHEREAS, the ARB has voted 4 - 0 to adopt the guidelines as presented;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 12th day of October, 1993, that the Historic District Design Review Guidelines, dated October, 1993, be and they hereby are approved for the Architectural Review Board.

A Copy, teste:



C. M. Williams, Jr.
County Administrator