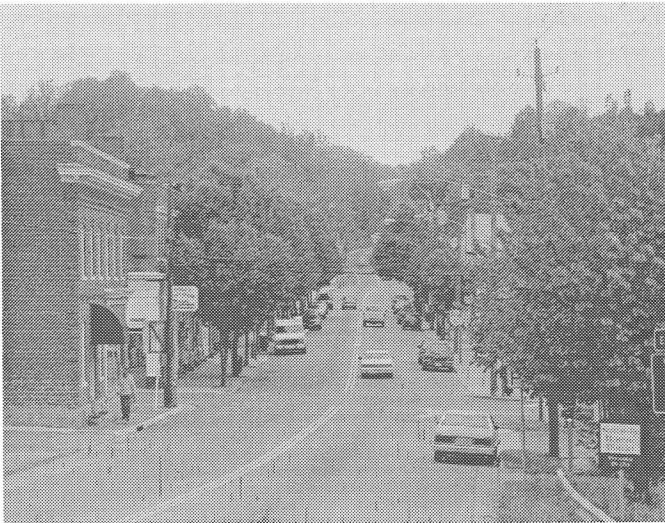




# HISTORIC DISTRICT GUIDELINES FOR THE TOWN OF SCOTTSVILLE

## GENERAL INFORMATION 1



### A. OVERVIEW:

The purpose of this Guideline Collection is to provide simple, yet comprehensive, “dos” and “don’ts” for properties within Scottsville’s Historic Overlay District. Properties are not static. Buildings do eventually deteriorate, and require upkeep and maintenance. Furthermore, older buildings often need new additions or on-site amenities, such as a code compliant fire stair to provide egress from upper story spaces. New dormers and skylights might be needed in the roof to take advantage of an under utilized attic space. There also are instances in which a vacant parcel is available for appropriate development, and a new building constructed on that site should be compatible with its neighbors.

These Guidelines are grouped into four pamphlets: (1) General Information, (2) Rehabilitations, (3) New Construction, and (4) Building Site, Paint, and Amenities.

We emphasize that these are *guidelines* and are not to be considered mandatory; they always are open to

specific building and site interpretations. The recommendations for rehabilitation and new construction are based on nationally developed and recognized procedures, and have been adopted by numerous Historic Districts, as well as the National Park Service. Consultation with an architect, architectural historian, or historic preservationist is highly recommended, as well as with Scottsville’s Architectural Review Board and the Town Zoning Administrator.

### B. HISTORY OF SCOTTSVILLE’S HISTORIC DISTRICT DESIGNATION

Scottsville is very unique. It is a town, but has the intimate scale of a village. It has one of the finest collections of relatively untouched historic buildings that span a period from the late-1700s to the 1920s in Virginia. Its early association with the river brought commerce to the town, and resulted in the construction of mercantile warehouses. The hills surrounding the town contain pristine examples of residences with various architectural styles from late Colonial through Greek Revival and Queen Anne, and some unique pre- and post-World War II workers’ housing. The commercial area, primarily on Valley and Main Streets, contains a collection of mid-1800 to early-1900 business and mercantile buildings, each with its own unique character-defining and stylistic elements. The diverse architectural character of these commercial buildings is extremely noteworthy with regards to their high style and concentration in one location in Central Virginia.

In 1974, the Scottsville Town Council first established an Architectural Review Board to help preserve and protect the area visible from the Scottsville Museum. In 1976, the outstanding character of Scottsville’s

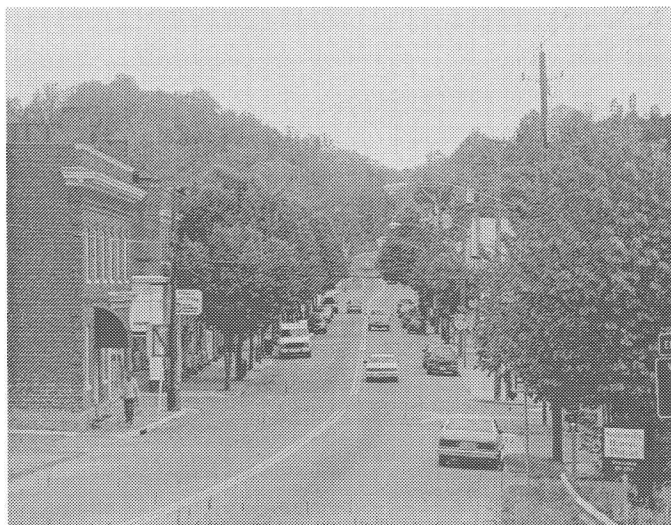




# HISTORIC DISTRICT GUIDELINES FOR THE TOWN OF SCOTTSVILLE

## REHABILITATIONS 2

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### A. GUIDELINES:

The successful rehabilitation of an historic property depends upon the retention and preservation of character-defining features. The first principle is to **Identify, Retain, and Preserve**. One then should **Protect and Maintain**. If deterioration is present, **Repair**. If the historic material has significantly deteriorated (i.e., more than 50% is unsound), then consider **Replace**. Finally, when reconstructing previously removed features, the **Design for Missing Historic Features** should be followed.

#### 1. *Identify, Retain, and Preserve*

The most basic guideline to the treatment of all historic buildings—*identifying, retaining, and preserving* the form and detailing of those architectural materials and features that are important in *defining the historic character*—is always the first recommendation.

#### 2. *Protect and Maintain*

After identifying those materials and features that are important and should be retained in the process

of rehabilitation work, the *protecting and maintaining* of them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work.

#### 3. *Repair*

When the physical condition of character-defining materials and feature warrants additional work *repairing* is recommended.

#### 4. *Replace*

Following “repair” in the hierarchy, these guidelines provide for *replacing* an entire character-defining feature with new material if the level of deterioration or damage of materials precludes repair. If the essential form and detailing are still evident so that the physical evidence can be used to reestablish the feature as an integral part of the rehabilitation project, then its replacement is appropriate.

#### 5. *Design for Missing Historic Features*

When an entire interior or exterior feature is missing, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. If adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to reestablish the feature as part of the building’s historical appearance, then designing and constructing a new feature based on such information is appropriate. However a *second* acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design always should take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false





# HISTORIC DISTRICT GUIDELINES FOR THE TOWN OF SCOTTSVILLE New Construction 3



## A. ADDITIONS AND NEW BUILDINGS, INCLUDING ALONG SCOTTSVILLE'S ENTRANCE ROUTES:

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

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

## B. NEW ADDITIONS TO HISTORIC BUILDINGS:

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

The addition might not necessarily be placed on the ground. It might be a new large dormer window set into the rear slope of an existing roof, such as at 540 Harrison Street. An excellent example of how a series of additions have not overpowered the original structure is 345 Main Street. Also, the rear wing of 300 Main Street is neatly tucked behind the primary facade.



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

### Recommended:

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

Constructing a new addition so that there is the least possible loss of historic materials and so that

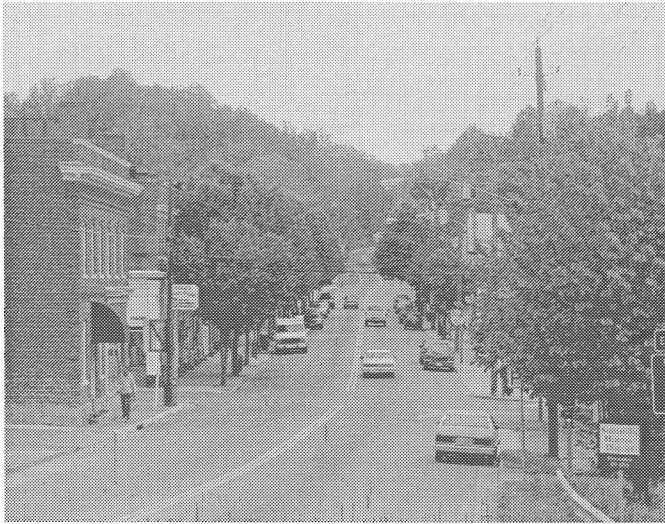




# HISTORIC DISTRICT GUIDELINES FOR THE TOWN OF SCOTTSVILLE

## BUILDING SITE, PAINT, AND AMENITIES

# 4



### A. OVERVIEW

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

### B. BUILDING SITE:

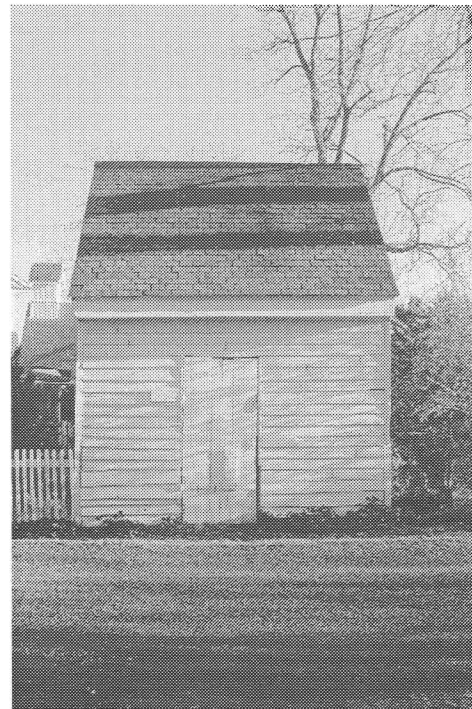
Whether you are planning to rehabilitate your existing building, add an addition, or propose new construction on a vacant parcel, the building site is important to consider in the overall project development. The building site and the “improvements” should work hand-in-hand—an Historic District is composed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

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

#### 1. *Identify, retain, and preserve*

Recommended:

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



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